

## Maple Park Senior Apartments

OFFICE

AFFORDABLE HOUSING  
COMMUNITY FUND  
& 2 BEDR  
APARTMENT



Maple Park Senior Apartments in Live Oak.  
Photo courtesy of CHIP Housing.

## SUTTER COUNTY'S HOUSING EMERGENCY UPDATE



**California  
Housing  
Partnership**

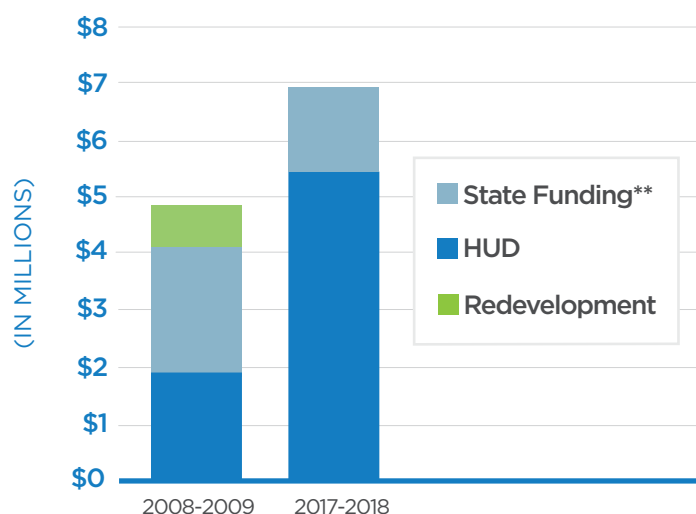
*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

### KEY FINDINGS

- State and Federal funding for affordable housing production and preservation in Sutter County increased 43% from FY 2008-2009 to FY 2017-2018.
- 65% of ELI households are paying more than half of their income on housing costs compared to 0% of moderate income households.
- Sutter County needs 2,199 more affordable rental homes to meet current demand.
- Low Income Housing Tax Credit production and preservation in Sutter County and the larger Sacramento region increased from 2016 to 2018.
- Renters in Sutter County need to earn \$17.79 per hour - 1.5 times the State minimum wage - to afford the median monthly asking rent of \$925.

**AUGUST 2019**

## SUTTER COUNTY STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION INCREASED 43%\* FROM FY 2008-2009 TO FY 2017-2018



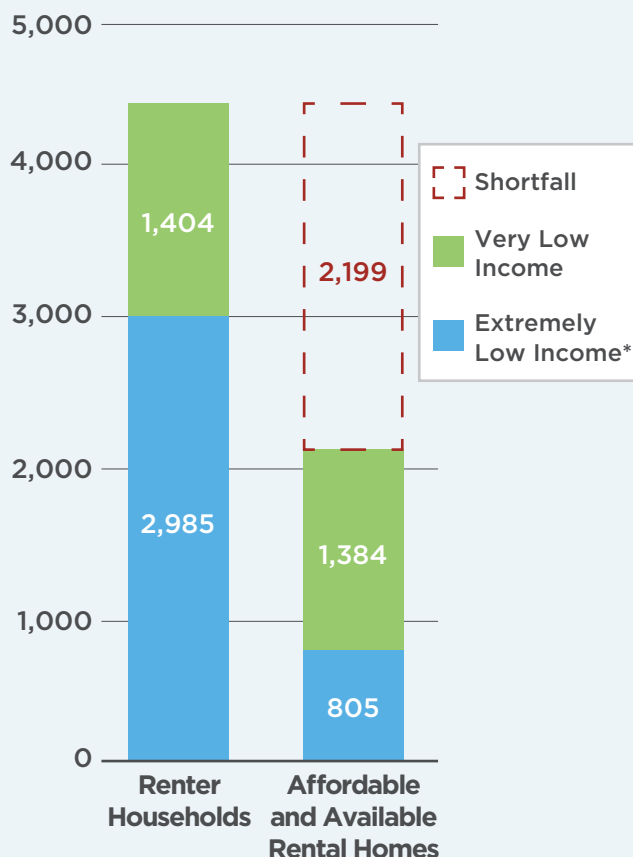
FUNDING SOURCE	FY 2008-09 (In thousands)	FY 2017-18 (In thousands)	% CHANGE
Redevelopment	\$687	\$0	-100%
State Housing Bonds and Housing Programs	\$2,320	\$1,416	-39%
HUD	\$1,847	\$5,536	200%
<b>TOTAL</b>	<b>\$4,853</b>	<b>\$6,953</b>	<b>43%</b>

