



# HOUSING NEED IN THE SAN JOAQUIN VALLEY

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Opportunity and Investment in the San Joaquin  
Valley

June 12, 2019

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# California Housing Partnership Corporation

- Created by the California Legislature in 1988
- Board appointed by Speaker, Pro Tem & Governor
- Helped nonprofit and government housing agencies leverage more than \$18 billion in private and public funding to create and preserve more than 70,000 affordable homes
- Provides leadership on rental housing policy and funding through research and education

# San Joaquin Valley



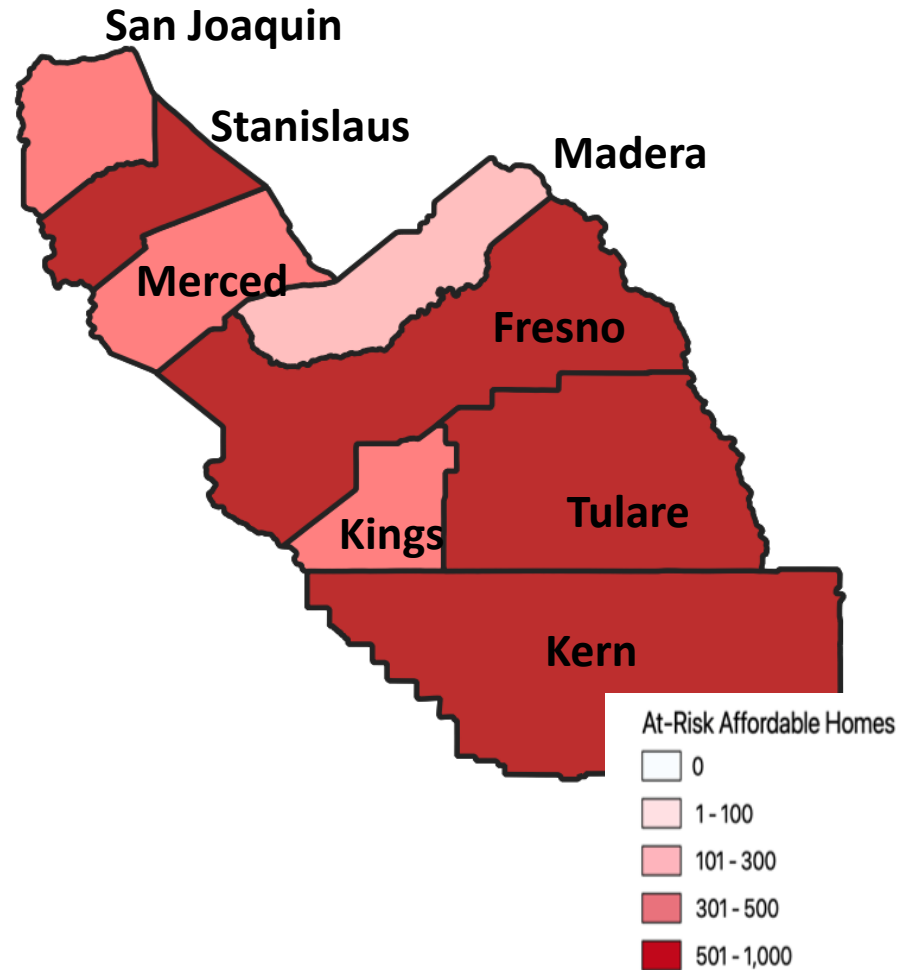
# Affordable Housing Shortfall

In the San Joaquin Valley, there is a shortfall of more than **137,000** affordable homes for lower income renter households



# At-Risk Homes

County	At-Risk Homes
Fresno	897
Kern	585
Kings	436
Madera	169
Merced	432
San Joaquin	346
Stanislaus	536
Tulare	794
<b>Total</b>	<b>4,195</b>



