

Affordable Housing Are We Meeting the Need?

**2018 Community Orientation Workshop
(COW)**

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Overview:

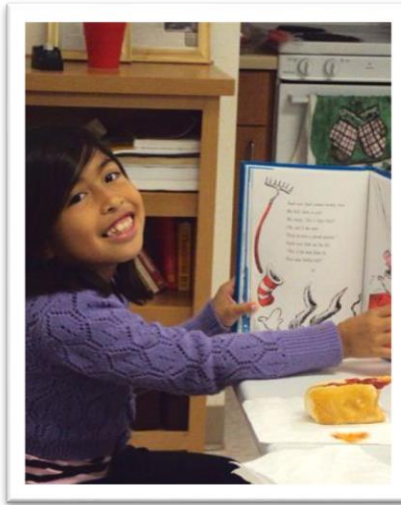
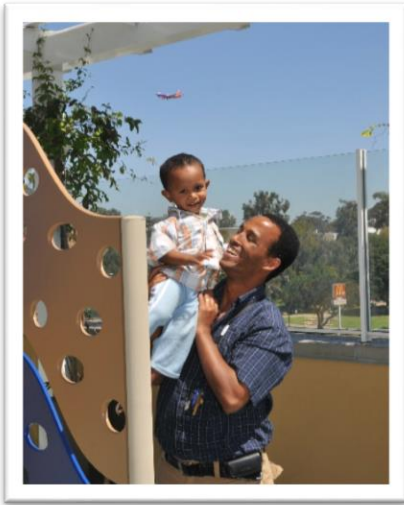
- Introduction
- Definitions
- Existing Conditions
- Responses

San Diego's Voice for Affordable Housing

SDHF promotes the creation and preservation of homes that are affordable to families living on modest budgets and those in need

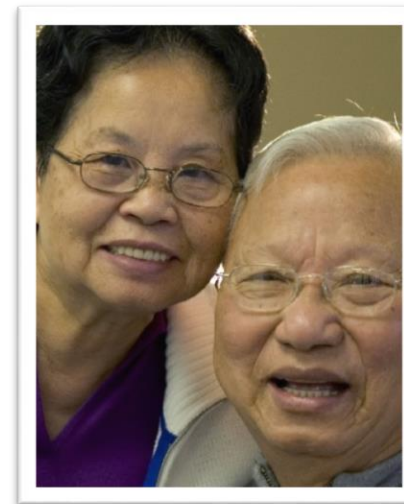
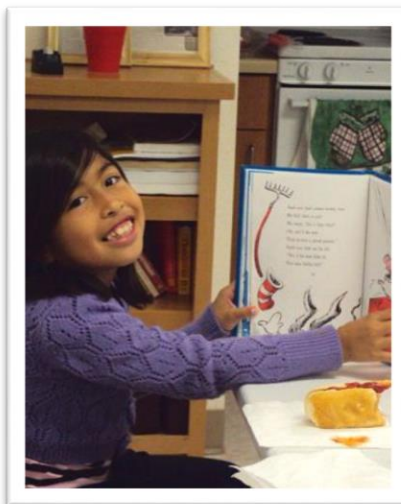
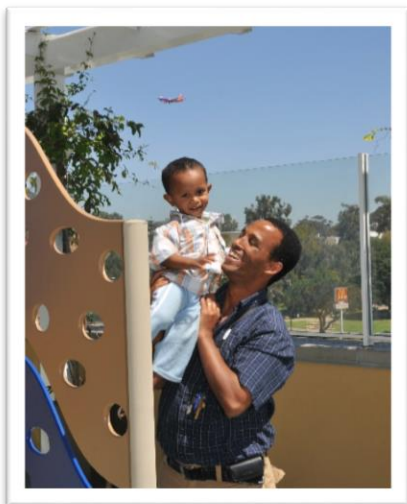
- Working families
- Seniors
- Veterans
- Foster youth
- Neighbors living with mental or physical disability

Our Vision



San Diego is a thriving and sustainable region
where all of us have access to a safe and stable
place we can afford to call home

Our Belief



A safe place to call home is the basis for all other successful outcomes in life – social, medical, educational, vocational.

