



# Boards of Commissioners Update

May 2016

## **Boards of Commissioners Update – May2016**

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## BOARD UPDATE

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[www.fresnohousing.org](http://www.fresnohousing.org)

**TO:** Boards of Commissioners  
Fresno Housing Authority

**DATE:** May 12, 2016

**AUTHOR:** Juan Lopez

**FROM:** Preston Prince

CEO/Executive Director

**SUBJECT:** May 2016 Update on Leasing and Housing Assistance Payments  
(HAP) Pacing for the Housing Choice Voucher (HCV) Program

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### Executive Summary

The U.S. Department of Housing and Urban Development (HUD) has used historical data as a benchmark to determine future funding, and this method will continue for Calendar Year (CY) 2016. HUD has preliminarily set 2016 HAP proration levels at 99.6% of 2015 HAP expenses. This level of proration will allow us to continue leasing activities and house as many families as allowed by HUD. Currently, the agency has 343 Vouchers designated for the Veterans Affairs Supportive Housing (VASH) program, all of which reside with the City HCV Program. These vouchers are referral-based and are tracked very closely and issued as quickly as families are referred from the United States Department of Veterans Affairs (VA).

As in the past, we will continue to diligently monitor our HAP and voucher utilization rates.

### City HCV

HAP expenditures for the month of April totaled \$3,418,113. The Per Unit Cost (PUC) for the month was \$427 for VASH vouchers and \$501 for non-VASH vouchers. HAP expenditures for the year are projected at \$42 million, resulting in 96.5% utilization of HAP cash funding, and an expected year-end balance of \$5.13 million in total HAP reserves.

The overall projected voucher utilization for CY 2016 is 99.3%, ending the month of December at 105.11%.

### County HCV

HAP expenditures for the month of April totaled \$2,784,603. The PUC for the month was \$495. HAP expenditures for the year are projected at \$33.39 million, resulting in 95% utilization of HAP cash funding, and an expected year-end balance of \$2.93 million in total HAP reserves.

The overall projected voucher utilization for CY 2016 is 99.52%, ending the month of December at 97.95%.

### Recommendation

This item is informational only. No action is necessary.

CITY HAP ANALYSIS - CALENDAR YEAR 2016

Legend:

☐ = Projection for the remainder of CY

| HAP                                 | Jan-16             | Feb-16             | Mar-16             | Apr-16             | May-16             | Jun-16             | Jul-16             | Aug-16             | Sep-16             | Oct-16             | Nov-16             | Dec-16             | CY 2016 Total      |
|-------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Total HAP Revenue (99.6% proration) | 3,595,168          | 2,962,980          | 3,636,150          | 3,362,091          | 3,527,452          | 1,813,659          | 3,506,222          | 3,506,222          | 4,403,600          | 4,403,600          | 4,403,600          | 4,403,600          | 43,524,344         |
| HAP Expenses                        | 3,455,787          | 3,437,473          | 3,397,459          | 3,418,113          | 3,407,721          | 3,415,872          | 3,436,552          | 3,469,760          | 3,553,082          | 3,636,405          | 3,669,613          | 3,702,821          | 42,000,659         |
| <b>Net HAP</b>                      | <b>139,381</b>     | <b>(474,493)</b>   | <b>238,691</b>     | <b>(56,022)</b>    | <b>119,731</b>     | <b>(1,602,213)</b> | <b>69,670</b>      | <b>36,462</b>      | <b>850,518</b>     | <b>767,195</b>     | <b>733,987</b>     | <b>700,779</b>     | <b>1,523,686</b>   |
| Items Impacting NRA*                | 1,081              | 1,177              | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | 2,258              |
| <b>PHA-Held Reserve Balance</b>     | <b>\$1,863,908</b> | <b>\$1,390,592</b> | <b>\$1,629,283</b> | <b>\$1,573,261</b> | <b>\$1,692,992</b> | <b>\$90,778</b>    | <b>\$160,449</b>   | <b>\$196,911</b>   | <b>\$1,047,429</b> | <b>\$1,814,624</b> | <b>\$2,548,611</b> | <b>\$3,249,390</b> | <b>\$3,249,390</b> |
| Items Impacting HUD Reserve         | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>HUD-Held Reserve Balance</b>     | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> | <b>\$1,882,637</b> |
| <b>Total HAP Reserve Balance</b>    | <b>\$3,746,545</b> | <b>\$3,273,229</b> | <b>\$3,511,920</b> | <b>\$3,455,898</b> | <b>\$3,575,629</b> | <b>\$1,973,415</b> | <b>\$2,043,086</b> | <b>\$2,079,548</b> | <b>\$2,930,066</b> | <b>\$3,697,261</b> | <b>\$4,431,248</b> | <b>\$5,132,027</b> | <b>\$5,132,027</b> |
| Monthly HAP Revenue Utilization     | 96.12%             | 116.01%            | 93.44%             | 101.67%            | 96.61%             | 188.34%            | 98.01%             | 98.96%             | 80.69%             | 82.58%             | 83.33%             | 84.09%             |                    |
| YTD HAP Revenue Utilization         | 92.97%             | 105.11%            | 100.95%            | 101.12%            | 100.19%            | 108.65%            | 106.99%            | 105.90%            | 102.24%            | 99.74%             | 97.90%             | 96.50%             | <b>96.50%</b>      |

