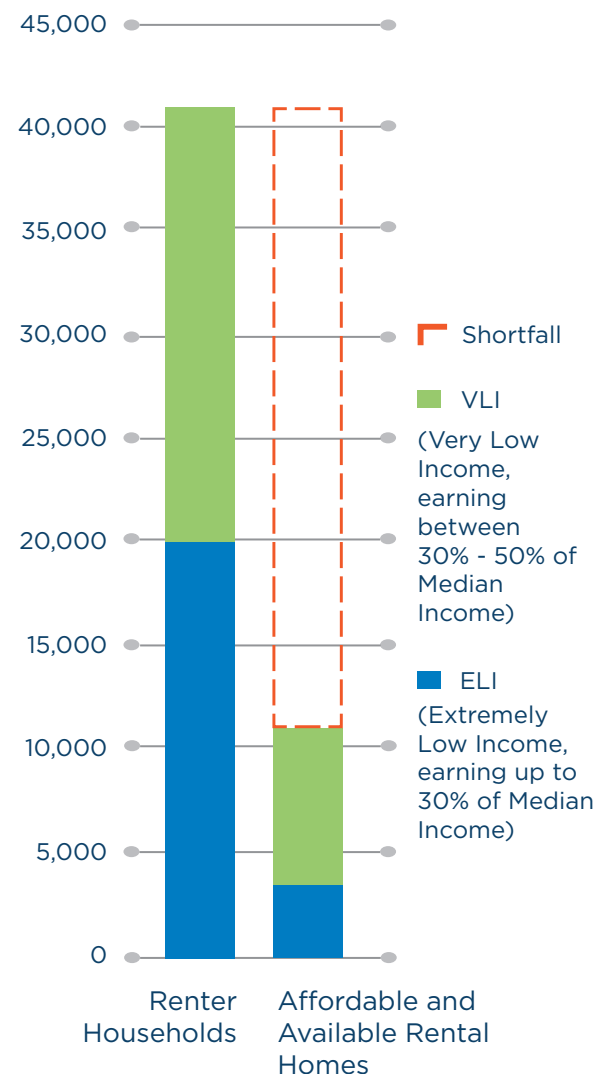


# CONFRONTING SAN JOAQUIN COUNTY'S RENT AND POVERTY CRISIS: A CALL FOR REINVESTMENT IN AFFORDABLE HOMES

## KEY FINDINGS

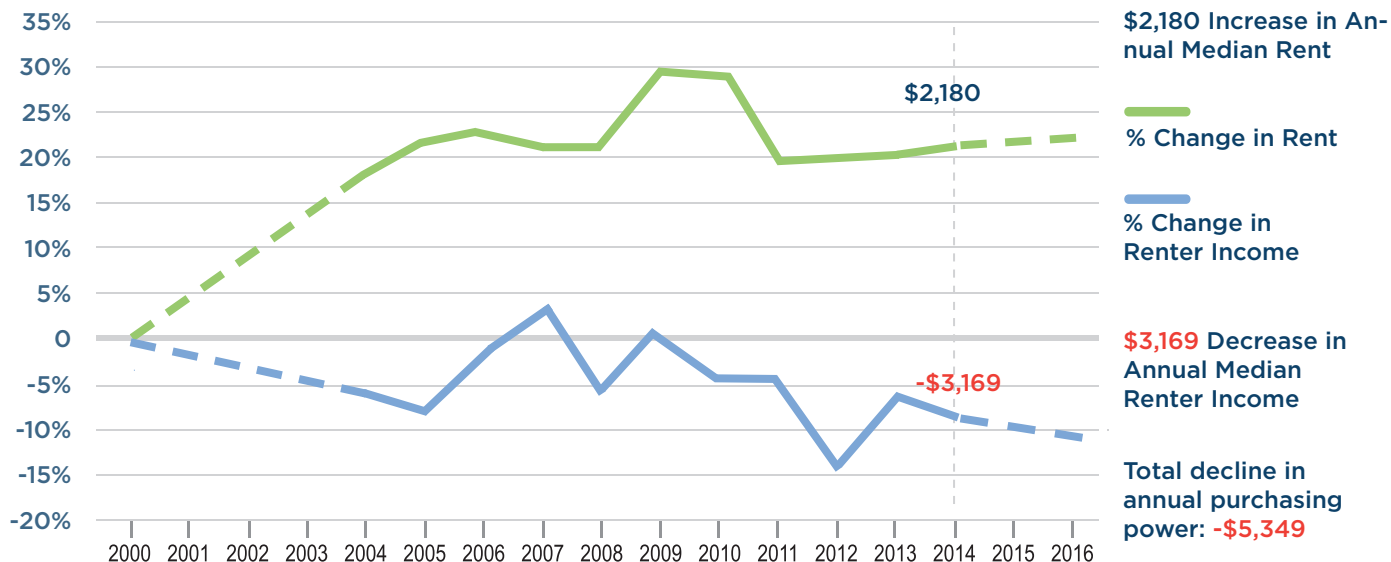
- » Cuts in annual federal and state funding, including elimination of Redevelopment, have reduced San Joaquin County's investment in affordable housing production and preservation by more than \$12 million annually since 2008, 44% reduction.
- » Median rent in San Joaquin County has increased 22% since 2000 while median renter household income has declined 8%, when adjusted for inflation.
- » Renters in San Joaquin County need to earn \$3,653 a month to afford the average monthly asking rent of \$1,096.
- » San Joaquin County's lowest-income renters spend 66% of income on rent, leaving little left for food, transportation, health expenses, and other needs.
- » San Joaquin County needs 30,117 more affordable rental homes to meet the needs of its lowest-income renters.

