

SONOMA 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 Sonoma County by more than \$41 million annually since 2008, an 87% reduction.
- » Median rent in Sonoma County has increased 16% since 2000 while median renter household income decreased 6%, when adjusted for inflation.
- » Renters need to earn more than 4 times the state minimum wage to afford the median asking rent of \$2,285.
- » Sonoma County's lowest-income renters spend 68% of income on rent, leaving little left for food, transportation, health expenses, and other needs.
- » When housing costs are considered, Sonoma County's poverty rate rises from 10.3 to 17.9%.
- » Sonoma County needs 17,144 more affordable rental homes to meet the needs of its lowest-income renters.

SONOMA COUNTY'S POVERTY RATE RISES TO 17.9% WHEN HIGH HOUSING COSTS ARE INCLUDED

Official Poverty Measure (OPM)
10.3%

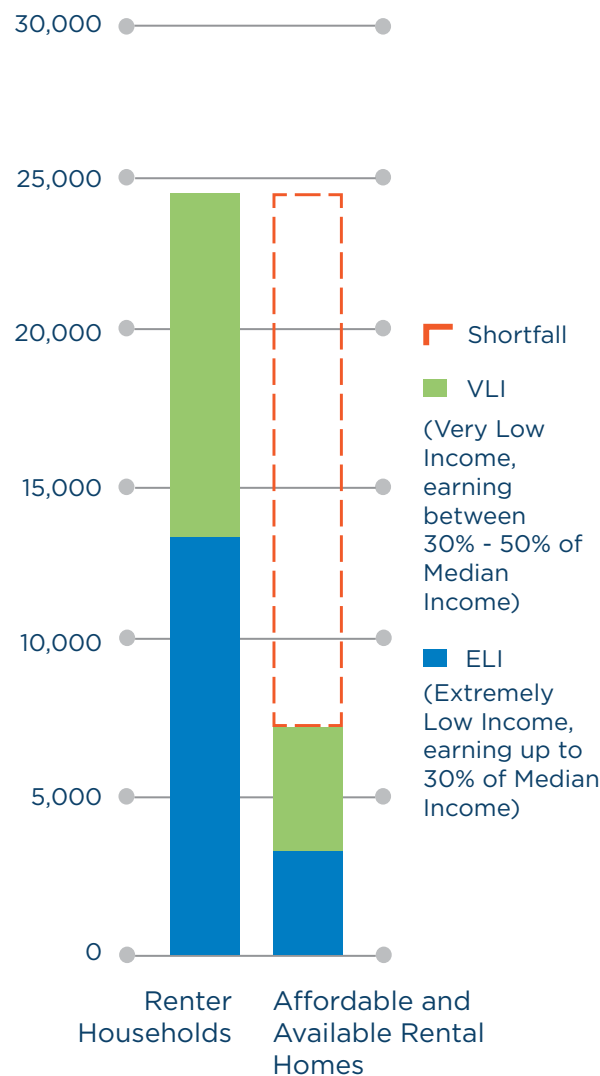
Unadjusted for Housing Costs

California Poverty Measure (CPM)
17.9%

Adjusted for Housing Costs and Social Benefits

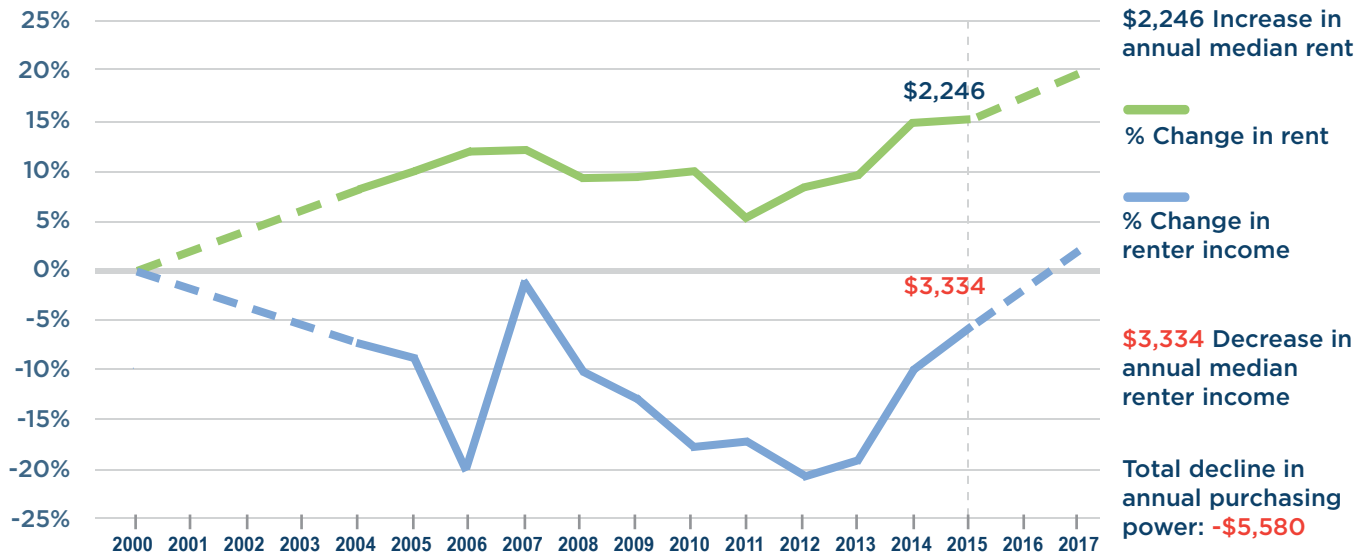
Source: Public Policy Institute of California. California Poverty by County, 2012-2014.