**REGULAR VOUCHER UTILIZATION**

|                                 |              |              |              |              |              |              |              |              |              |              |              |              |               |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| <b>Baseline</b>                 | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>6,785</b> | <b>81,420</b> |
| <b>Total Unit Months Leased</b> | <b>6,582</b> | <b>6,606</b> | <b>6,538</b> | <b>6,598</b> | <b>6,573</b> | <b>6,585</b> | <b>6,622</b> | <b>6,684</b> | <b>6,846</b> | <b>7,008</b> | <b>7,070</b> | <b>7,132</b> | <b>80,844</b> |
| <i>Variance</i>                 | <i>(203)</i> | <i>(179)</i> | <i>(247)</i> | <i>(187)</i> | <i>(212)</i> | <i>(200)</i> | <i>(163)</i> | <i>(101)</i> | <i>61</i>    | <i>223</i>   | <i>285</i>   | <i>347</i>   | <i>(576)</i>  |
| Monthly Utilization             | 97.01%       | 97.36%       | 96.36%       | 97.24%       | 96.88%       | 97.05%       | 97.60%       | 98.51%       | 100.90%      | 103.29%      | 104.20%      | 105.11%      |               |
| YTD Utilization                 | 97.01%       | 97.18%       | 96.91%       | 96.99%       | 96.97%       | 96.98%       | 97.07%       | 97.25%       | 97.66%       | 98.22%       | 98.76%       | 99.29%       | <b>99.29%</b> |

**VASH VOUCHER UTILIZATION**

|                                 |             |             |             |             |             |             |             |             |             |             |             |             |               |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| <b>Baseline</b>                 | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>343</b>  | <b>4,116</b>  |
| <b>Total Unit Months Leased</b> | <b>263</b>  | <b>249</b>  | <b>260</b>  | <b>261</b>  | <b>266</b>  | <b>271</b>  | <b>276</b>  | <b>281</b>  | <b>286</b>  | <b>291</b>  | <b>296</b>  | <b>301</b>  | <b>3,301</b>  |
| <i>Variance</i>                 | <i>(80)</i> | <i>(94)</i> | <i>(83)</i> | <i>(82)</i> | <i>(77)</i> | <i>(72)</i> | <i>(67)</i> | <i>(62)</i> | <i>(57)</i> | <i>(52)</i> | <i>(47)</i> | <i>(42)</i> | <i>(815)</i>  |
| Monthly Utilization             | 76.68%      | 72.59%      | 75.80%      | 76.09%      | 77.55%      | 79.01%      | 80.47%      | 81.92%      | 83.38%      | 84.84%      | 86.30%      | 87.76%      |               |
| YTD Utilization                 | 76.68%      | 74.64%      | 75.02%      | 75.29%      | 75.74%      | 76.29%      | 76.88%      | 77.51%      | 78.17%      | 78.83%      | 79.51%      | 80.20%      | <b>80.20%</b> |

