

Talmadge Gateway Apartments, developed by Wakeland Housing & Community Development, St. Paul's PACE, and City Heights CDC in City Heights. Courtesy of Wakeland Housing.

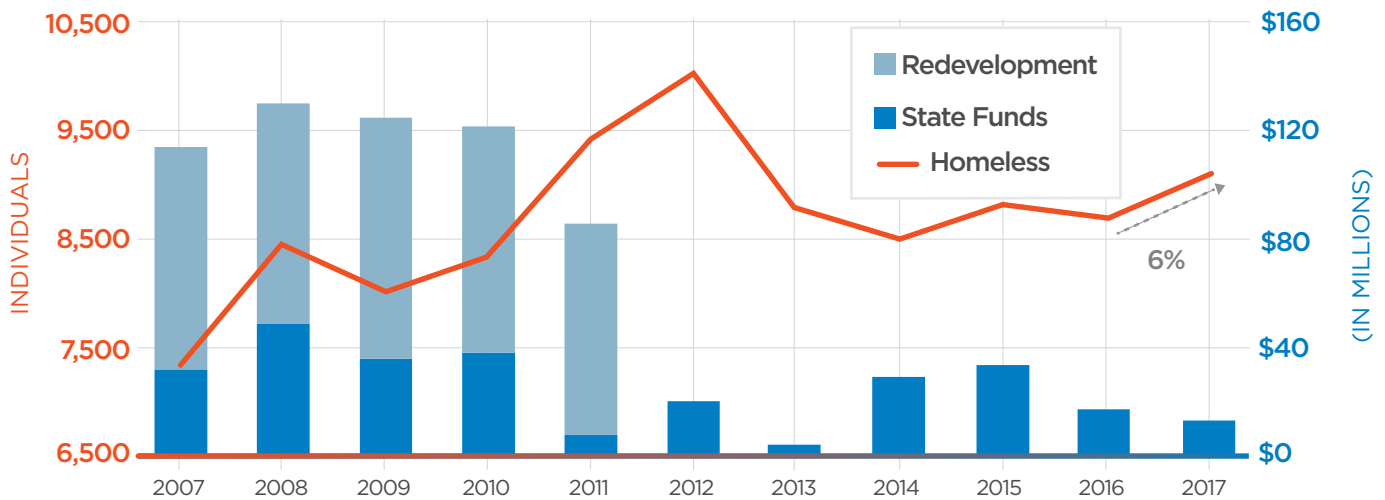
MAY 2018

San Diego County's Housing Emergency and Proposed Solutions

KEY FINDINGS

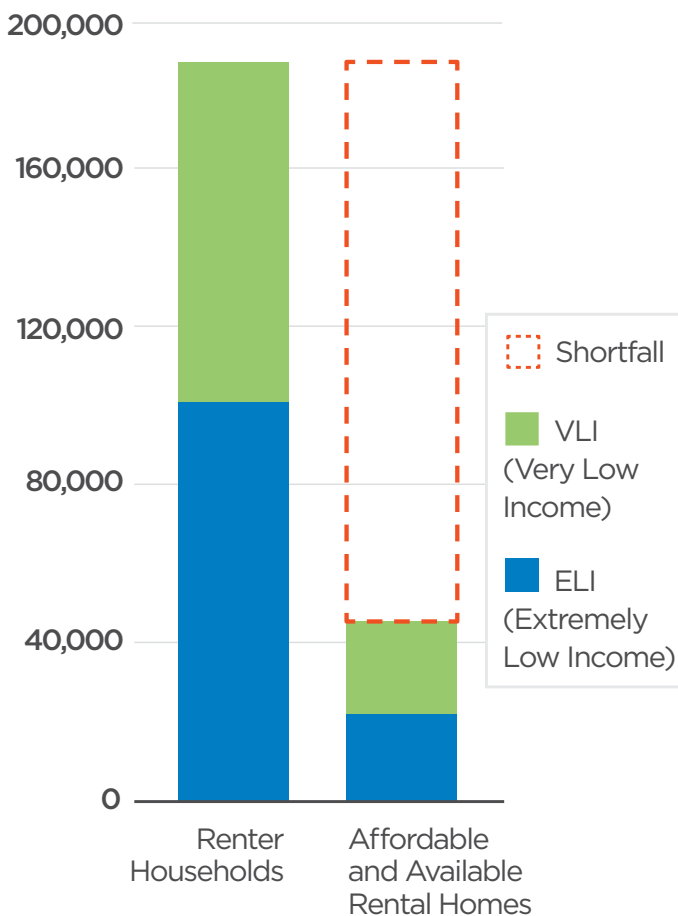
- The elimination of redevelopment in 2012 and exhaustion of state bond funding foreshadowed a 6% rise in homelessness from 2016 to 2017.
- Renters in San Diego County need to earn \$38.31/hr - 3.3 times local minimum wage - to afford the median monthly asking rent of \$1,992.
- San Diego County's lowest-income renters spend 69% of income on rent, leaving little left for food, transportation, health care, and other essentials.
- San Diego County needs 143,800 more affordable rental homes to meet current demand.
- When housing costs are considered, San Diego County's poverty rate rises from 13.3% to 20.4%.
- LIHTC production in San Diego County increased 64% from 2016-17, bucking a statewide trend of significant decreases in production.

