KEY FINDINGS

- **2,412** low-income renter households in the county do not have access to an affordable home.

- Low-Income Housing Tax Credit production and preservation in Nevada County **increased slightly** since 2016 while state production and preservation **decreased 13%**.

- **74%** of extremely low-income households are paying more than half of their income on housing costs compared to just **2%** of moderate-income households.

- Renters in Nevada County need to earn **$21.73** per hour — **1.7 times** the state minimum wage — to afford the average monthly asking rent of **$1,130**.

- State funding **increased 33%** and federal funding **increased 887%** for housing production and preservation in Nevada County from FY 2008-09 to FY 2018-19.
FUNDING FOR HOUSING

State funding increased 33% and federal funding increased 887% for housing production and preservation in Nevada County from FY 2008-09 to FY 2018-19.

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>FY 2008-09</th>
<th>FY 2018-19</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redevelopment Housing</td>
<td>$801</td>
<td>$0</td>
<td>-100%</td>
</tr>
<tr>
<td>State Housing Bonds and Budget Allocations</td>
<td>$783</td>
<td>$2,101</td>
<td>168%</td>
</tr>
<tr>
<td>State LIHTC</td>
<td>$0</td>
<td>$0</td>
<td>--%</td>
</tr>
<tr>
<td>STATE TOTAL</td>
<td>$1,584</td>
<td>$2,101</td>
<td>33%</td>
</tr>
<tr>
<td>Federal LIHTC</td>
<td>$1,689</td>
<td>$26,813</td>
<td>1,488%</td>
</tr>
<tr>
<td>HUD Block Grants</td>
<td>$1,535</td>
<td>$5,012</td>
<td>227%</td>
</tr>
<tr>
<td>FEDERAL TOTAL</td>
<td>$3,224</td>
<td>$31,825</td>
<td>887%</td>
</tr>
</tbody>
</table>

AFFORDABLE HOMES SHORTFALL

2,412 low-income renter households in Nevada County do not have access to an affordable home.

COST BURDENED HOUSEHOLDS

74% of ELI households in Nevada County are paying more than half of their income on housing costs compared to just 2% of moderate-income households.
WHO CAN AFFORD TO RENT
Renters need to earn 1.7 times minimum wage to afford the average two-bedroom asking rent in Nevada County.

Average Asking Rent: $1,130/Month

Income Needed to Afford Average Asking Rent: $3,767/Month

State Minimum Wage: $2,253/Month, $13.00/Hour

Personal Care Aides: $2,240/Month, $12.92/Hour

Retail Salespersons: $2,786/Month, $16.07/Hour

Janitors & Cleaners: $2,810/Month, $16.21/Hour

Construction Laborers: $3,700/Month, $21.35/Hour

Conservation Technicians: $3,918/Month, $22.60/Hour

COST OF LIVING
After paying the high cost of housing, very low-income households in Nevada County are short $19,148 annually for basic needs.

LIHTC PRODUCTION AND PRESERVATION
Nevada County's Low-Income Housing Tax Credit production and preservation increased slightly from 2016-2019.

STATEWIDE

<table>
<thead>
<tr>
<th>TYPE</th>
<th>2016</th>
<th>2019</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>8,539</td>
<td>7,813</td>
<td>-9%</td>
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<tr>
<td>Acquisition &amp; Rehab</td>
<td>15,032</td>
<td>12,686</td>
<td>-16%</td>
</tr>
<tr>
<td>All</td>
<td>23,571</td>
<td>20,499</td>
<td>-13%</td>
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NEVADA

<table>
<thead>
<tr>
<th>TYPE</th>
<th>2016</th>
<th>2019</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>0</td>
<td>222</td>
<td>--%</td>
</tr>
<tr>
<td>Acquisition &amp; Rehab</td>
<td>0</td>
<td>41</td>
<td>--%</td>
</tr>
<tr>
<td>All</td>
<td>0</td>
<td>263</td>
<td>--%</td>
</tr>
</tbody>
</table>
STATEWIDE POLICY RECOMMENDATIONS

In addition to critical COVID-19 efforts, the Partnership calls on State leaders to take the following actions to provide relief to low-income families struggling with unaffordable and unstable housing:

- Make permanent the $500 million annual increase to the California Low-Income Housing Tax Credit Program to jump-start affordable housing production and provide an additional $100 million annually to rehabilitate existing affordable rental properties.

- Create a new Affordable Housing Preservation Tax Credit to preserve existing affordable housing at risk of conversion and to fight displacement pressures.

- Streamline Department of Housing and Community Development rental housing funding programs through a single application and award process to reduce development costs.

- Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67 percent to 55 percent as was done for educational facilities in 2000.

- Exempt supportive housing and affordable housing funded by MHP, HOME or CDBG from CEQA reviews.

- Allow affordable housing to be built by right on land currently zoned for commercial or public uses and on church-owned lands.

DATA SOURCES & NOTES

- **FUNDING FOR HOUSING**

- **AFFORDABLE HOMES SHORTFALL**
  California Housing Partnership analysis of 1-year American Community Survey (ACS) Public Use Microdata Sample (PUMS) data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

- **COST BURDENED HOUSEHOLDS**
  California Housing Partnership analysis of 1-year ACS PUMS data with HUD income levels. Methodology was adapted from NLIHC gap methodology.
  * Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

- **WHO CAN AFFORD TO RENT**

- **COST OF LIVING**
  United Ways of California, Real Cost Measure Household Budgets 2019. Please visit unitedwaysca.org/realcost for more information on what it takes to meet basic needs in communities across California.
  * The “miscellaneous” budget for a family of three includes all other categories not defined.
  ** The household budget for a family of three uses a population weighted average to estimate the costs associated with one working adult and two children (one school-aged child and one teenager). Each percentage represents how much a family's annual budget is captured in each cost category (housing, child care, etc.).

- **LIHTC PRODUCTION AND PRESERVATION**
  California Housing Partnership's Preservation Database, January 2020. Please note that this data does not include manager units or market rate units created through the LIHTC program.