**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.

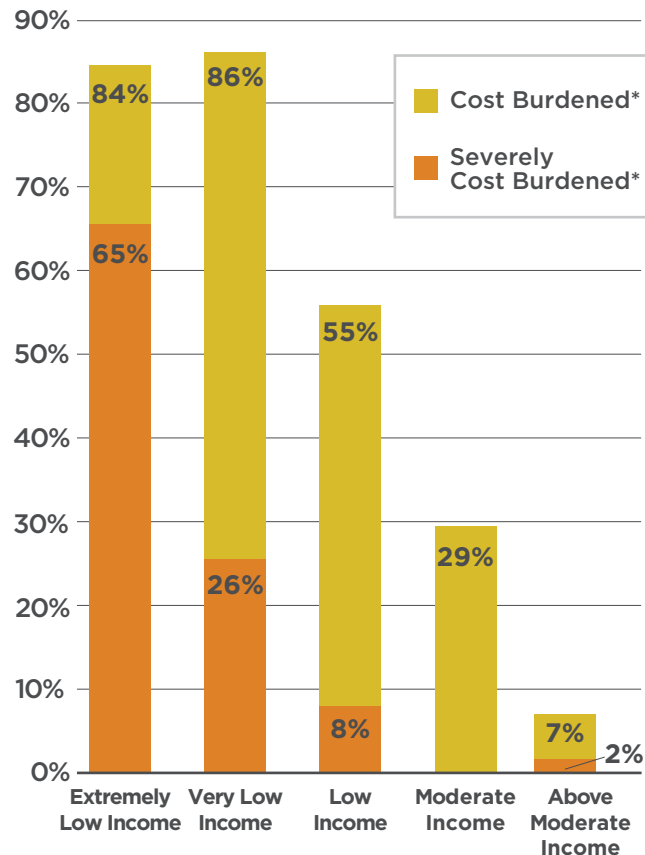
\*Sutter County's 43% increase in funding for fiscal year 2017 was a result of a large competitive HOME grant award.

\*\*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.

## SUTTER COUNTY NEEDS 2,199 MORE AFFORDABLE RENTAL HOMES



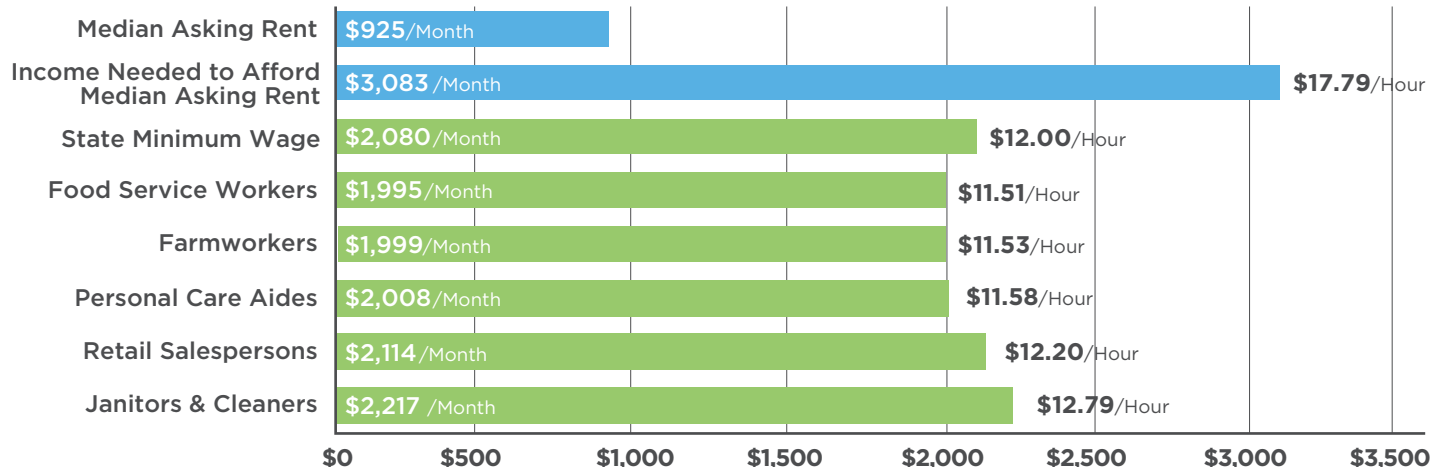
## LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED



