



Mutual Housing at Spring Lake in Woodland.
Photo courtesy of Mutual Housing.

YOLO COUNTY'S HOUSING EMERGENCY UPDATE



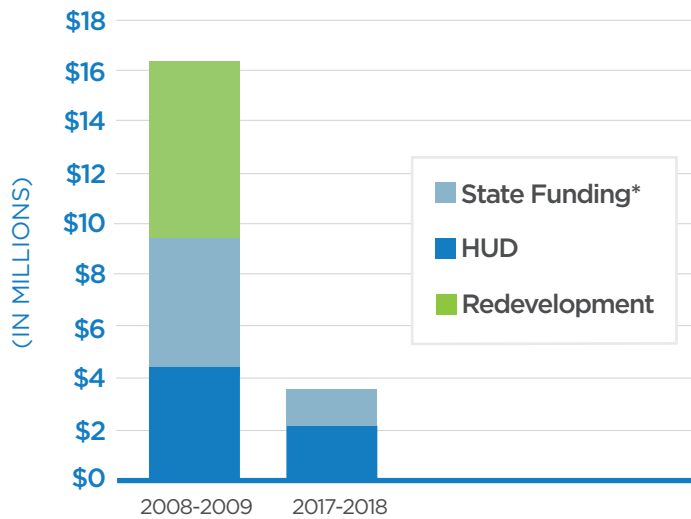
**California
Housing
Partnership**

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

KEY FINDINGS

- Cuts in Federal and State funding have reduced investment in affordable housing in Yolo County by more than \$13 million annually since 2008, an 80% reduction.
- 80% of ELI households are paying more than half of their income on housing costs compared to just 1% of moderate income households.
- Yolo County needs 9,756 more affordable rental homes to meet current demand.
- Low Income Housing Tax Credit production and preservation in Yolo County and the larger Sacramento region increased from 2016 to 2018.
- Renters in Yolo County need to earn \$31.75 per hour - 2.6 times the State minimum wage - to afford the median monthly asking rent of \$1,651.

YOLO COUNTY LOST 80% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-2009 TO FY 2017-2018

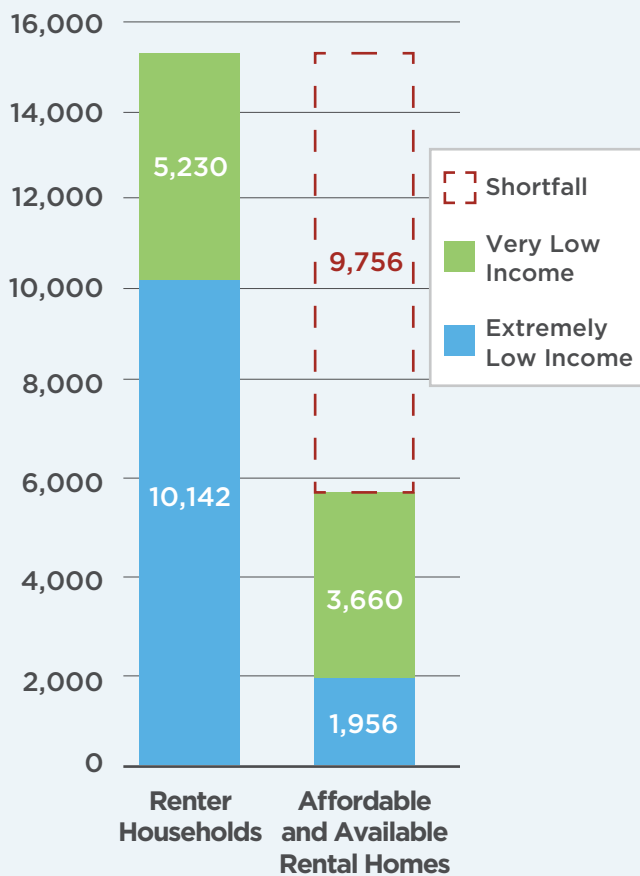


| FUNDING SOURCE | FY 2008-09 (In thousands) | FY 2017-18 (In thousands) | % CHANGE |
|--|------------------------------|------------------------------|-------------|
| Redevelopment | \$7,025 | \$0 | -100% |
| State Housing Bonds and Housing Programs | \$5,122 | \$1,165 | -77% |
| HUD | \$4,265 | \$2,191 | -49% |
| TOTAL | \$16,412 | \$3,356 | -80% |