To Start:

What does “affordable” mean?

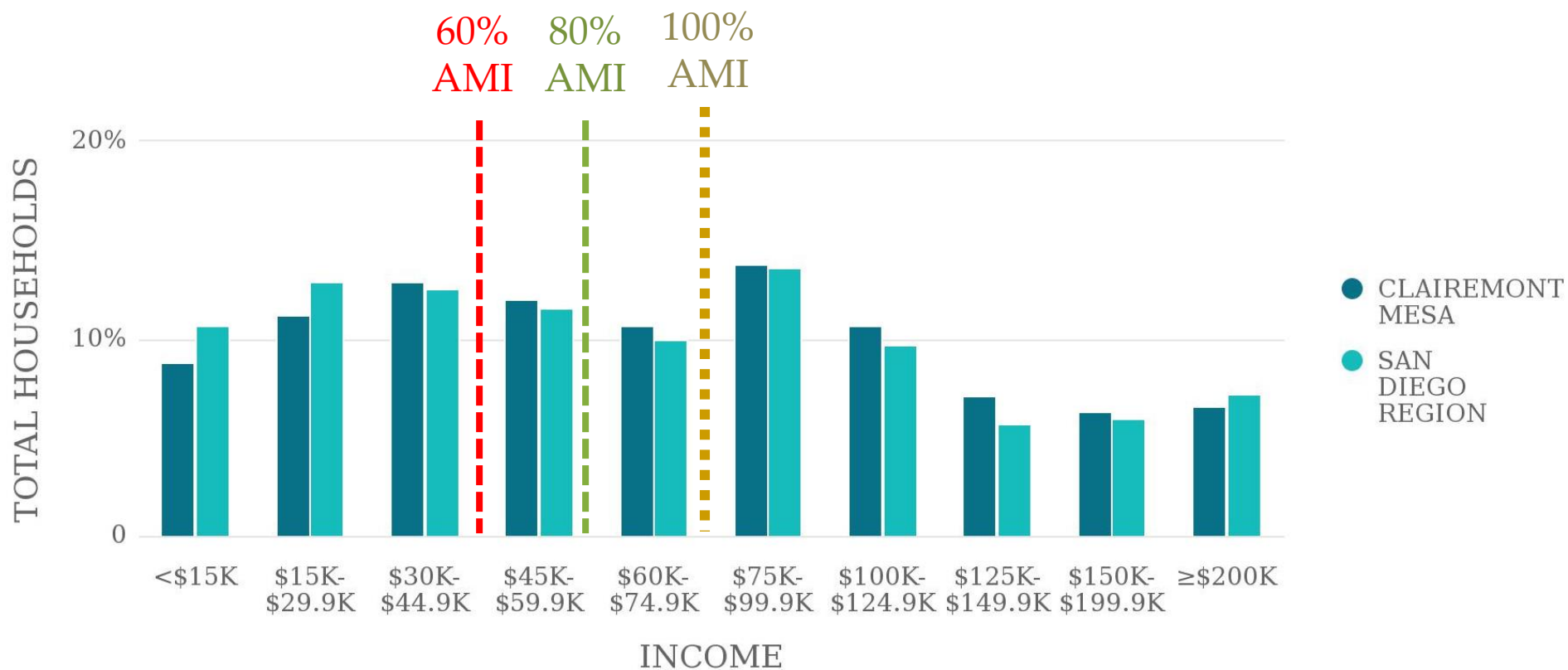
- Affordable
- Affordability Crisis
- Naturally affordable housing
- “Affordable Housing”

What does “affordable” mean?