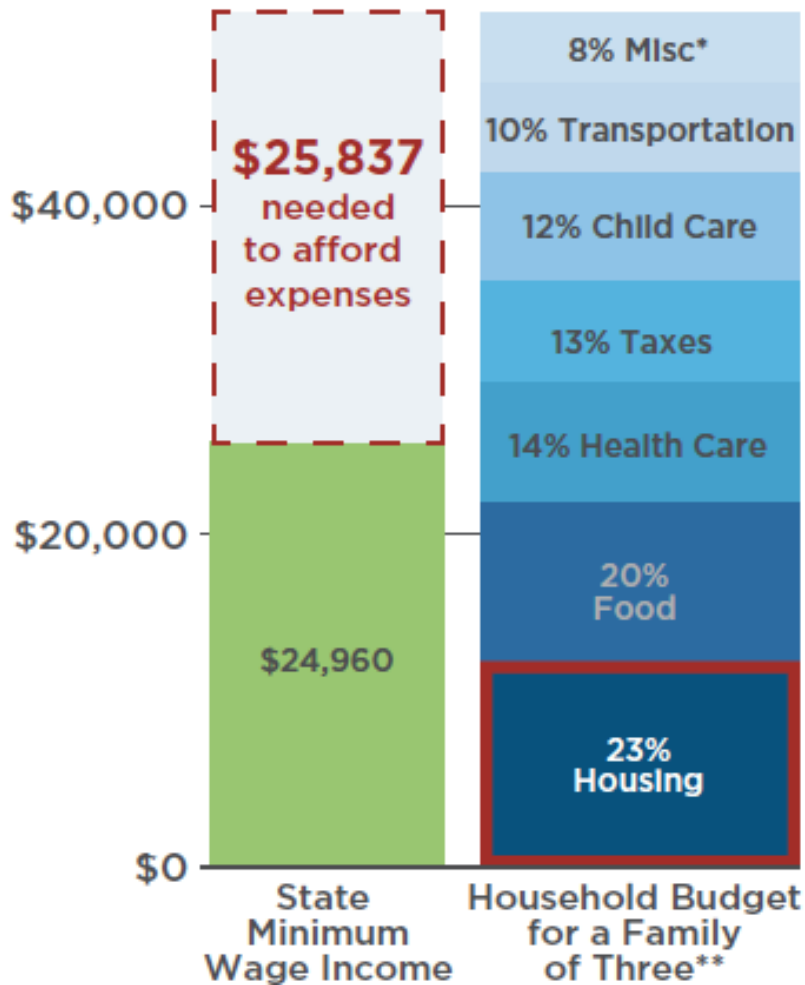
# Overpaying For Housing

Two out of three lower income renter households are severely cost burdened



# Household Spending in San Joaquin County

Budget: \$50,797



Median Asking Rent: \$1,532

Income Needed to Afford Median Asking Rent