## SAN JOAQUIN COUNTY NEEDS 30,117 MORE AFFORDABLE RENTAL HOMES



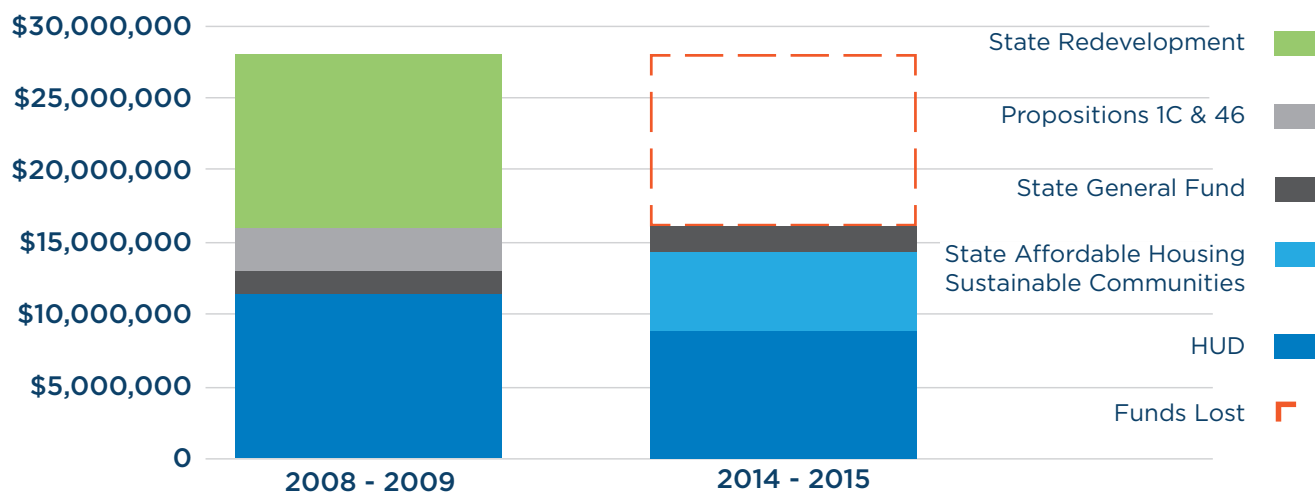
Source: NLIHC analysis of 2014 PUMS data.

## SAN JOAQUIN COUNTY'S INFLATION-ADJUSTED MEDIAN RENT INCREASED 22% WHILE MEDIAN RENTER INCOME DECLINED 8% FROM 2000 TO 2014



Source: CHPC analysis of 2000-2014 Census and ACS data. Median renter income and rent from 2001-2004 and 2015-2016 are estimated trends. Median rent and median renter income are inflation adjusted to 2014 dollars.