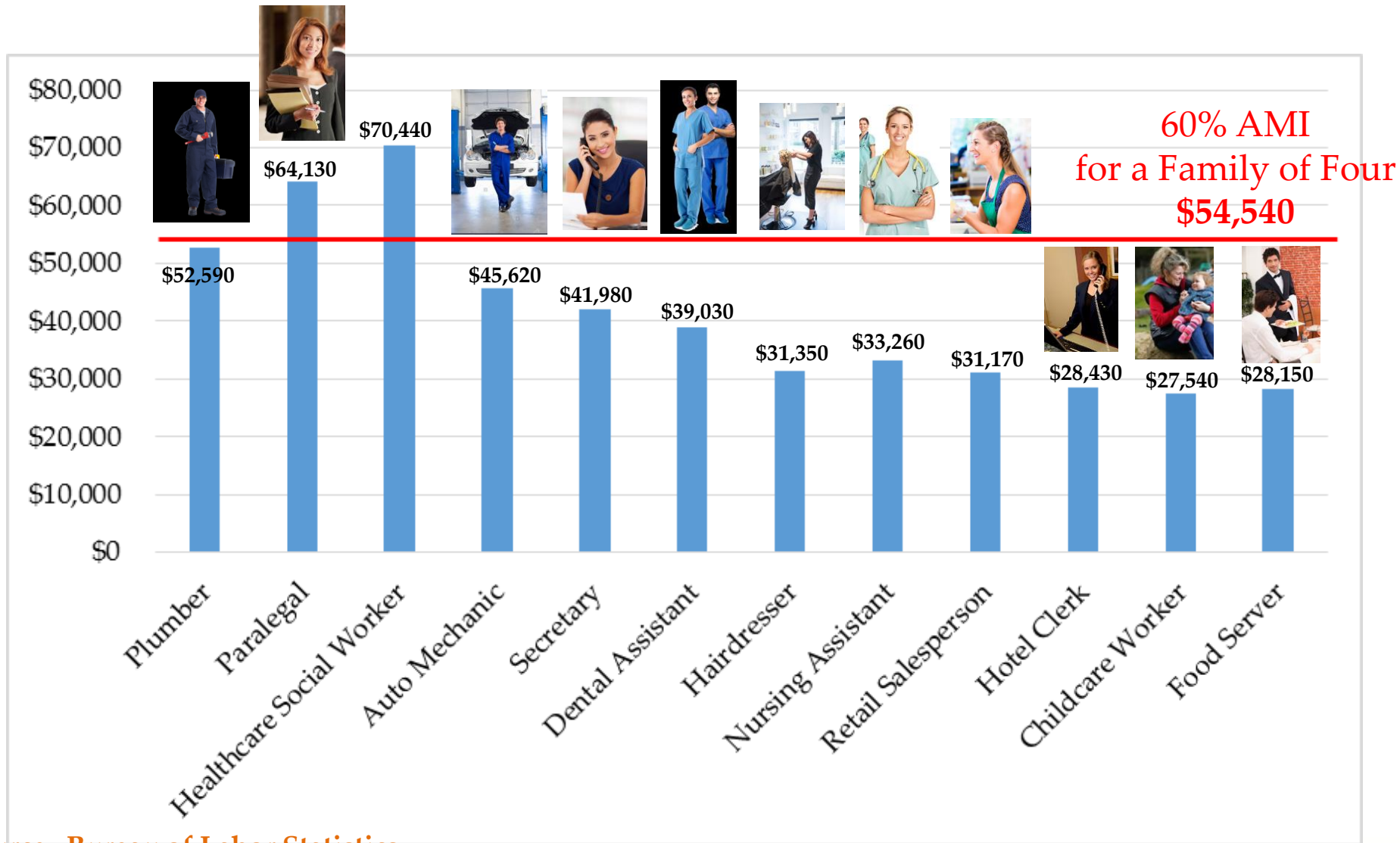
Housing is “*affordable*” when rent and utilities or the mortgage, taxes, and insurance represent no more than **30%** of a household’s total income.