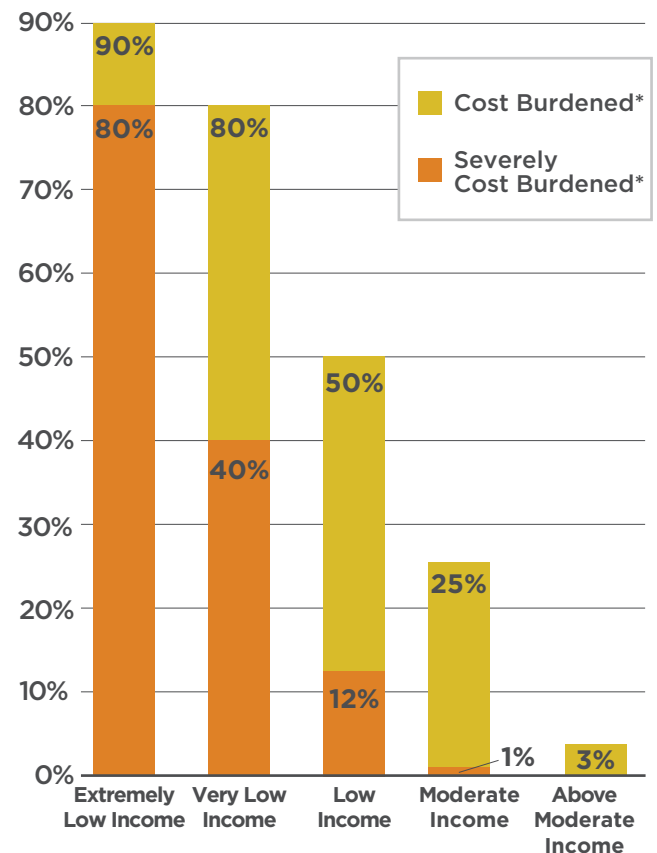
Source: California Housing Partnership analysis of 2008-2009 annual Redevelopment Housing Activities Report; 2008-2009 and 2017-2018 Annual HCD Financial Assistance Programs Reports; 2008-2009 and 2017-2018 HUD CPD Appropriations Budget Reports.

*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.

YOLO COUNTY NEEDS 9,756 MORE AFFORDABLE RENTAL HOMES



LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED

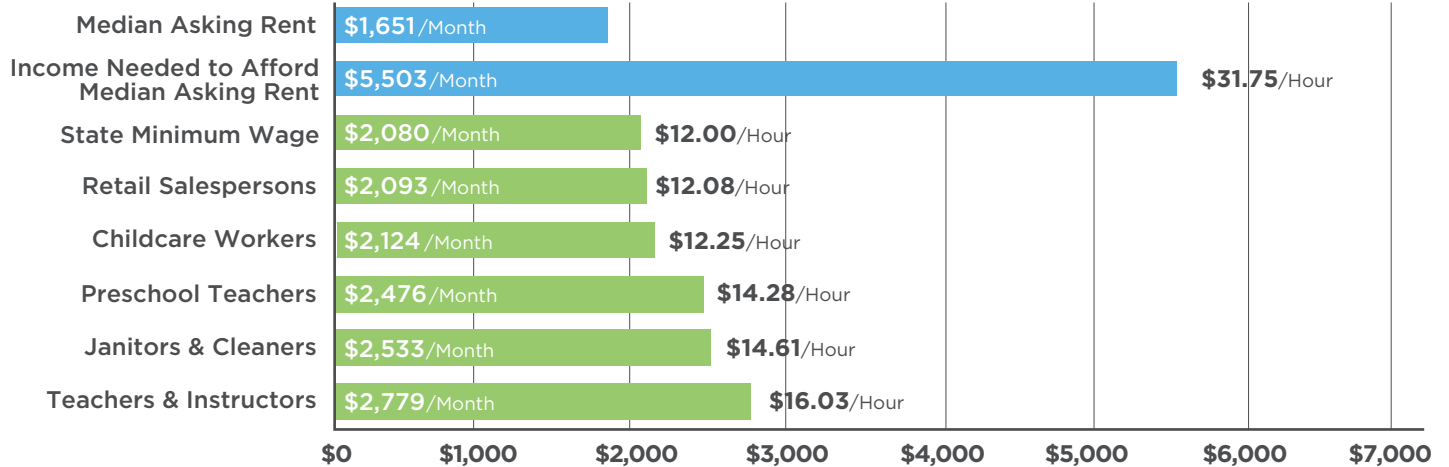


Source: California Housing Partnership's analysis of 2016-2017 PUMS data.