SONOMA COUNTY NEEDS 17,144 MORE AFFORDABLE RENTAL HOMES



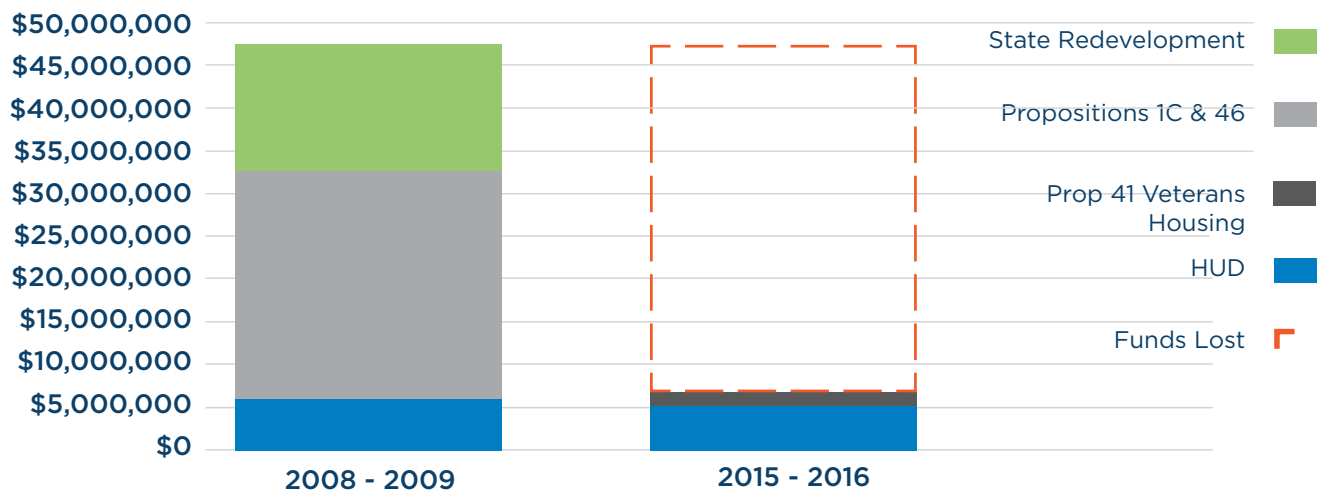
Source: NLIHC analysis of 2015 PUMS data.

SONOMA COUNTY'S INFLATION-ADJUSTED MEDIAN RENT INCREASED 16% WHILE MEDIAN RENTER INCOME DECREASED 6% 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.

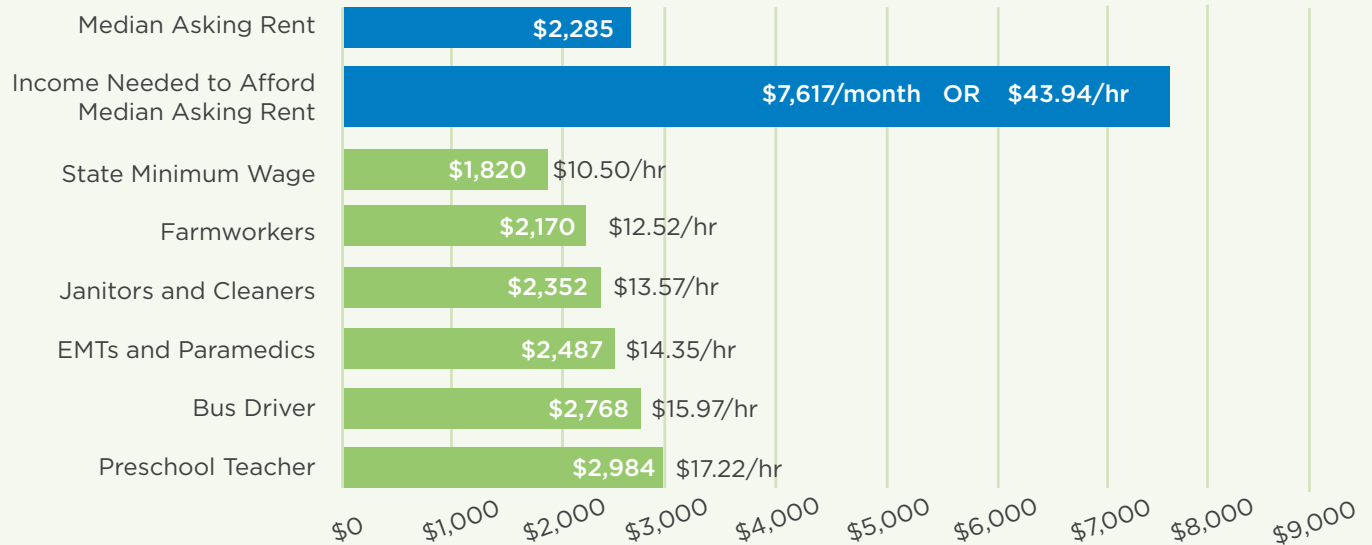
SONOMA COUNTY LOST 87% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2015-16