Clairemont vs. Regional Household Income



Average Salaries by Job in San Diego



Source: Bureau of Labor Statistics

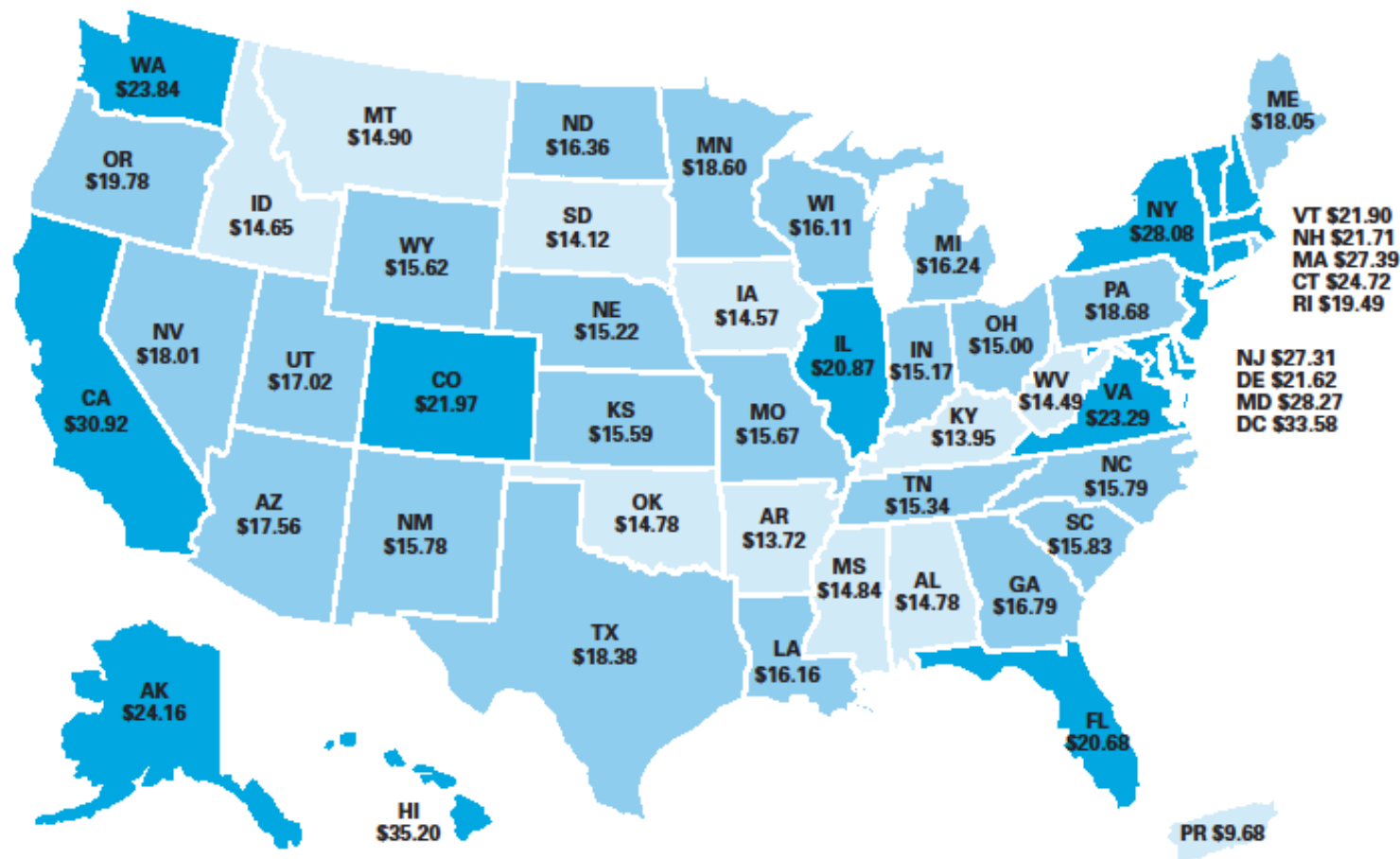
Monthly Rental Gap in Affordability



San Diego Worker	35% of Gross Income for Rent and Utilities (Affordable)	Average Monthly Rent and Utilities (2 Bedroom Apartment)	Monthly Affordability Gap
Social Worker	\$1,558	\$1,354	\$204
Dental Assistant	\$1,093	\$1,354	(\$261)
Hotel Clerk	\$723	\$1,354	(\$631)
Daycare Worker	\$698	\$1,354	(\$656)
Food Service Worker	\$684	\$1,354	(\$670)

2017 TWO-BEDROOM RENTAL HOME HOUSING WAGE

Represents the hourly wage that a householder must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a **TWO-BEDROOM RENTAL HOME**, without paying more than 30% of their income.