**ALL VOUCHER UTILIZATION**

|                                 |              |              |              |              |              |              |              |              |              |              |              |              |                |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| <b>Baseline</b>                 | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>7,128</b> | <b>85,536</b>  |
| <b>Total Unit Months Leased</b> | <b>6,845</b> | <b>6,855</b> | <b>6,798</b> | <b>6,859</b> | <b>6,839</b> | <b>6,856</b> | <b>6,898</b> | <b>6,965</b> | <b>7,132</b> | <b>7,299</b> | <b>7,366</b> | <b>7,433</b> | <b>84,145</b>  |
| <i>Variance</i>                 | <i>(283)</i> | <i>(273)</i> | <i>(330)</i> | <i>(269)</i> | <i>(289)</i> | <i>(272)</i> | <i>(230)</i> | <i>(163)</i> | <i>4</i>     | <i>171</i>   | <i>238</i>   | <i>305</i>   | <i>(1,391)</i> |
| Monthly Utilization             | 96.03%       | 96.17%       | 95.37%       | 96.23%       | 95.95%       | 96.18%       | 96.77%       | 97.71%       | 100.06%      | 102.40%      | 103.34%      | 104.28%      |                |
| YTD Utilization                 | 96.03%       | 96.10%       | 95.86%       | 95.95%       | 95.95%       | 95.99%       | 96.10%       | 96.30%       | 96.72%       | 97.29%       | 97.84%       | 98.37%       | <b>98.37%</b>  |

**PER UNIT COSTS**

|                     |            |            |            |            |            |            |            |            |            |            |            |            |            |
|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Regular Vouchers    | 508        | 505        | 502        | 501        | 501        | 501        | 501        | 501        | 501        | 501        | 501        | 501        | 502        |
| VASH Vouchers       | 432        | 415        | 453        | 427        | 427        | 427        | 427        | 427        | 427        | 427        | 427        | 427        | 429        |
| <b>ALL VOUCHERS</b> | <b>505</b> | <b>501</b> | <b>500</b> | <b>498</b> | <b>498</b> | <b>498</b> | <b>498</b> | <b>498</b> | <b>498</b> | <b>498</b> | <b>498</b> | <b>498</b> | <b>499</b> |

\*Items impacting NRA include: Fraud Recoveries and FSS Escrow Forfeitures

**COUNTY HAP ANALYSIS - CALENDAR YEAR 2016**

**Legend:**

☐ = Projection for the remainder of CY

| HAP                                 | Jan-16             | Feb-16             | Mar-16             | Apr-16             | May-16             | Jun-16           | Jul-16             | Aug-16             | Sep-16             | Oct-16             | Nov-16             | Dec-16             | CY 2016 Total      |
|-------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Total HAP Revenue (99.6% proration) | 3,023,490          | 2,783,898          | 3,010,383          | 2,809,477          | 2,882,680          | 2,091,538        | 2,882,680          | 2,882,680          | 3,194,960          | 3,194,960          | 3,194,960          | 3,194,960          | 35,146,667         |
| HAP Expenses                        | 2,916,096          | 2,826,157          | 2,782,440          | 2,784,603          | 2,752,937          | 2,750,958        | 2,761,348          | 2,771,739          | 2,782,129          | 2,767,781          | 2,753,432          | 2,739,084          | 33,388,704         |
| <b>Net HAP</b>                      | <b>107,394</b>     | <b>(42,259)</b>    | <b>227,943</b>     | <b>24,874</b>      | <b>129,743</b>     | <b>(659,420)</b> | <b>121,332</b>     | <b>110,941</b>     | <b>412,831</b>     | <b>427,180</b>     | <b>441,528</b>     | <b>455,877</b>     | <b>1,757,963</b>   |
| Items Impacting NRA*                | 2,060              | 15                 | -                  | -                  | -                  | -                | -                  | -                  | -                  | -                  | -                  | -                  | 2,075              |
| <b>PHA-Held Reserve Balance</b>     | <b>\$895,105</b>   | <b>\$852,861</b>   | <b>\$1,080,804</b> | <b>\$1,105,678</b> | <b>\$1,235,421</b> | <b>\$576,001</b> | <b>\$697,332</b>   | <b>\$808,273</b>   | <b>\$1,221,104</b> | <b>\$1,648,284</b> | <b>\$2,089,812</b> | <b>\$2,545,689</b> | <b>\$2,545,689</b> |
| Items Impacting HUD Reserve         | \$0                | \$0                | \$0                | \$0                | \$0                | \$0              | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>HUD-Held Reserve Balance</b>     | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b> | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b>   | <b>\$383,835</b>   |
| <b>Total HAP Reserve Balance</b>    | <b>\$1,278,940</b> | <b>\$1,236,696</b> | <b>\$1,464,639</b> | <b>\$1,489,513</b> | <b>\$1,619,256</b> | <b>\$959,836</b> | <b>\$1,081,167</b> | <b>\$1,192,108</b> | <b>\$1,604,939</b> | <b>\$2,032,119</b> | <b>\$2,473,647</b> | <b>\$2,929,524</b> | <b>\$2,929,524</b> |
| Monthly HAP Revenue Utilization     | 96.45%             | 101.52%            | 92.43%             | 99.11%             | 95.50%             | 131.53%          | 95.79%             | 96.15%             | 87.08%             | 86.63%             | 86.18%             | 85.73%             |                    |
| YTD HAP Revenue Utilization         | 96.45%             | 98.88%             | 96.68%             | 97.27%             | 96.91%             | 101.28%          | 100.46%            | 99.91%             | 98.30%             | 97.01%             | 95.92%             | 95.00%             | <b>95.00%</b>      |