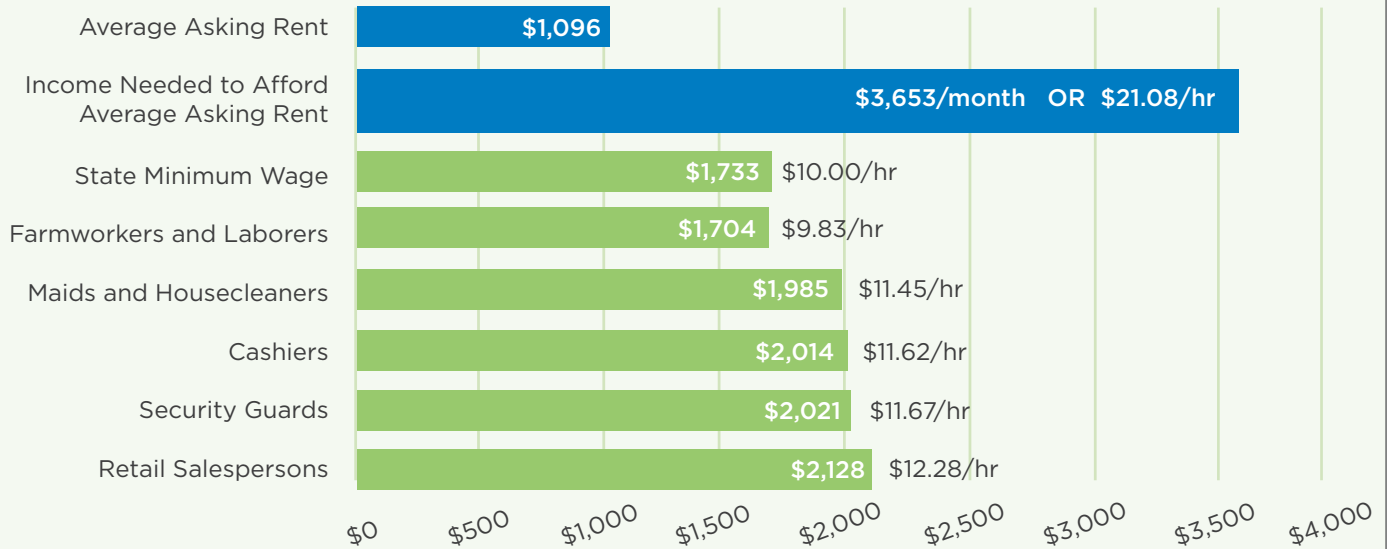
## SAN JOAQUIN COUNTY LOST 44% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2014-15



FUNDING SOURCE	FY 2008-2009	FY 2014-2015	% CHANGE
State Redevelopment	\$12,352,388	\$0	-100%
State Housing Bonds and Housing Programs	\$4,020,275	\$7,173,262	-78%
U.S. Dept. of Housing & Urban Development	\$11,668,514	\$8,591,857	-26%
<b>Total</b>	<b>\$28,041,177</b>	<b>\$15,765,119</b>	<b>-44%</b>

Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2014-2015 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2015.

## SAN JOAQUIN COUNTY RENTERS NEED TO EARN \$3,653 A MONTH TO AFFORD AVERAGE ASKING RENTS

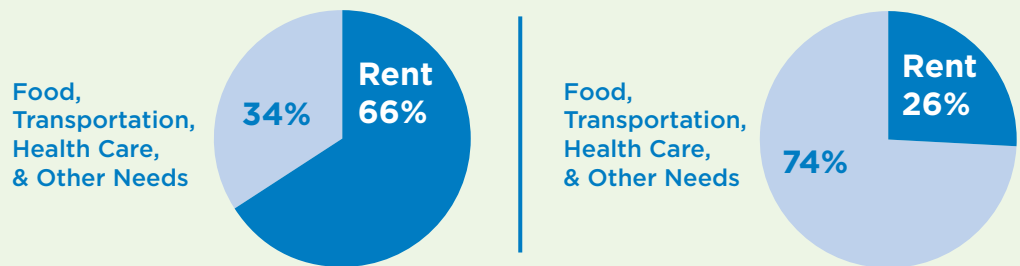


Source: CHPC Analysis of Real Answers San Joaquin County average rent data for the 1st Quarter 2016 and Bureau of Labor Statistics Average Annual Wage Data for CA Occupations 2015.

