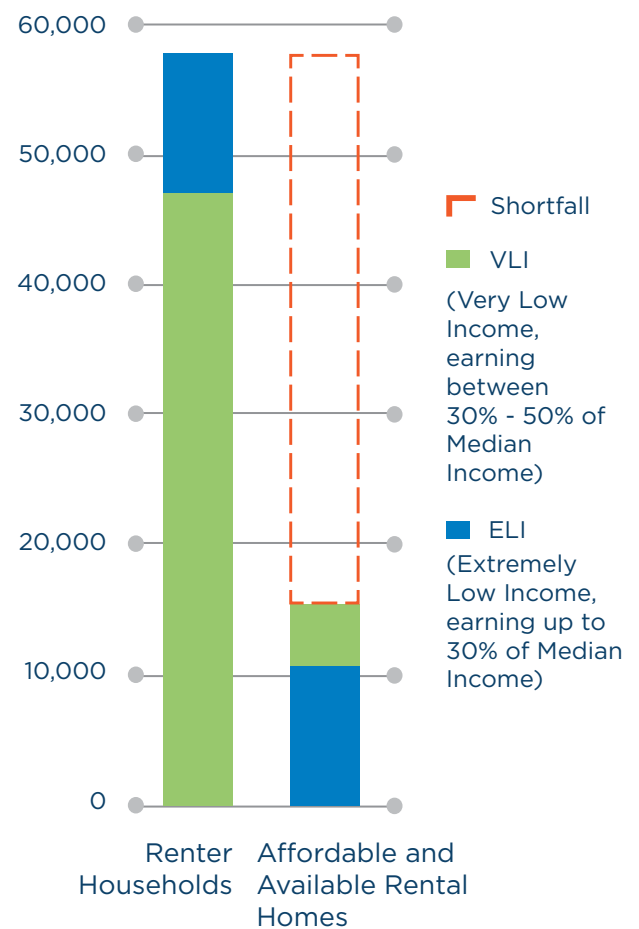


# FRESNO COUNTY RENTERS IN CRISIS: A CALL FOR ACTION

## KEY FINDINGS

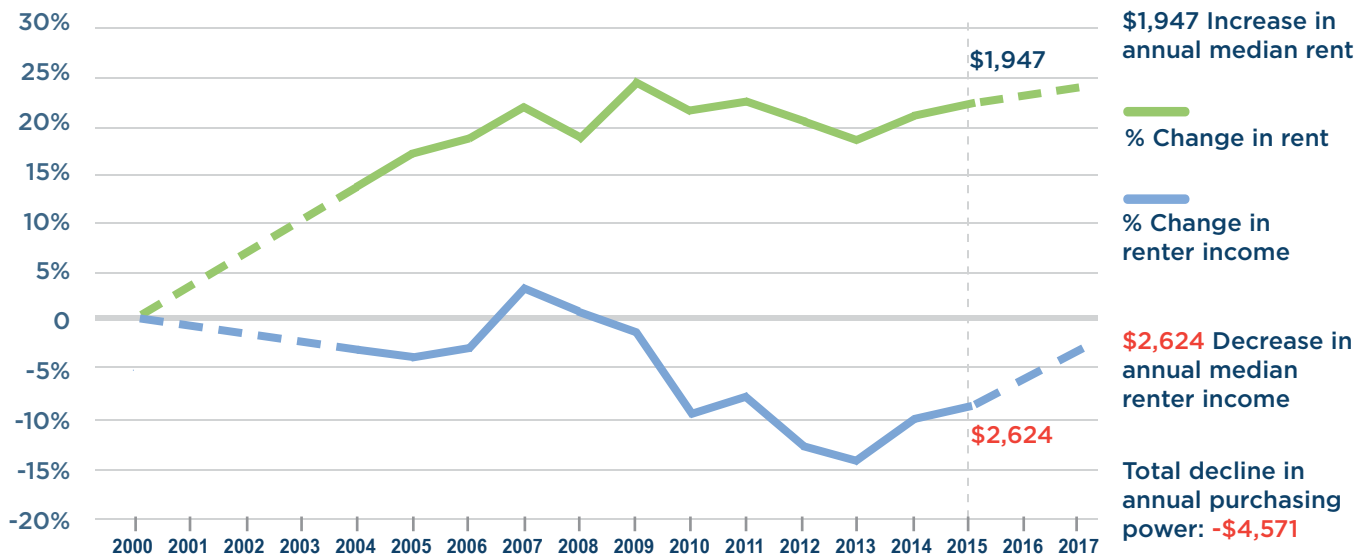
- » Cuts in federal and state funding, including elimination of State Redevelopment, have reduced investment in affordable housing production and preservation in Fresno County by more than \$23 million annually since 2008, a 58% reduction.
- » Median rent in Fresno County has increased 22% since 2000 while median renter household income decreased 8%, when adjusted for inflation.
- » Renters need to earn nearly twice the state minimum wage to afford the median asking rent of \$925 in Fresno County.
- » Fresno County's lowest-income renters spend 64% of income on rent, leaving little left for food, transportation, health expenses, and other needs.
- » Fresno County needs 41,251 more affordable rental homes to meet the needs of its lowest-income renters.