**VOUCHER UTILIZATION**

|                                 |              |              |              |              |              |              |              |              |              |              |              |              |               |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| <b>Baseline</b>                 | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>5,652</b> | <b>67,824</b> |
| <b>Total Unit Months Leased</b> | <b>5,868</b> | <b>5,728</b> | <b>5,649</b> | <b>5,628</b> | <b>5,564</b> | <b>5,560</b> | <b>5,581</b> | <b>5,602</b> | <b>5,623</b> | <b>5,594</b> | <b>5,565</b> | <b>5,536</b> | <b>67,498</b> |
| <i>Variance</i>                 | <i>216</i>   | <i>76</i>    | <i>(3)</i>   | <i>(24)</i>  | <i>(88)</i>  | <i>(92)</i>  | <i>(71)</i>  | <i>(50)</i>  | <i>(29)</i>  | <i>(58)</i>  | <i>(87)</i>  | <i>(116)</i> | <i>(326)</i>  |
| YTD Baseline                    | 5,652        | 11,304       | 16,956       | 22,608       | 28,260       | 33,912       | 39,564       | 45,216       | 50,868       | 56,520       | 62,172       | 67,824       | 67,824        |
| YTD Unit Months Leased          | 5,868        | 11,596       | 17,245       | 22,873       | 28,437       | 33,997       | 39,578       | 45,180       | 50,803       | 56,397       | 61,962       | 67,498       | 67,498        |
| Monthly Utilization             | 103.82%      | 101.34%      | 99.95%       | 99.58%       | 98.44%       | 98.37%       | 98.74%       | 99.12%       | 99.49%       | 98.97%       | 98.46%       | 97.95%       |               |
| YTD Utilization                 | 103.82%      | 102.58%      | 101.70%      | 101.17%      | 100.63%      | 100.25%      | 100.04%      | 99.92%       | 99.87%       | 99.78%       | 99.66%       | 99.52%       | <b>99.52%</b> |

**PER UNIT COST**

|               |     |     |     |     |     |     |     |     |     |     |     |     |     |
|---------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Per Unit Cost | 497 | 493 | 493 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | 495 |
|---------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

\*Items impacting NRA include: Fraud Recoveries and FSS Escrow Forfeitures

## **BOARD UPDATE**

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Fresno, California 93721

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince, CEO/Executive Director

**SUBJECT:** New Development Marketing Plan

**DATE:** May 12, 2016

**AUTHOR:** Hilda Reeves

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### **Overview**

As a follow up to inquiries from the April Board meeting, staff has outlined a marketing plan for members of the public interested in applying for housing at Fresno Housing sites. Additionally, staff has included information on the interest lists for Fresno Housing sites currently under construction.

