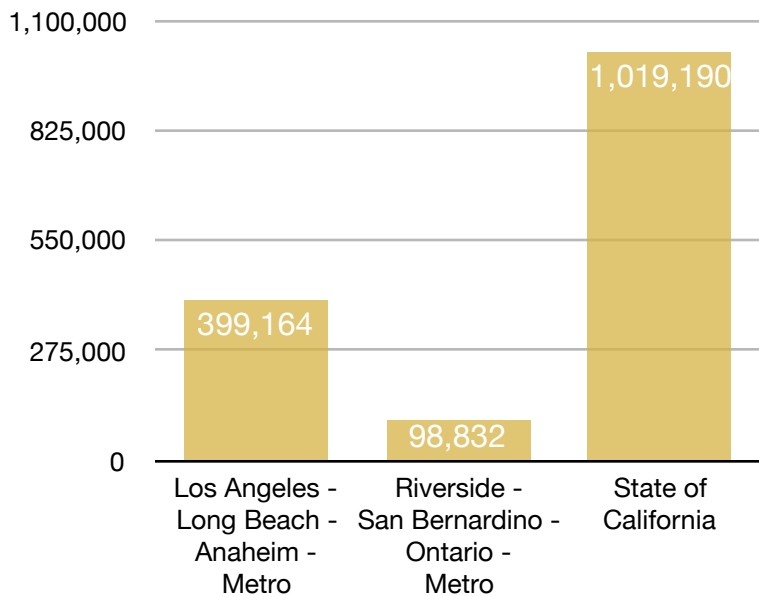


THE GAP

Lowest Income Renters Face Most Severe Shortage of Affordable Homes

The urgency of prioritizing policies and resources for the lowest income renters is highlighted in a new report from the National Low Income Housing Coalition titled "The Gap." The fastest growing segment of economically vulnerable people at risk of falling into homelessness are those defined as Extremely Low Income (ELI), which are households with incomes that fall below the poverty line or below 30% Area Median Income (AMI). The report's data makes clear that the free market and even subsidized housing is not adequately addressing the staggering housing needs of the lowest income renters. You can view the full report [here](#).

Shortage of Affordable and Available Rental Homes for Extremely Low-Income



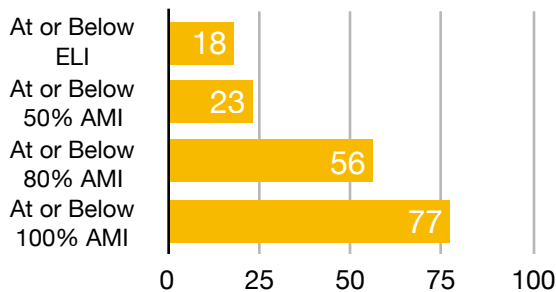
Income Level Descriptions (Family of Four)

Income Level	Description	Los Angeles Metro Area	Riverside Metro Area
Extremely Low-Income	Below Federal Poverty Level or 30% AMI	Less than \$29,050	Less than \$25,100
Very Low-Income	30% to 50% AMI	\$29,050 to \$48,450	\$25,100 to \$33,700
Low-Income	50% to 80% AMI	\$48,450 to \$77,500	\$33,700 to \$53,900

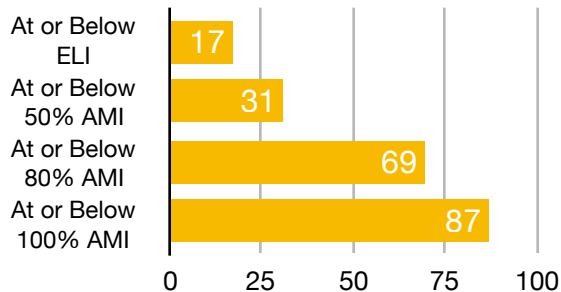
*Source: HUD FY 2018

Affordable and Available Rental Homes Per 100 Renter Households, 2017

Los Angeles - Long Beach - Anaheim Metro Area

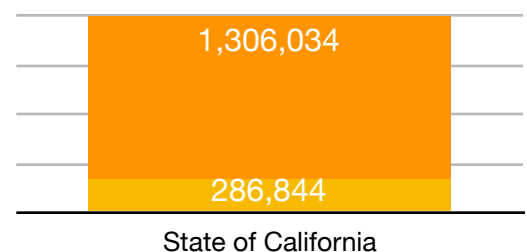
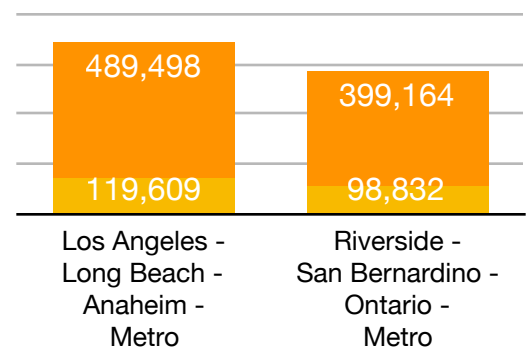


