

***Locked Out:
California's Affordable Housing Crisis***



HOUSING FACTS: THE CENTRAL VALLEY

- ✓ Fresno's homeownership rate was only 53.8 percent in 1999, compared to 66.8 percent for the nation as a whole.
- ✓ A large portion (45 percent) of Fresno renters are unable to afford the 1999 Fair Market Rent (FMR) of \$506 for a two bedroom apartment. Fresno's FMR is \$47 higher than real market rent.
- ✓ Fresno added 1.2 jobs for each new unit of housing from 1994 to 1998, the only large county in California to fall below the 1.5-to-1 ratio recommended by housing policy experts.
- ✓ More than 19,000 affordable units in the eight-county Central Valley are at risk of conversion to market rents over the next decade. The bulk of these (6,894) are in Fresno County.
- ✓ An estimated 9,600 individuals were homeless in Fresno County in 1996-97; 39 percent of Fresno's homeless were families. An additional 700 individuals in Merced County (41 of whom were families), 4,600 in San Joaquin County (42 percent families), and 5,300 in Kern County (35 percent families), were homeless during the same period. Stanislaus saw the highest rate of homelessness in the Central Valley region, with 15,100 homeless individuals (35 percent families).
- ✓ An estimated 21 percent of the Central Valley's housing (226,400 units) is substandard (1997). The bulk of the Valley's substandard housing is located in Fresno County (53,200 units), Kern County (49,600 units), and San Joaquin County (38,300 units).