**Source:** California Housing Partnership's analysis of 2016-2017 PUMS data.

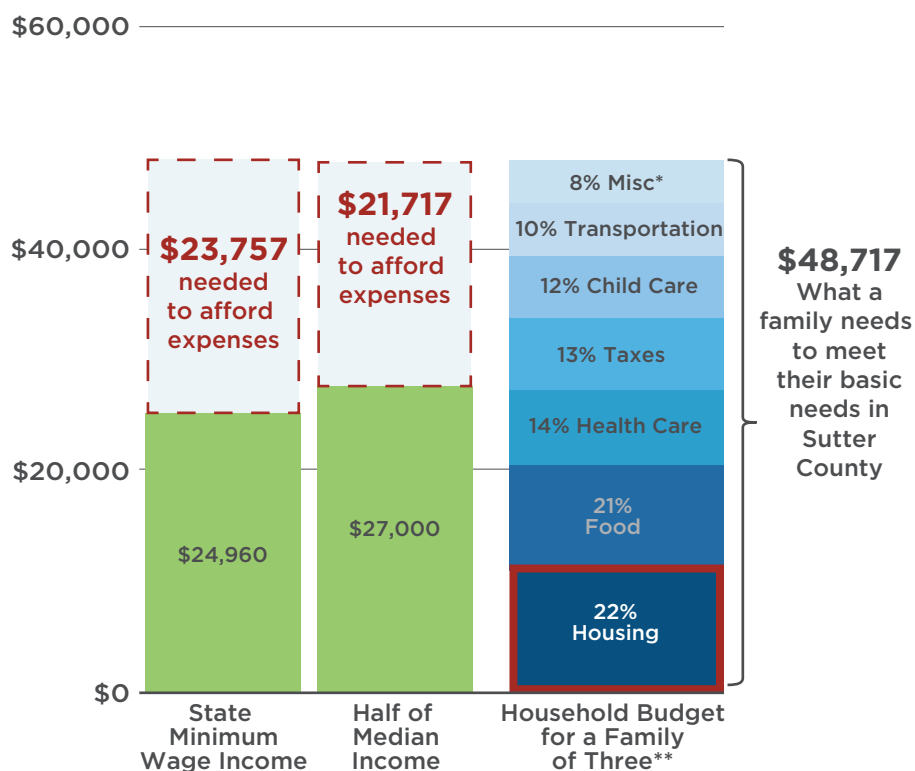
\*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

## RENTERS NEED TO EARN 1.5 TIMES MINIMUM WAGE TO AFFORD THE MEDIAN ASKING RENT IN SUTTER 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 AND FOOD PRICES ARE DRIVING COSTS OF LIVING OUT OF REACH FOR LOW INCOME FAMILIES IN SUTTER 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 Sutter 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.).

## REGIONAL AND COUNTY LOW INCOME HOUSING TAX CREDIT ACTIVITY IN 2018 EXCEEDED 2016 LEVELS

### SACOG REGION\*

TYPE	2016	2017	2018
New Construction	215	316	435
Acquisition & Rehab	662	247	1,098
All	877	563	1,533

### SUTTER COUNTY

TYPE	2016	2017	2018
New Construction	0	0	24
Acquisition & Rehab	0	0	0
All	0	0	24

\*SACOG region includes El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties.

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 SUTTER COUNTY

- » Adopt impact fee waivers reductions and/or deferral policies to support the development of affordable homes.
- » Encourage for-profit developers to partner with non-profit affordable housing developers to build mixed-income developments to increase income integration of our communities.
- » Make the zoning and use permit changes to city- and town-owned property necessary to ensure the feasibility of affordable housing developments.
- » Encourage cooperative relationships between cities and counties on affordable housing development that facilitate the sharing of resources and streamline funding and entitlement approval processes.
- » Invest in an awareness-building campaign highlighting the importance of affordable housing, the resources to produce and preserve it and how it meets larger planning objectives like housing element goals.

**This report was produced by the California Housing Partnership.**

*Local policy recommendations provided by:*

Regional Housing Authority

Community Housing Improvement Program

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Community Housing Improvement Program  
[www.chiphousing.org](http://www.chiphousing.org)