## New Development Marketing Overview

### Interest List:

An interest list is developed during the construction phase. Each complex has a marketing sign with a phone number (559) 445-8914. This number dials direct to a Fresno Housing staff member during business hours and voicemail afterhours. The staff records the interested parties name, phone number, message number, e-mail address household size, bedroom size needed and an inquiry on how they heard about the site. This information is placed on an interest list.

| Complex             | City      | Number on interest list |
|---------------------|-----------|-------------------------|
| Calaveras           | Fresno    | 2                       |
| Edison              | Fresno    | 39                      |
| *Firebaugh (senior) | Firebaugh | 55                      |
| *Shockley           | Selma     | 10                      |
| *Trailside          | Reedley   | 24                      |

*\*These complexes may also require additional compliance with the regulatory requirements of the Housing Choice Voucher (HCV) and Rental Assistance Demonstration (RAD) programs.*

### Application/ Waitlist:

As we get closer to construction completion, the persons on the interest list will be contacted to complete an application. When a completed application is received they are officially placed on a waiting list.

A quick check of their income is calculated at that time to make sure they qualify for affordable housing. The family is matched with a unit size and placed on a waiting list. There is a separate waitlist for each unit size.

### Qualification Process:

Within 120 days of construction completion, the applicants are pulled from the waitlist and assigned to a specific unit. Each of the families are qualified for a set-a-side based on their income, i.e. 30%, 40%, 50% etc. Their income and assets are verified by conducting third party verifications.

### Occupancy:

When construction is near completion each qualified family, which was assigned a unit, is informed of the expected delivery date. A deposit is taken to hold the unit and a tentative move in date is scheduled.

When the delivery date is confirmed the families are notified, a lease signing and unit inspection is scheduled. The residents complete an orientation and are delivered the keys to their new home.

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**TO:** Boards of Commissioners

Fresno Housing Authority

**DATE:** May 12, 2016

**AUTHOR:** Tiffany Mangum

**FROM:** Preston Prince, CEO/Executive Director

**SUBJECT:** California Housing Partnership Corporation's Affordable  
Housing Report

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### Overview

For the past few weeks, Executive Leadership have been working with the California Housing Partnership Corporation (CHPC) to finalize a report on what is highlighting the crises of affordable housing and poverty throughout Fresno County.

The attached report outlines the depth of the issues often felt by those most vulnerable, including our residents. The report itself outlines several recommendations at both the State and local policy and funding levels.

As the largest affordable housing provider in the Central Valley, Staff wanted to ensure the Boards were aware of the data and the depth of the issues surrounding the affordable housing needs in our community. Staff will continue to work and ensure Fresno Housing remains committed to our mission to create and sustain vibrant communities.

