CONFRONTING SAN DIEGO 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 San Diego County’s investment in affordable housing production and preservation by more than $109 million annually since 2008, a 61% reduction.

» Median rent in San Diego County has increased 32% since 2000 while median renter household income has declined 2%, when adjusted for inflation.

» Renters need to earn 3.2 times the local minimum wage to afford the average monthly asking rent of $1,768.

» San Diego County’s lowest-income renters spend 69% of income on rent, leaving little left for food, transportation, health expenses, and other needs.

» When housing costs are considered, San Diego County’s poverty rate rises to 21.5%.

» San Diego County needs 135,749 more affordable rental homes to meet the needs of its lowest-income renters.

SAN DIEGO COUNTY’S POVERTY RATE RISES TO 21.5% WHEN HIGH HOUSING COSTS ARE INCLUDED

<table>
<thead>
<tr>
<th>Official Poverty Measure (OPM)</th>
<th>California Poverty Measure (CPM)</th>
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<tbody>
<tr>
<td><strong>14.5%</strong></td>
<td><strong>21.5%</strong></td>
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<tr>
<td>Unadjusted for Housing Costs</td>
<td>Adjusted for Housing Costs and Social Benefits</td>
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Source: NLIHC analysis of 2014 PUMS data.
SAN DIEGO COUNTY’S INFLATION-ADJUSTED MEDIAN RENT INCREASED 32% WHILE MEDIAN RENTER INCOME DECLINED 2% FROM 2000 TO 2014

SAN DIEGO COUNTY LOST 61% 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 | $90,581,576 | $0 | -100%
State Housing Bonds and Housing Programs | $35,837,777 | $33,026,683 | -8%
U.S. Dept. of Housing & Urban Development | $52,658,415 | $36,328,715 | -31%
Total | $179,077,768 | $69,355,398 | -61%

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.

### WHAT DO RENTERS IN SAN DIEGO COUNTY HAVE LEFT AFTER PAYING RENT?


### HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

### MEDIAN INCOME HOUSEHOLDS

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.
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)

» Streamline local approvals including environmental review for 100% affordable housing developments consistent with local plans and zoning.

» 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 policy recommendations provided by the San Diego Housing Federation.

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