## WHAT DO RENTERS IN SAN JOAQUIN COUNTY HAVE LEFT AFTER PAYING RENT?

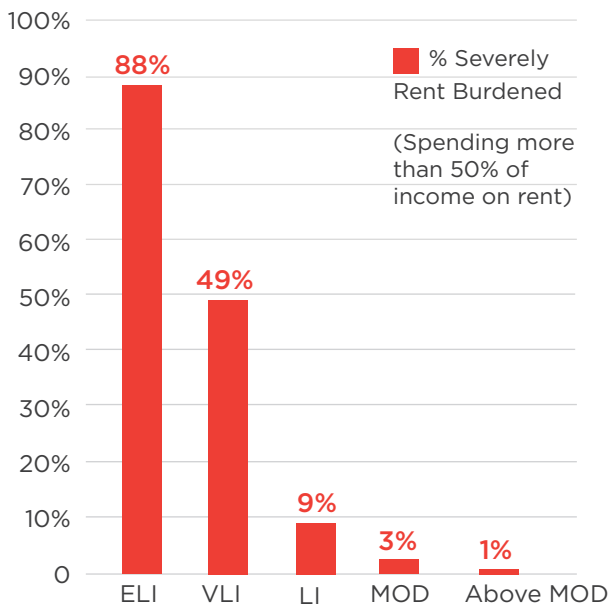
### HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

### MEDIAN INCOME HOUSEHOLDS



Source: NLIHC analysis of 2014 PUMS data.

### PERCENTAGE OF SEVERELY BURDENED HOUSEHOLDS BY INCOME GROUP



Source: NLIHC analysis of 2014 PUMS data.

## ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP MORE THAN 25 YEARS AGO AS A PRIVATE NONPROFIT ORGANIZATION WITH A PUBLIC MISSION: TO MONITOR, PROTECT, AND AUGMENT THE SUPPLY OF HOMES AFFORDABLE TO LOWER-INCOME CALIFORNIANS AND TO PROVIDE LEADERSHIP ON AFFORDABLE HOUSING FINANCE AND POLICY. SINCE 1988, THE CALIFORNIA HOUSING PARTNERSHIP HAS ASSISTED MORE THAN 100 NONPROFIT AND LOCAL GOVERNMENT HOUSING ORGANIZATIONS LEVERAGE MORE THAN \$8 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 30,000 AFFORDABLE HOMES.

# 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:

- » Invest at least \$1 billion from the state's General Fund surplus into established state programs prioritizing the lowest-income households.
- » Expand the California Low Income Housing Tax Credit. **(AB 2817)**
- » Improve the value of the California LIHTC by up to 40% at no cost to the state. **(SB 873)**
- » Give state voters the opportunity to approve a new housing bond similar to **SB 879**.
- » Authorize local governments to use tax increment financing for locally approved affordable housing benefit districts and to issue bonds. **(AB 2031)**
- » Reaffirm cities' authority to require the inclusion of a percentage of homes affordable to low- and moderate-income households in new rental housing development. **(AB 2502)**
- » Streamline local approvals including environmental review for 100% affordable housing developments consistent with local plans and zoning.
- » Create an ongoing, predictable revenue source of at least \$500 million annually for the production and preservation of homes affordable to lower-income households.
- » Approve the No Place Like Home Initiative to create affordable rental homes for the chronically mentally ill at no cost to the state using a portion of Proposition 63 revenues.
- » Allow Community Revitalization and Investment Authorities to use property tax increment available to Enhanced Infrastructure Financing Districts. **(SB 975)**

# LOCAL RECOMMENDATIONS FOR SAN JOAQUIN COUNTY

- » Dedicate at least 20 percent of tax increment revenue recaptured from former redevelopment areas to an affordable housing trust fund.
- » Ensure that sites identified in Housing Elements for affordable housing development have been assessed for competitiveness for Low Income Housing Tax Credits and the Affordable Housing and Sustainable Communities program.
- » Zone land for dense, multifamily housing development in areas slated for growth, especially in higher opportunity areas that are relatively jobs-rich, transit accessible, and/or have high performing schools.
- » Provide infrastructure improvements to facilitate infill residential development where at least a portion of the units are affordable and to improve quality of life in existing low-income communities.
- » Waive impact fees for affordable housing developments.

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

*Local policy recommendations provided by Visionary Home Builders of California.*

For questions about San Joaquin County's housing need, contact:  
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