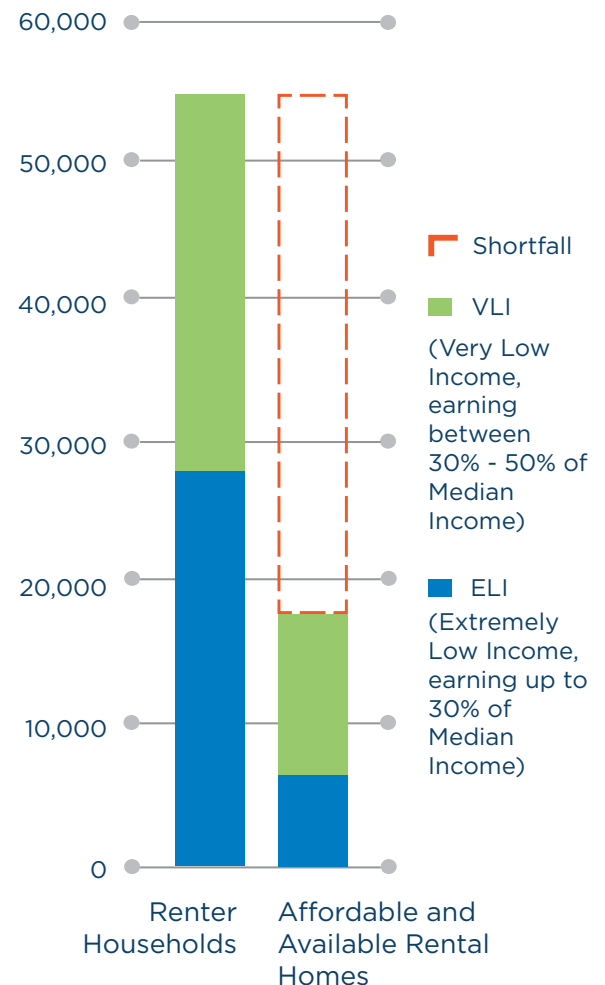


# CONFRONTING FRESNO COUNTY'S RENT AND POVERTY CRISIS: A CALL FOR REINVESTMENT IN AFFORDABLE HOMES

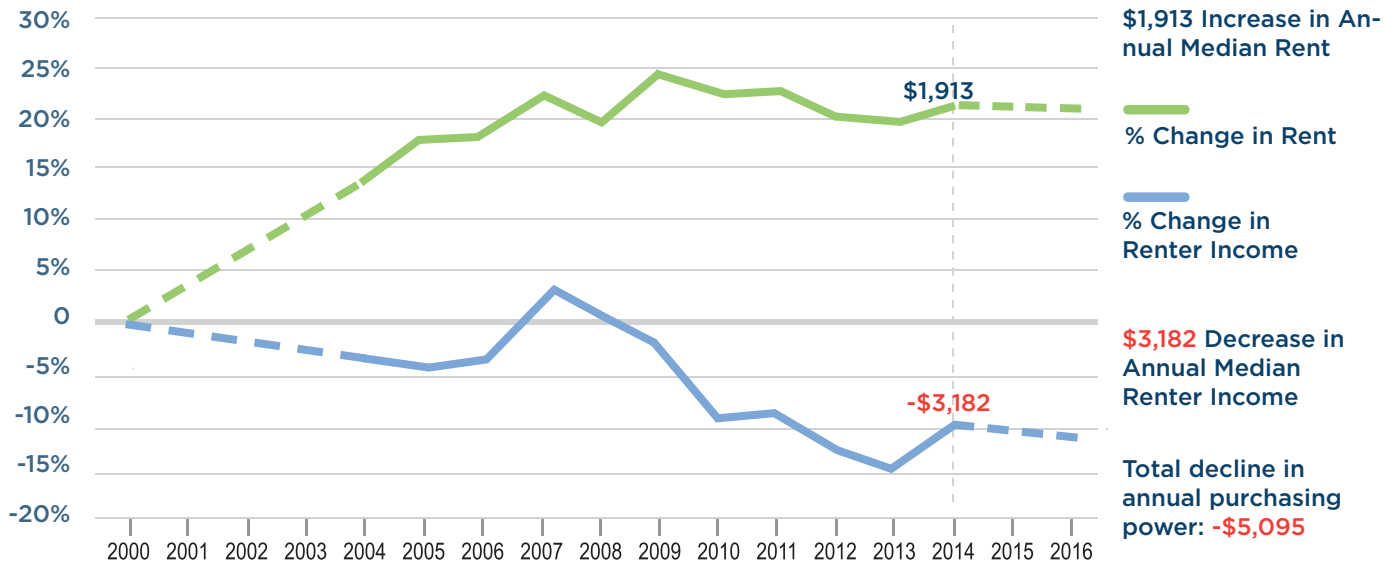
## KEY FINDINGS

- » Cuts in annual federal and state funding, including elimination of Redevelopment, have reduced Fresno County's investment in affordable housing production and preservation by more than \$21 million annually since 2008, 52% reduction.
- » Median rent in Fresno County has increased 22% since 2000 while median renter household income has declined 10%, when adjusted for inflation.
- » Renters in Fresno County need to earn \$3,053 a month to afford the average monthly asking rent of \$916.
- » Fresno County's lowest-income renters spend 68% of income on rent, leaving little left for food, transportation, health expenses, and other needs.
- » Fresno County needs 37,327 more affordable rental homes to meet the needs of its lowest-income renters.