## FRESNO COUNTY NEEDS 41,251 MORE AFFORDABLE RENTAL HOMES



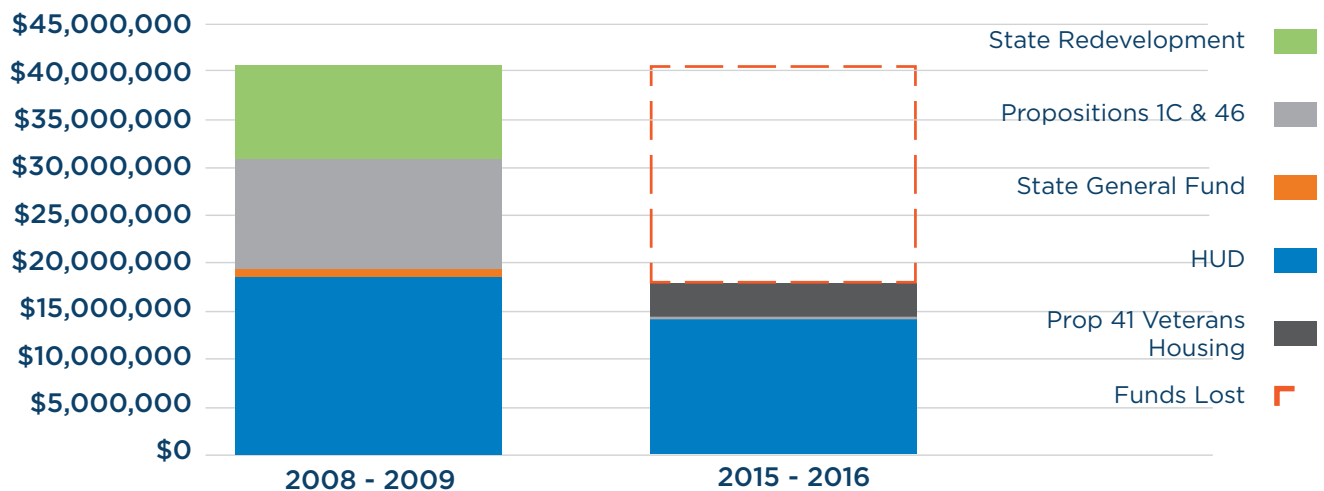
Source: NLIHC analysis of 2015 PUMS data.

## FRESNO COUNTY'S INFLATION-ADJUSTED MEDIAN RENT INCREASED 22% WHILE MEDIAN RENTER INCOME DECREASED 8% FROM 2000 TO 2015



Source: CHPC analysis of 2000-2015 Census ACS data. Median renter income and rent from 2001-2004 and 2016 and 2017 are estimated trends. Median rent and median renter income are inflation adjusted to 2015 dollars.

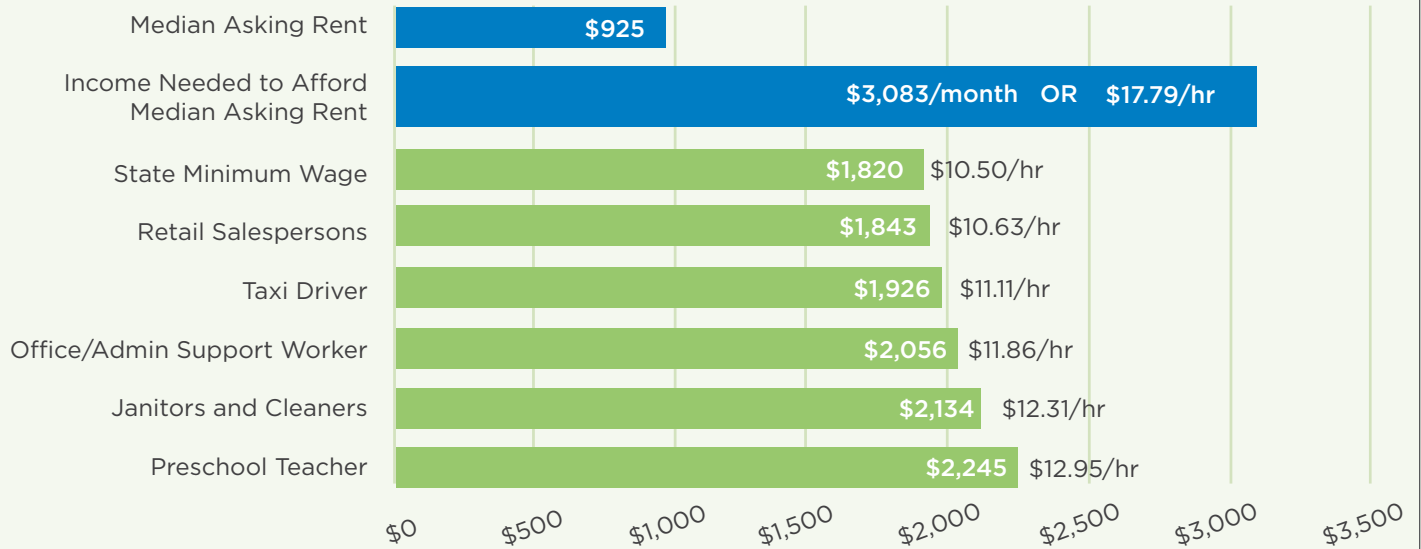
## FRESNO COUNTY LOST 58% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2015-16