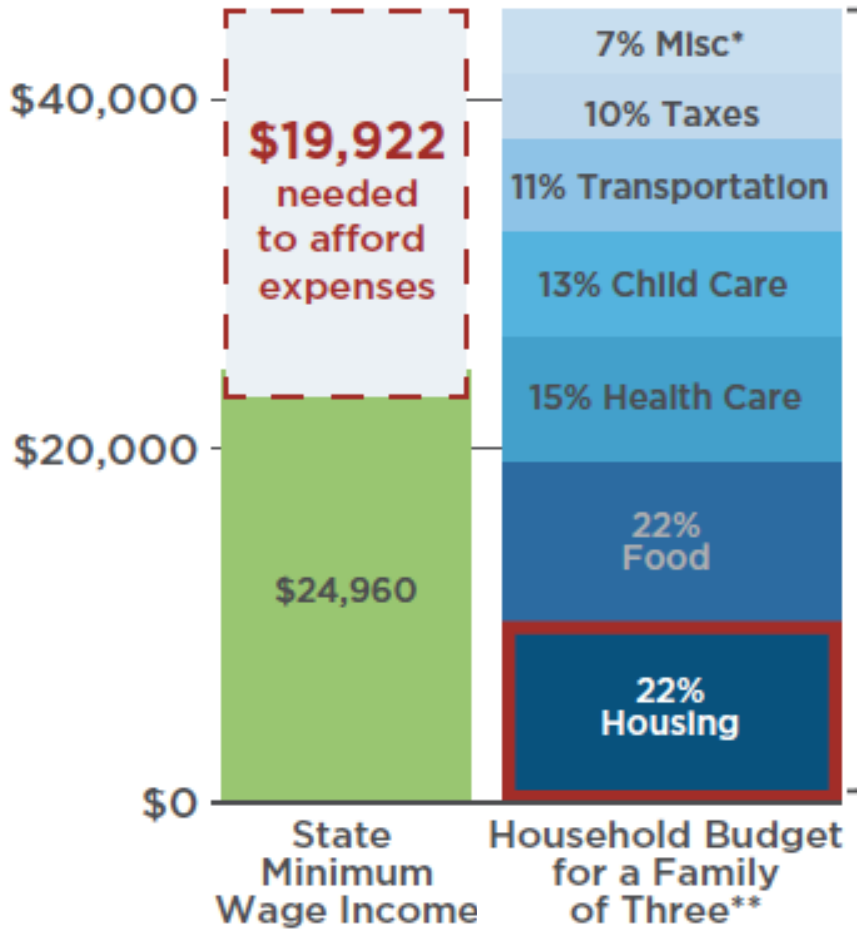
\$5,107

State Minimum Wage

\$2,080

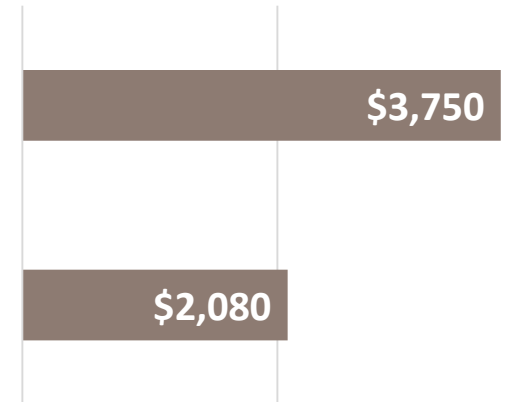
# Household Spending in Kings County

Budget: \$44,882



Median Asking Rent: \$1,125

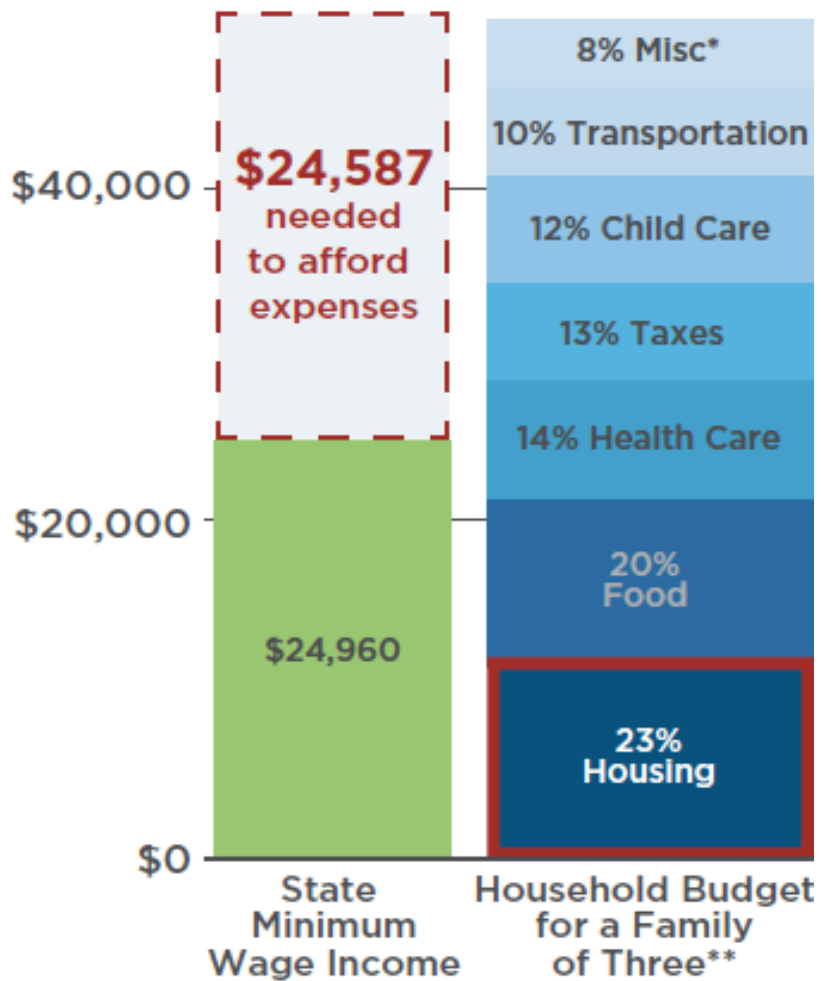
Income Needed to Afford Median Asking Rent