## FRESNO COUNTY NEEDS 37,327 MORE AFFORDABLE RENTAL HOMES

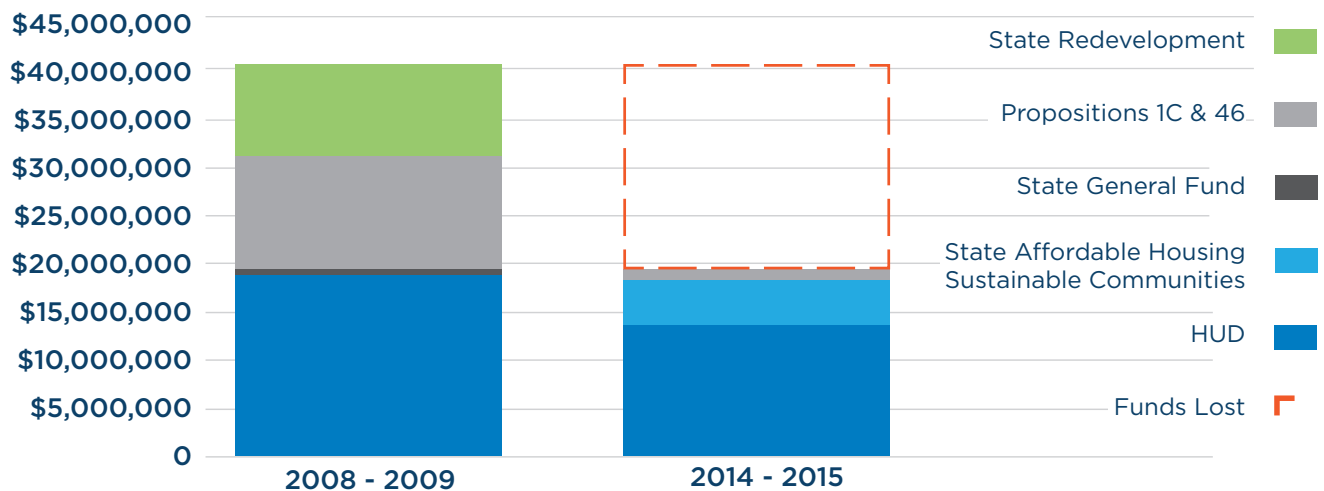


## FRESNO COUNTY'S INFLATION-ADJUSTED MEDIAN RENT INCREASED 22% WHILE MEDIAN RENTER INCOME DECLINED 10% FROM 2000 TO 2014



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.

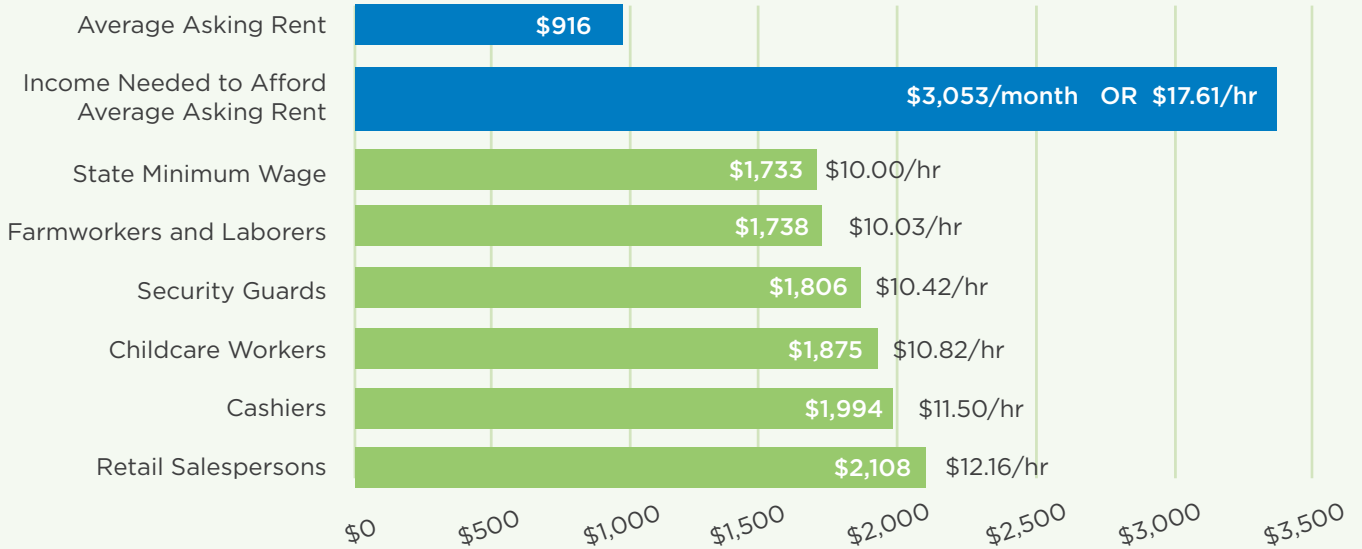
## FRESNO COUNTY LOST 52% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2014-15