Riverside - San Bernardino - Ontario Metro Area



Total ELI Renter Households in Comparison to Affordable and Available Rental Homes

- Total ELI Renter Households
- Affordable and Available Rental Homes

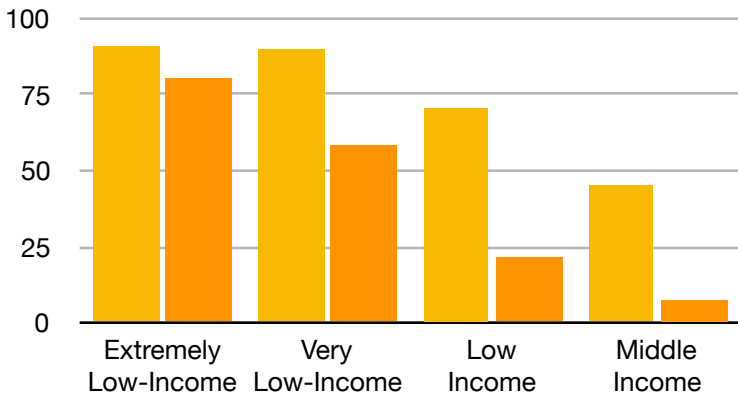


Percentage of Cost-Burdened Renter Households by Income Group (2017)

*Cost Burdened - Families who pay more than 30 percent of their income for housing
Severe Cost Burdened - Families who pay more than 50 percent of their income for housing*

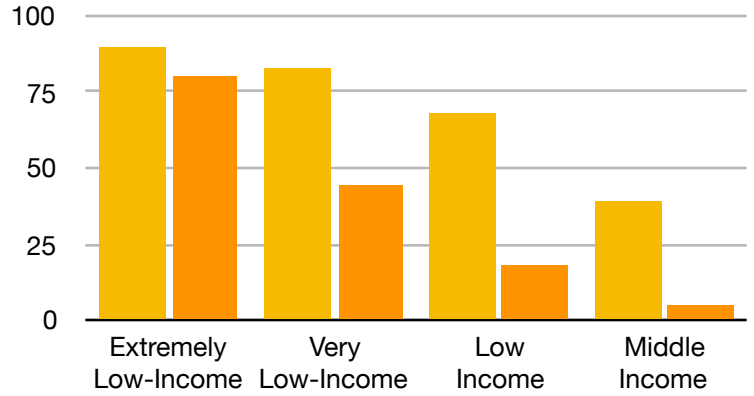
Los Angeles - Long Beach - Anaheim Metro Area

■ Cost Burdened ■ Severe Cost Burdened



Riverside - San Bernardino - Ontario Metro Area

■ Cost Burdened ■ Severe Cost Burdened



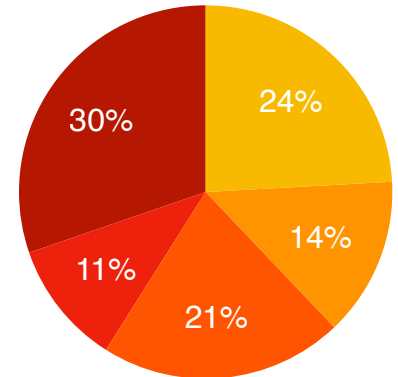
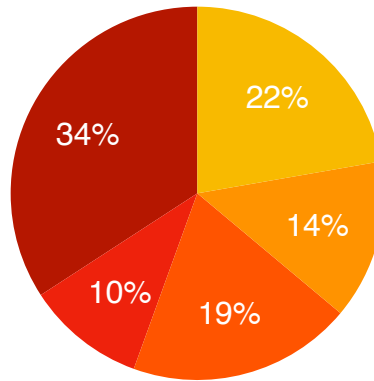
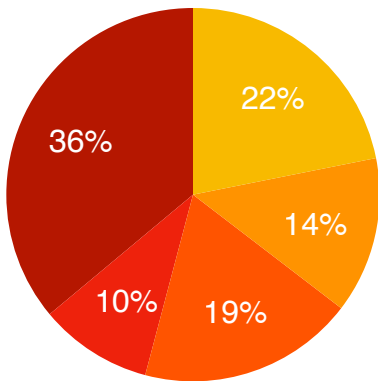
Renter Households Population by Income Level (2017)

● Extremely Low-Income ● Very Low-Income ● Low-Income ● Middle Income ● Above Median Income

Los Angeles - Long Beach - Anaheim Metro Area

State of California

Riverside - San Bernardino - Ontario Metro Area







Total Renters - 2,239,310

Total Renters - 5,867,797

Total Renters - 495,778

What Can Be Done?

-  Expand resources for the Low Income Housing Tax Credit
-  A fully refundable renters' tax credit targeted to the lowest-income renters that would help address the gap between housing costs and the incomes of the poorest renters
-  Provide adequate funding to acquire and preserve affordable rental housing at-risk of conversion to market
-  Create a shallow project-based operating subsidy to enable households with incomes below 30% of AMI who do not qualify for other rental subsidies to access affordable housing