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

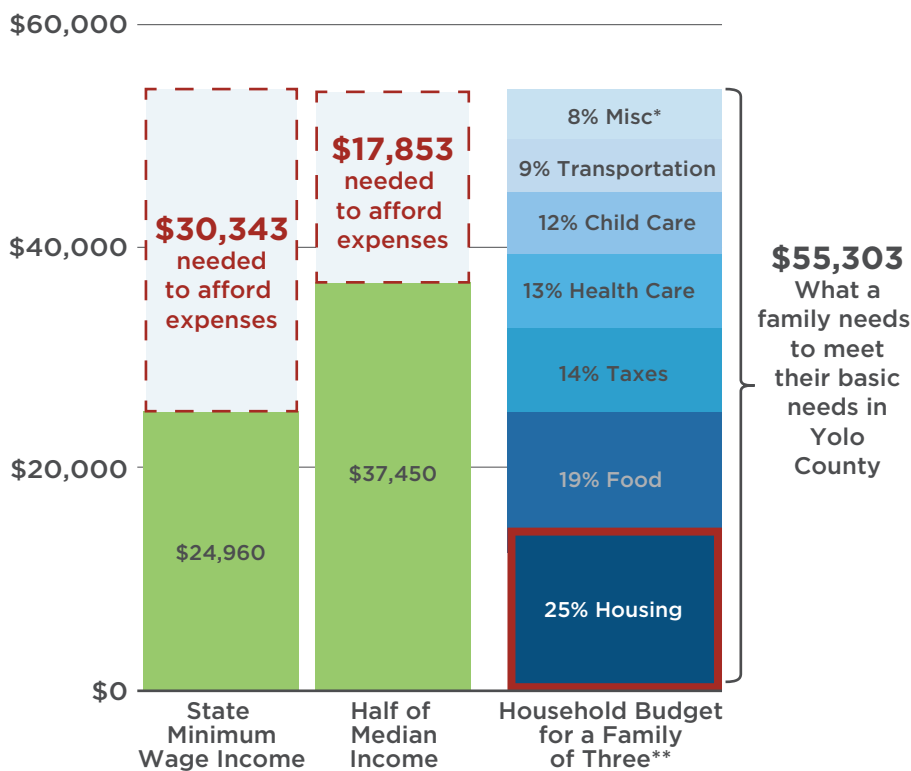
Source: California Housing Partnership's analysis of 2016-2017 PUMS data.

RENTERS NEED TO EARN 2.6 TIMES MINIMUM WAGE TO AFFORD THE MEDIAN ASKING RENT IN YOLO 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 YOLO 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 Yolo 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 |

YOLO COUNTY

| TYPE | 2016 | 2017 | 2018 |
|---------------------|------|------|------|
| New Construction | 118 | 39 | 151 |
| Acquisition & Rehab | 44 | 0 | 94 |
| All | 162 | 39 | 245 |

*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 YOLO COUNTY

- » Establish or strengthen local housing trust funds to support the development of affordable homes and increase competitiveness for State funding.
- » Prioritize funding for the development of homes for people experiencing homelessness and require ten percent of all new affordable rental communities be set aside for people experiencing homelessness.
- » Apply for SB 2 funds to support expediting the development of affordable housing.
- » Reduce or waive fees and defer payment until certificate of occupancy for housing affordable to low-income households.
- » Prioritize infrastructure improvements to facilitate development of new affordable homes, especially multifamily rental homes, and to promote infill and compact development in downtown corridors.
- » Adopt proactive rental housing inspection programs to ensure compliance with habitability standards and establish targeted rehabilitation programs to create or maintain affordability.
- » Strengthen or adopt programs to require developers to set aside a specified percentage of units affordable to lower income households in all new developments or provide land or pay fees to support the development of a comparable number of affordable homes.
- » Encourage the development of affordable rental homes for agricultural workers.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:
Sacramento Housing Alliance in consultation with
Yolo County Housing Authority

For questions about Yolo County's housing need, contact:
Rachel Iskow, rachel@sachousingalliance.org; (916) 455-4900