FUNDING SOURCE	FY 2008-2009	FY 2015-2016	% CHANGE
State Redevelopment	\$9,563,757	\$0	-100%
State Housing Bonds and Housing Programs	\$12,526,130	\$2,842,024	-77%
U.S. Dept. of Housing & Urban Development	\$18,754,013	\$14,417,499	-23%
<b>Total</b>	<b>\$40,843,900</b>	<b>\$17,259,523</b>	<b>-58%</b>

Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2015-2016 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2016.

## FRESNO COUNTY RENTERS NEED TO EARN \$3,083 A MONTH TO AFFORD MEDIAN ASKING RENTS



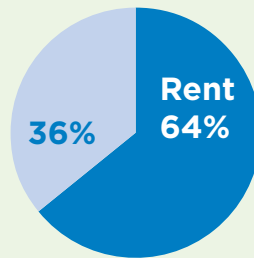
Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings on April 27, 2017. CHPC analysis of Bureau of Labor Statistics Median Annual Wage Data for CA Occupations in 2016.

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

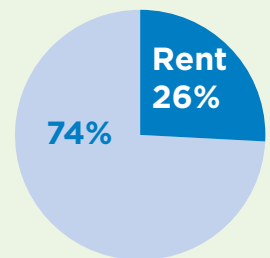
### HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

### MEDIAN INCOME HOUSEHOLDS

Food, Transportation, Health Care, & Other Needs

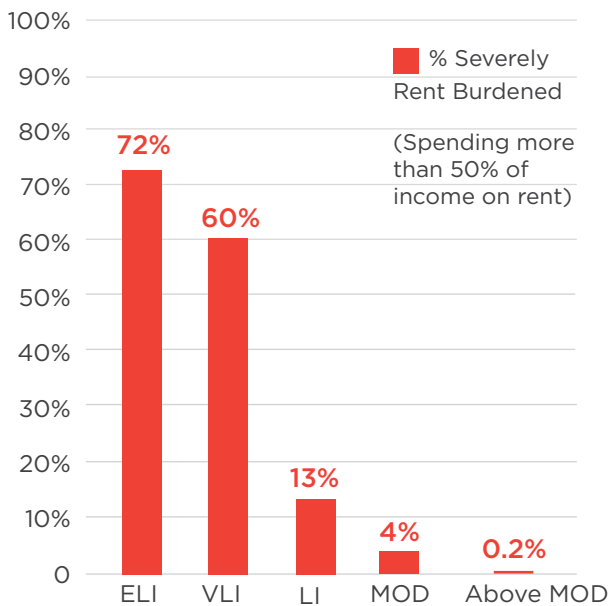


Food, Transportation, Health Care, & Other Needs



Source: NLIHC analysis of 2015 PUMS data.

### PERCENTAGE OF SEVERELY BURDENED HOUSEHOLDS BY INCOME GROUP



Source: NLIHC analysis of 2015 PUMS data.

## ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP NEARLY 30 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 NEARLY 200 NONPROFIT AND LOCAL GOVERNMENT HOUSING ORGANIZATIONS LEVERAGE MORE THAN \$13 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 65,000 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:**

- » Create new sources of long-term revenue dedicated to producing and preserving affordable homes by passing the Building Homes and Jobs Act **(SB 2)** and an expansion of the state Low Income Housing Tax Credit **(AB 71)**.
- » Give voters a chance to approve new state funding for affordable housing by passing the Affordable Housing Bond Act of 2018 **(SB 3)**.
- » Lower the voter approval threshold for local housing infrastructure bonds to 55% as it is for education facility bonds **(ACA 4)**.
- » Reduce the loss of existing affordable homes by strengthening the State Preservation Notice Law through improved monitoring and enforcement **(AB 1521)**.
- » Restore the ability of local governments to require apartment developers to include affordable rental homes within each development **(AB 1505)**.

# LOCAL RECOMMENDATIONS FOR FRESNO COUNTY

**All local governments in the region should:**

- » Identify and approve multiple local revenue sources for affordable housing and place the proceeds in an affordable housing trust fund.
- » Dedicate tax increment revenue recaptured from former redevelopment areas for new investment in affordable housing for lower income households.
- » Propose new affordable housing investments that can successfully compete for new state funding available through the No Place Like Home and Transformative Climate Communities.
- » In areas targeted for revitalization, focus on protecting and benefitting current low-income residents.
- » Identify and appropriately zone property for affordable housing that is close to public transportation, schools, quality grocery stores, and medical services.
- » Prioritize infrastructure improvements to facilitate infill residential development and to improve quality of life in low-income communities.

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

**Local policy recommendations provided by:**

Fresno Housing Authority

California Coalition for Rural Housing (CCRH)

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