ELIMINATION OF REDEVELOPMENT & LOSS OF STATE BOND FUNDING FOR HOUSING FORESHADOWED A 6% RISE IN HOMELESSNESS IN SAN DIEGO COUNTY IN 2016-17



Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities Reports; 2008-2009 and 2016-2017 annual HCD Financial Assistance Programs Reports. Housing and Urban Development (HUD) PIT and HIC Data Since 2007. Note fiscal years are indicated by second half of fiscal year (e.g. FY 2006-2007 is presented as 2007).

SAN DIEGO COUNTY NEEDS 143,800 MORE AFFORDABLE RENTAL HOMES



Source: NLIHC analysis of 2016 PUMS data.

SAN DIEGO COUNTY'S POVERTY RATE RISES TO 20.4% WHEN HIGH HOUSING COSTS ARE INCLUDED

Official Poverty Measure (OPM)

13.3%

Unadjusted for Housing Costs

California Poverty Measure (CPM)

20.4%

Adjusted for Housing Costs and Social Benefits

Source: Public Policy Institute of California (PPIC), California Poverty by County and Legislative District, 2013-2015.

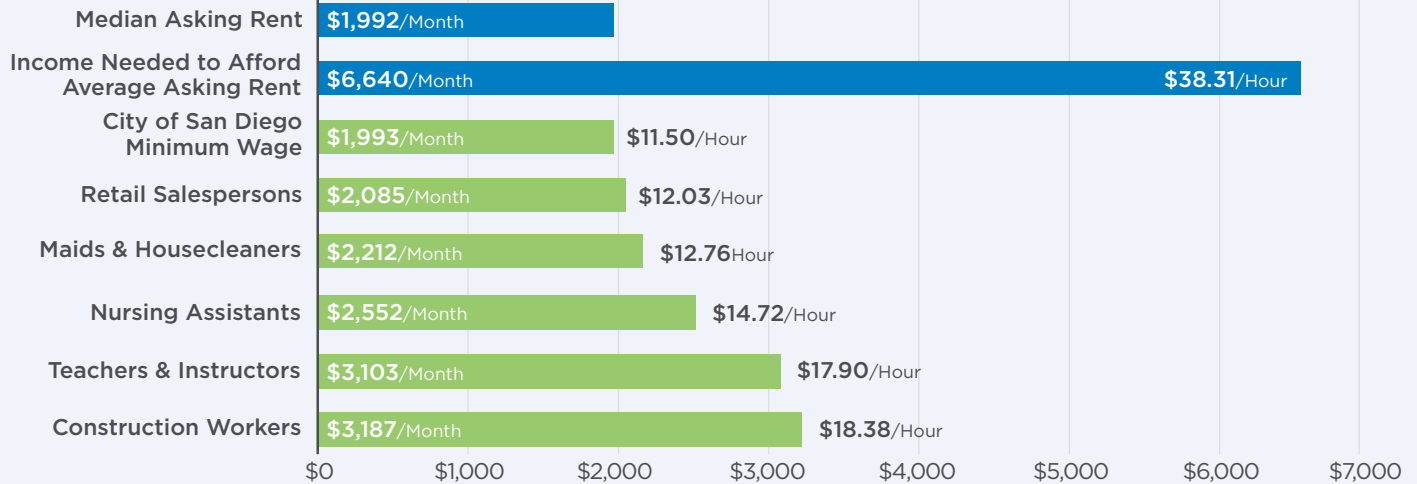
SAN DIEGO COUNTY'S LOW INCOME HOUSING TAX CREDIT PRODUCTION INCREASED 64% WHILE STATE PRODUCTION DECREASED 45% 2016-17

		State		
Type	2016	2017	Change %	
New Construction	9,285	7,407	-20%	
Acquisition & Rehab	15,032	5,928	-61%	
All	24,317	13,335	-45%	
		San Diego County		
Type	2016	2017	Change %	
New Construction	823	1,134	38%	
Acquisition & Rehab	792	1,522	92%	
All	1,615	2,656	64%	

Source: CHPC analysis of 2016 and 2017 CA Tax Credit Allocation Committee (TCAC) data.

Note the data does not include manager or market rate homes created through the LIHTC program.

