



Palm Terrace in Lindsay. Photo courtesy of Self-Help Enterprises.

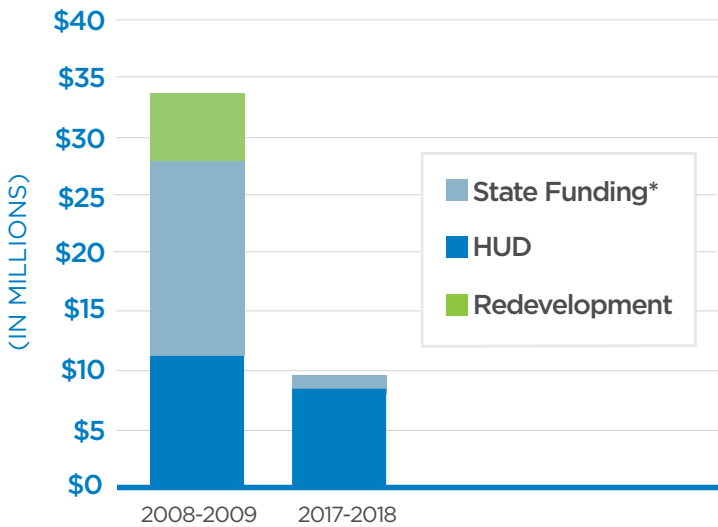
TULARE COUNTY'S AFFORDABLE HOUSING UPDATE



KEY FINDINGS

- Cuts in Federal and State funding have reduced investment in affordable housing in Tulare County by more than \$24 million annually since 2008, a 72% reduction.
- 72% of ELI households in Tulare County are paying more than half of their income on housing costs compared to just 7% of moderate income households.
- Tulare County needs 17,139 more affordable rental homes to meet current demand.
- Low Income Housing Tax Credit production and preservation in Tulare County increased while State production and preservation decreased from 2016-2018.
- Renters in Tulare County need to earn \$23.27 per hour - 1.9 times the State minimum wage - to afford the median monthly asking rent of \$1,210.

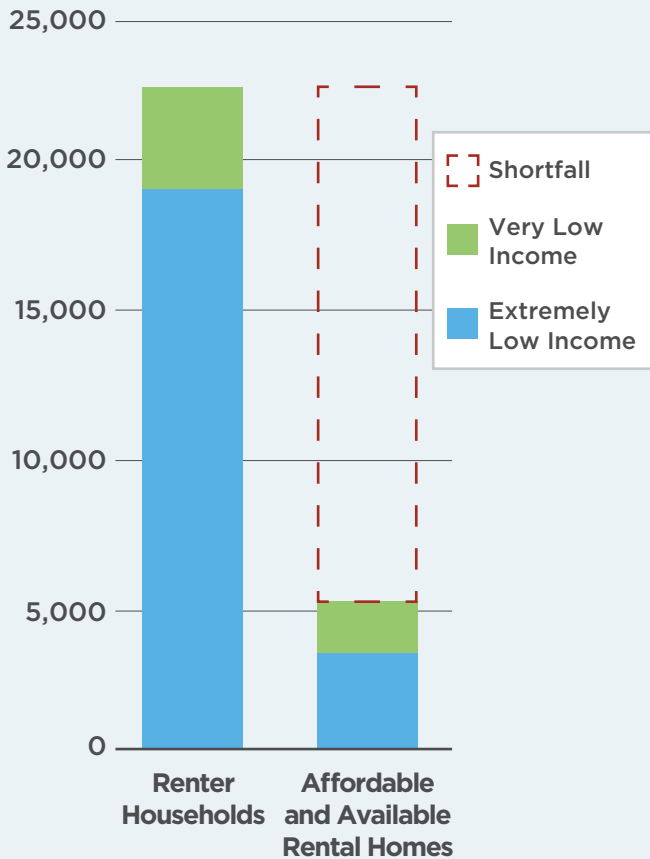
TULARE COUNTY LOST 72% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2017-18



FUNDING SOURCE	FY 2008-09 (In thousands)	FY 2017-18 (In thousands)	% CHANGE
Redevelopment	\$6,105	\$0	-100%
State Housing Bonds and Housing Programs	\$16,599	\$1,559	-91%
HUD	\$11,148	\$7,862	-29%
TOTAL	\$33,852	\$9,421	-72%