# Household Spending in Stanislaus County

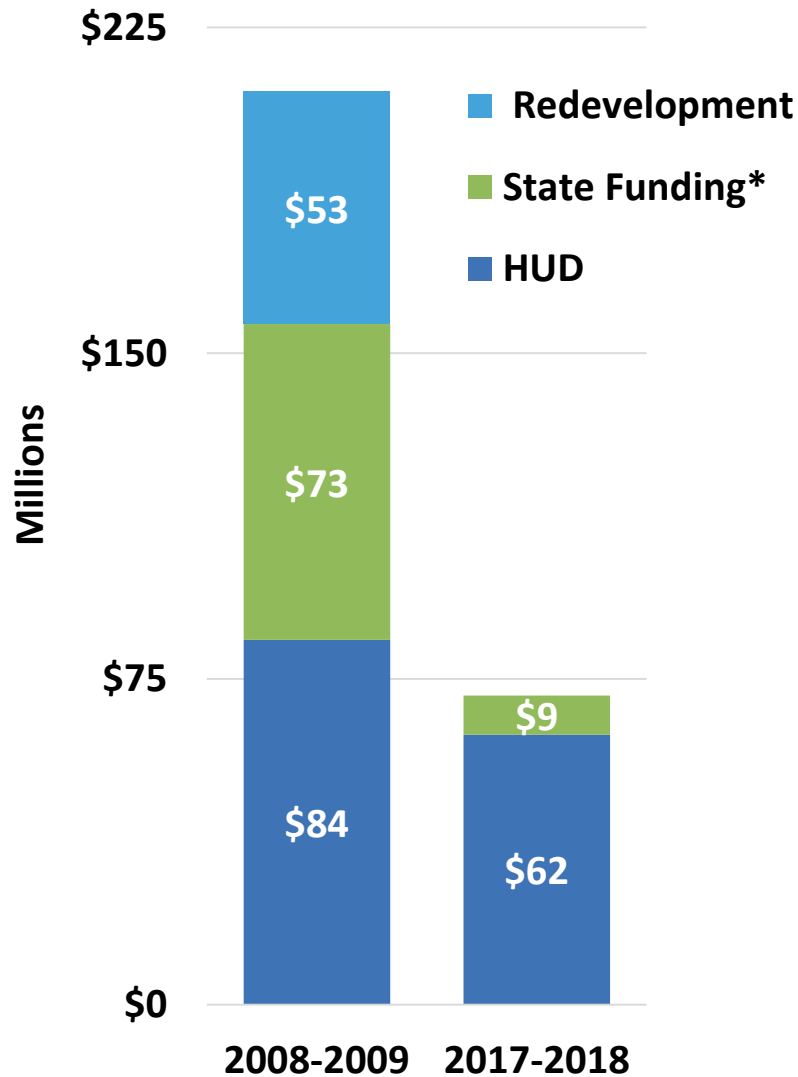
Budget: \$49,547



Median Asking Rent: \$1,300

Income Needed to Afford Median Asking...	\$4,333
State Minimum Wage	\$2,080

# Affordable Housing Resource and Production



## Low Income Housing Tax Credit Production

Type	2016	2018	% Change
New Construction	438	603	38%
Acquisition & Rehab	1,834	932	-49%
<b>All</b>	<b>2,272</b>	<b>1,535</b>	<b>-32%</b>

# THANK YOU!



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