| FUNDING SOURCE                            | FY 2008-2009        | FY 2014-2015        | % CHANGE    |
|---|---------------------|---------------------|-------------|
| State Redevelopment                       | \$9,563,757         | \$0                 | -100%       |
| State Housing Bonds and Housing Programs  | \$12,526,130        | \$5,800,000         | -54%        |
| U.S. Dept. of Housing & Urban Development | \$18,754,013        | \$13,766,422        | -27%        |
| <b>Total</b>                              | <b>\$40,843,900</b> | <b>\$19,566,422</b> | <b>-52%</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.

**FRESNO COUNTY RENTERS NEED TO EARN \$3,053 A MONTH TO AFFORD AVERAGE ASKING RENTS**



Source: CHPC Analysis of Real Answers Fresno 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 FRESNO COUNTY HAVE LEFT AFTER PAYING RENT?**

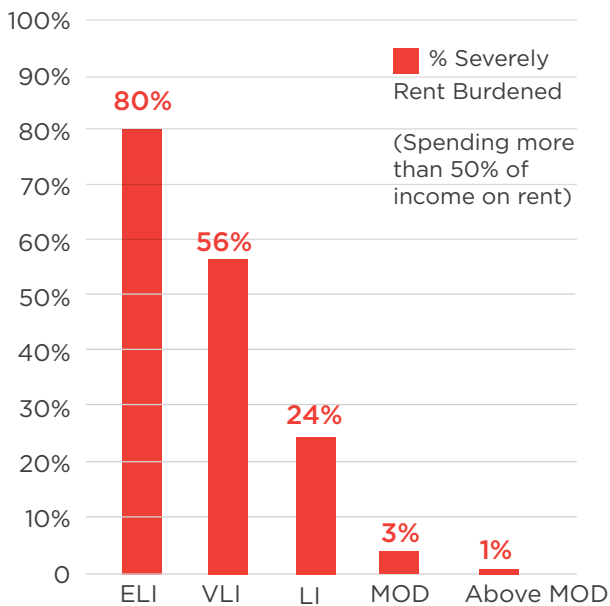
**HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS**

**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)**
- » Make discrimination against Section 8 voucher holders illegal. **(SB 1053)**
- » Create an ongoing, predictable revenue source of at least \$500 million annually for the production and preservation of homes affordable to lower-income households.

# LOCAL RECOMMENDATIONS FOR FRESNO COUNTY

- » Dedicate tax increment revenue recaptured from former redevelopment areas for affordable housing investment.
- » In areas targeted for revitalization, focus on protecting and benefitting current low-income residents.
- » Identify sites for affordable developments in higher income, higher opportunity areas of the city and county.
- » Identify and pass multiple sources of affordable housing funding, including a housing impact fee that supports the Affordable Housing Trust Fund.
- » Require annual interior inspections of apartment complexes and houses with a history of problems.
- » Increase code enforcement staffing and training so that housing code violations are sustained.
- » Place properties with serious violations in court-appointed receivership, as permitted under City ordinance, and extend to other jurisdictions to improve owner response.
- » Link local investments in health care to affordable housing and services that improve health, education and employment outcomes for lower income households.
- » 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 the Fresno Housing Authority.*

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