Two-Bedroom Housing Wage

Less than \$15.00 \$15.00 to less than \$20.00 \$20.00 or More

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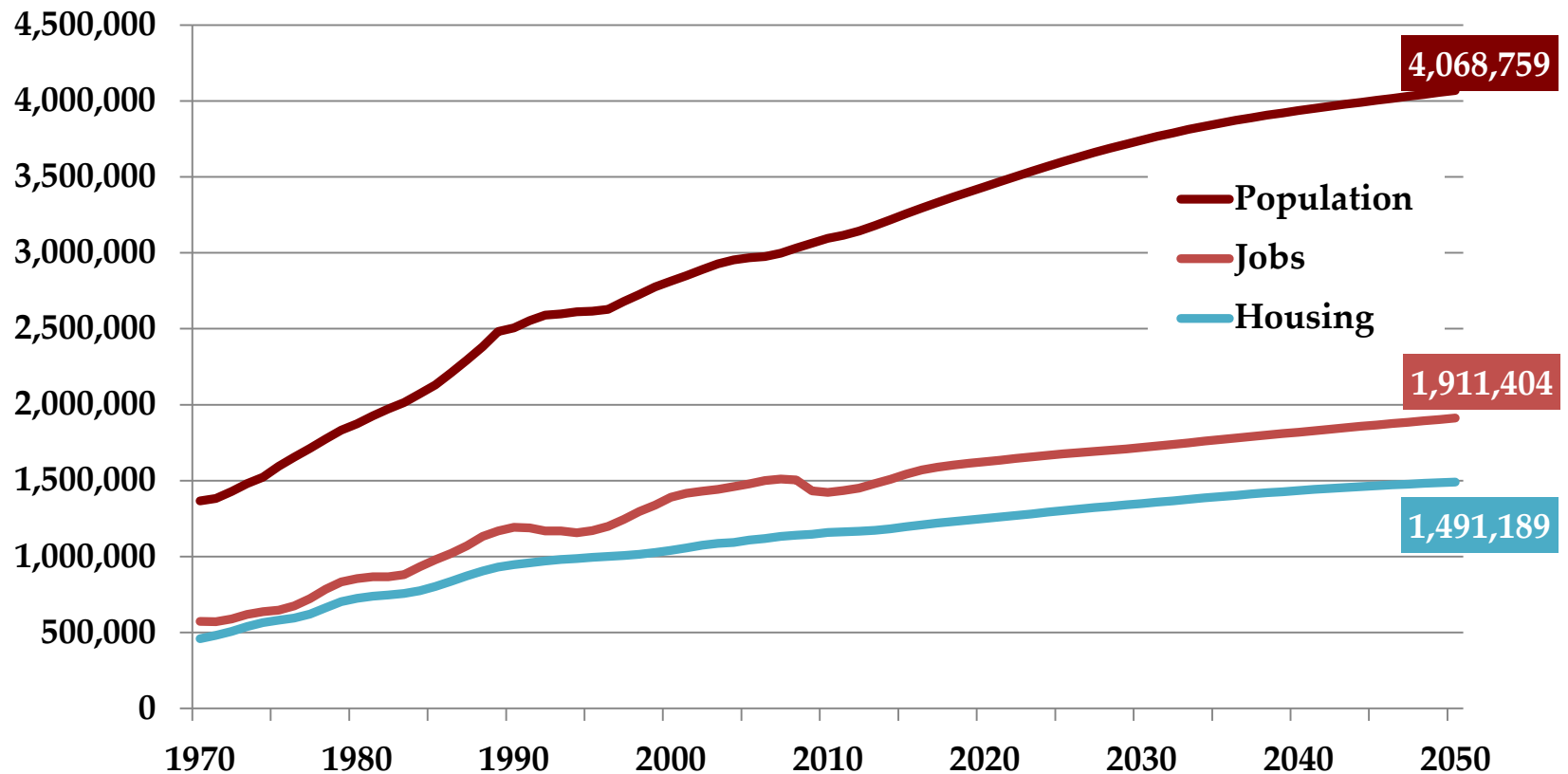
www.nlihc.org/oor