RENTERS NEED TO EARN 3.3 TIMES MINIMUM WAGE TO AFFORD MEDIAN ASKING RENTS

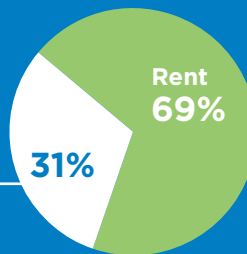


Source: Paul Waddell, Urban Analytics Lab, University of California, Berkeley, retrieved from analysis of online Craigslist listings in April 2018. CHPC analysis of Bureau of Labor Statistics Median Annual Wage Data for CA Occupations in 2017.

WHAT DO SAN DIEGO COUNTY'S RENTERS HAVE LEFT OVER AFTER PAYING RENT?

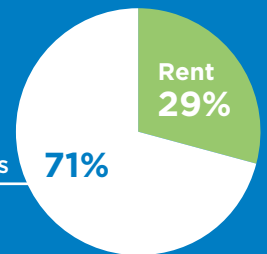
HOUSEHOLDS EARNING HALF OF MEDIAN INCOME OR LESS

Food, Transportation, Health Care, & Other Essentials



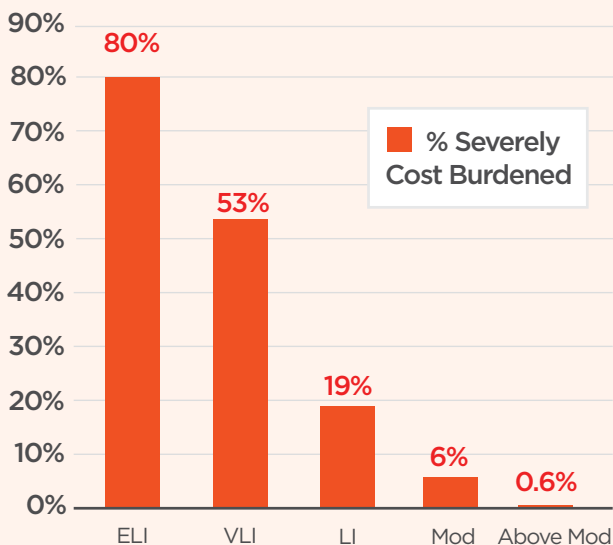
MEDIAN INCOME HOUSEHOLDS

Food, Transportation, Health Care, & Other Essentials



Source: NLIHC analysis of 2016 PUMS data.

PERCENTAGE OF SEVERELY COST BURDENED* HOUSEHOLDS BY INCOME GROUP



Source: NLIHC analysis of 2016 PUMS data.

*Severely cost-burdened households spend more than 50% of their income towards housing costs.

ABOUT CHPC

THE STATE CREATED THE CALIFORNIA HOUSING PARTNERSHIP NEARLY 30 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 NONPROFIT AND LOCAL GOVERNMENT HOUSING AGENCIES ACROSS THE STATE TO LEVERAGE MORE THAN \$14 BILLION IN PRIVATE AND PUBLIC FINANCING TO CREATE AND PRESERVE 70,000 AFFORDABLE HOMES.

STATEWIDE POLICY RECOMMENDATIONS

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:

- » Immediately invest \$1 billion of the state's budget surplus to finance the development of permanently affordable rental housing and another \$1 billion for supportive housing for the homeless.
- » Bring back redevelopment funding for affordable housing and related infrastructure at an initial amount of \$1 billion annually.
- » Aggressively campaign for the passage of the \$4 billion Veterans and Affordable Housing Bond of 2018.
- » Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67% to 55%.

LOCAL RECOMMENDATIONS FOR SAN DIEGO COUNTY

- » Place revenue measures on city and county ballots to allow voters to approve affordable housing bonds similar to those recently passed in other California jurisdictions that can provide a local revenue source to be matched with state and federal resources to finance the construction and preservation of affordable homes.
- » Prioritize the use of public lands for affordable housing and require affordable housing as a component of development on public lands located near transit.
- » Adopt and fully enact local programs to incentivize the development of affordable homes as a part of new development, similar to the City of San Diego's Affordable Homes Density Bonus Program.
- » Fully implement local policies to fund and develop affordable homes such as inclusionary ordinances and related in-lieu fees, commercial linkage fees, and SRO replacement ordinances.
- » Include affordable housing as a solution in local TOD (transit-oriented development) policies, including Climate Action Plans and SANDAG's Smart Growth Plan to make the San Diego region more competitive for State Cap-and-Trade funds.
- » Lower the cost to develop affordable homes through reforms that shorten entitlement processing times, create more certainty, and reduce unnecessary or duplicative regulatory barriers.
- » Identify local resources for services and capital that can be matched with state funds to create permanent supportive housing for individuals and families experiencing homelessness.

This report was produced by the California Housing Partnership.

Local policy recommendations provided by:
San Diego Housing Federation

For questions about San Diego County's housing need, contact:
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