FUNDING SOURCE	FY 2008-2009	FY 2015-2016	% CHANGE
State Redevelopment	\$14,818,087	\$0	-100%
State Housing Bonds and Housing Programs	\$26,787,600	\$1,013,750	-96%
U.S. Dept. of Housing & Urban Development	\$5,809,399	\$5,059,407	-13%
Total	\$47,415,086	\$6,073,157	-87%

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.

SONOMA COUNTY RENTERS NEED TO EARN \$7,617 A MONTH TO AFFORD MEDIAN ASKING RENTS



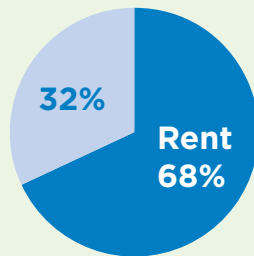
Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings on April 27, 2017. CHPC analysis of Bureau of Labor Statistics Median Annual Wage Data for CA Occupations in 2016.

WHAT DO RENTERS IN SONOMA COUNTY HAVE LEFT AFTER PAYING RENT?

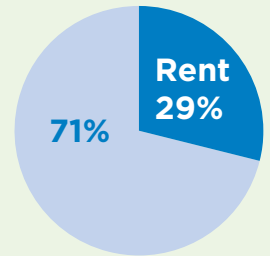
HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

MEDIAN INCOME HOUSEHOLDS

Food, Transportation, Health Care, & Other Needs

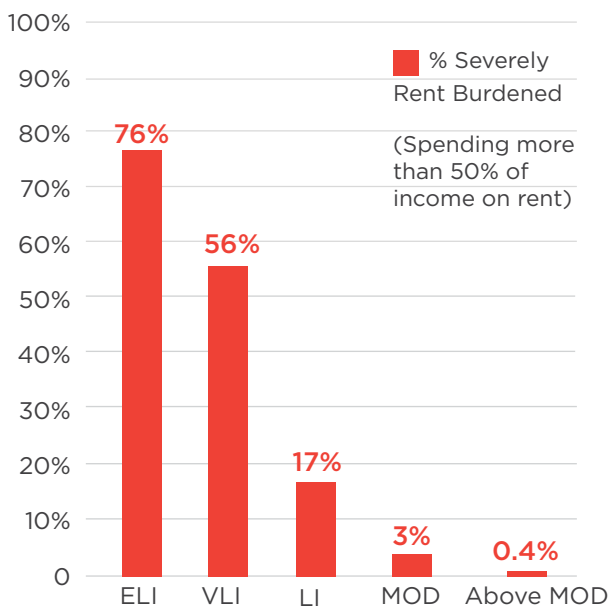


Food, Transportation, Health Care, & Other Needs



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 SONOMA COUNTY

- » Create a Housing Trust Fund for public and private investment in affordable homes serving people experiencing homelessness, seniors, veterans, people with disabilities and working families.
- » Pass a Countywide Housing Measure to fund affordable homes for these groups as well as innovative approaches to addressing housing needs.
- » Ensure that Sonoma County communities can continue to compete successfully with other regions for State and Federal investments by providing local matching funds.
- » Review opportunities to create affordable housing on vacant and underutilized publicly-owned sites suitable for residential development.
- » Incentivize land contributions and fee concessions where they can yield greater impact.
- » Link local investments in health care to affordable housing and services that improve health outcomes.
- » Provide quality, affordable local homes to address the needs of agricultural and hospitality industry workers.
- » Ensure adequate funding for supportive housing affordable and accessible to all those in need including for low-income seniors, our fastest-growing demographic, and people experiencing homelessness.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:

Non-Profit Housing Association of Northern California (NPH)

For questions about Sonoma County's housing need, contact:

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