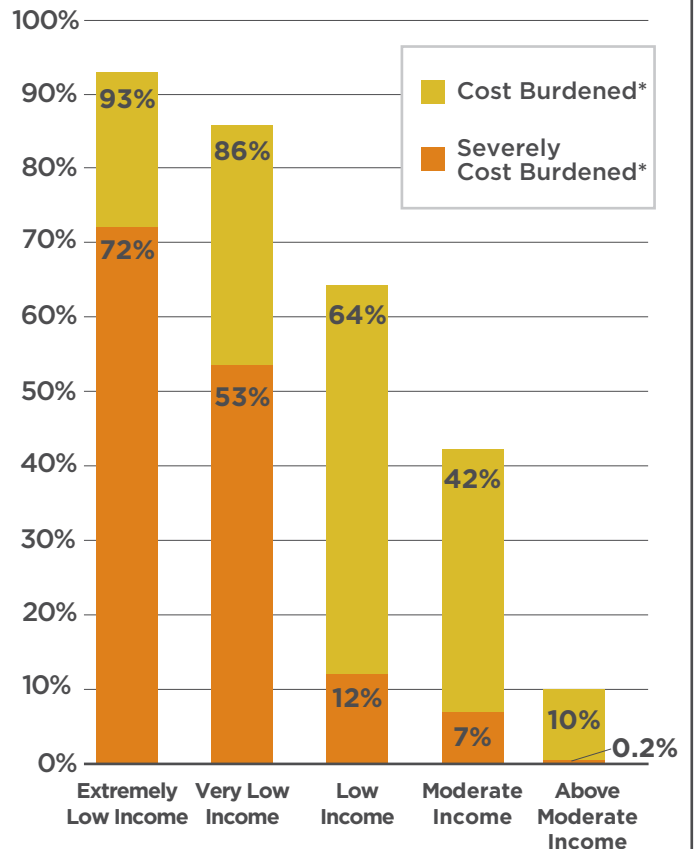
Source: California Housing Partnership analysis of 2008-2009 annual Redevelopment Housing Activities Report; 2008-2009 and 2017-2018 Annual HCD Financial Assistance Programs Reports; 2008-2009 and 2017-2018 HUD CPD Appropriations Budget Reports.
 *FY 2017-2018 does not include No Place Like Home Funding (NPLH) and no funds for the Affordable Housing Sustainable Communities (AHSC) program were awarded.

TULARE COUNTY NEEDS 17,139 MORE AFFORDABLE RENTAL HOMES



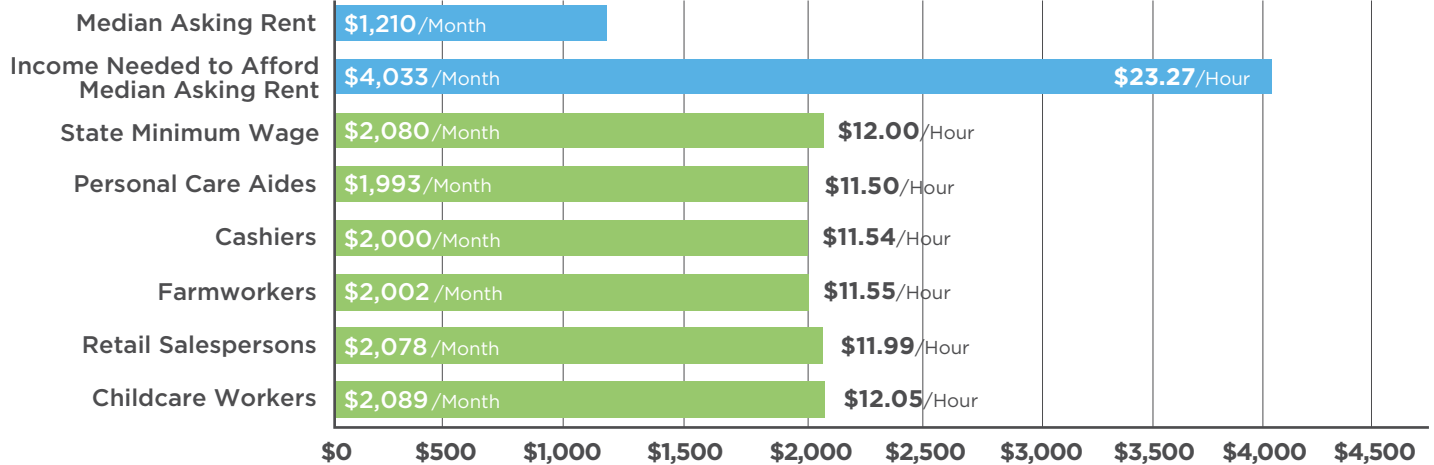
Source: NLIHC analysis of 2017 PUMS data.

LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED



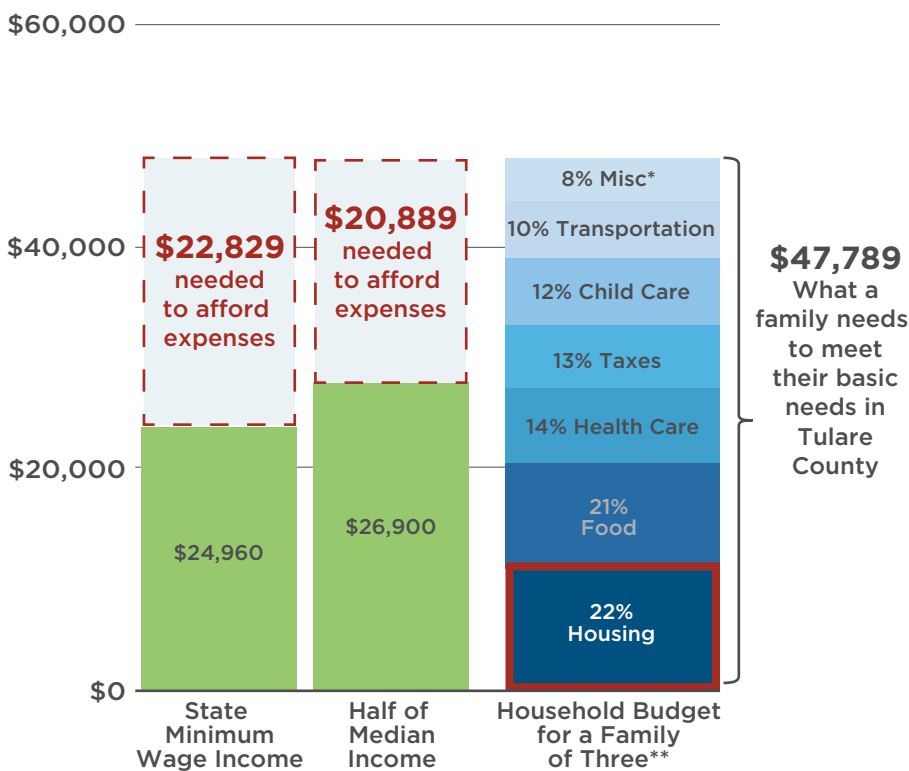
Source: NLIHC analysis of 2017 PUMS data.
 *Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

RENTERS NEED TO EARN 1.9 TIMES MINIMUM WAGE TO AFFORD THE MEDIAN ASKING RENT IN TULARE COUNTY



Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings in February 2019. Bureau of Labor Statistics Median Annual Wage Data for CA Occupations, 2018.

HOUSING PRICES ARE DRIVING COSTS OF LIVING OUT OF REACH FOR LOW INCOME FAMILIES IN TULARE COUNTY



Source: The above budget is a preview of United Way's forthcoming data release on the Real Cost Measure. Please visit <https://www.unitedwaysca.org/realcost> for more information about what it takes to meet basic needs in Tulare County.

*The "miscellaneous" budget category includes all other categories not defined.

**The household budget for a family of three uses a population weighted average to estimate the costs associated with one working adult and two children (one school-aged child and one teenager). Each percentage represents how much a family's annual budget is captured in each cost category (housing, child care, etc.).

TULARE COUNTY'S LOW INCOME HOUSING TAX CREDIT PRODUCTION AND PRESERVATION INCREASED WHILE STATE PRODUCTION AND PRESERVATION DECREASED FROM 2016-2018

STATEWIDE				
TYPE	2016	2017	2018	
New Construction	9,285	7,407	9,373	
Acquisition & Rehab	15,032	5,928	9,430	
All	24,317	13,335	18,803	
TULARE COUNTY				
TYPE	2016	2017	2018	
New Construction	0	49	129	
Acquisition & Rehab	78	74	138	
All	78	123	267	

Source: California Housing Partnership analysis of 2016-2018 California Tax Credit Allocation Committee data.

Note: The data does not include manager or market rate units created through the LIHTC program.

STATEWIDE POLICY RECOMMENDATIONS

The California Housing Partnership calls on State leaders to take the following actions to provide relief to low income families struggling with the high cost of housing:

- » Replace Redevelopment funding for affordable housing with at least \$1 billion annually to help local governments meet their State-mandated production goals.
- » Expand the State's Low Income Housing Tax Credit Program by \$500 million per year to jump-start affordable housing production and preservation.
- » Create a new California capital gains tax credit to preserve existing affordable housing at risk of conversion and to fight displacement pressures in Opportunity Zones.
- » Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67% to 55% as was done for educational facilities in 2000.

LOCAL RECOMMENDATIONS FOR TULARE COUNTY

- » Use SB2 planning funds to develop by-right ordinances that expedite affordable home developments.
- » Update zoning ordinances to avoid discouraging higher density development particularly for affordable housing.
- » Prioritize surplus public properties and tax-defaulted properties for the development of affordable homes.
- » Develop a local pipeline of potential affordable home sites by identifying and actively marketing them.
- » Adopt impact fee reductions, waivers or deferral policies to support the development of affordable homes.
- » Identify properties suitable for creating permanent supportive housing for the homeless.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:
California Coalition for Rural Housing
Self-Help Enterprises

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