“Affordability Crisis”

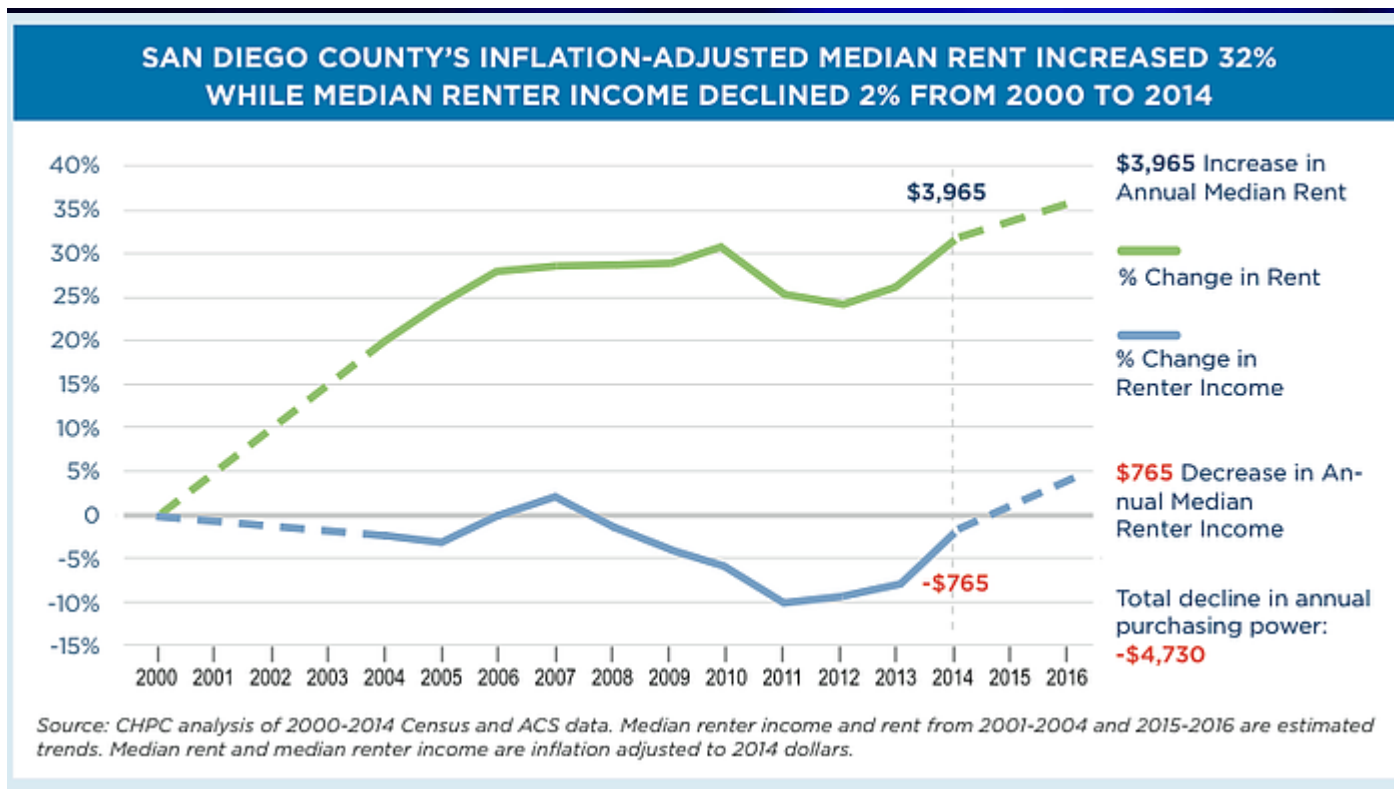
- Households are rent burdened
- Ownership is out of reach
- Wage earners are traveling > 1 hour for work
- Housing production is not meeting need

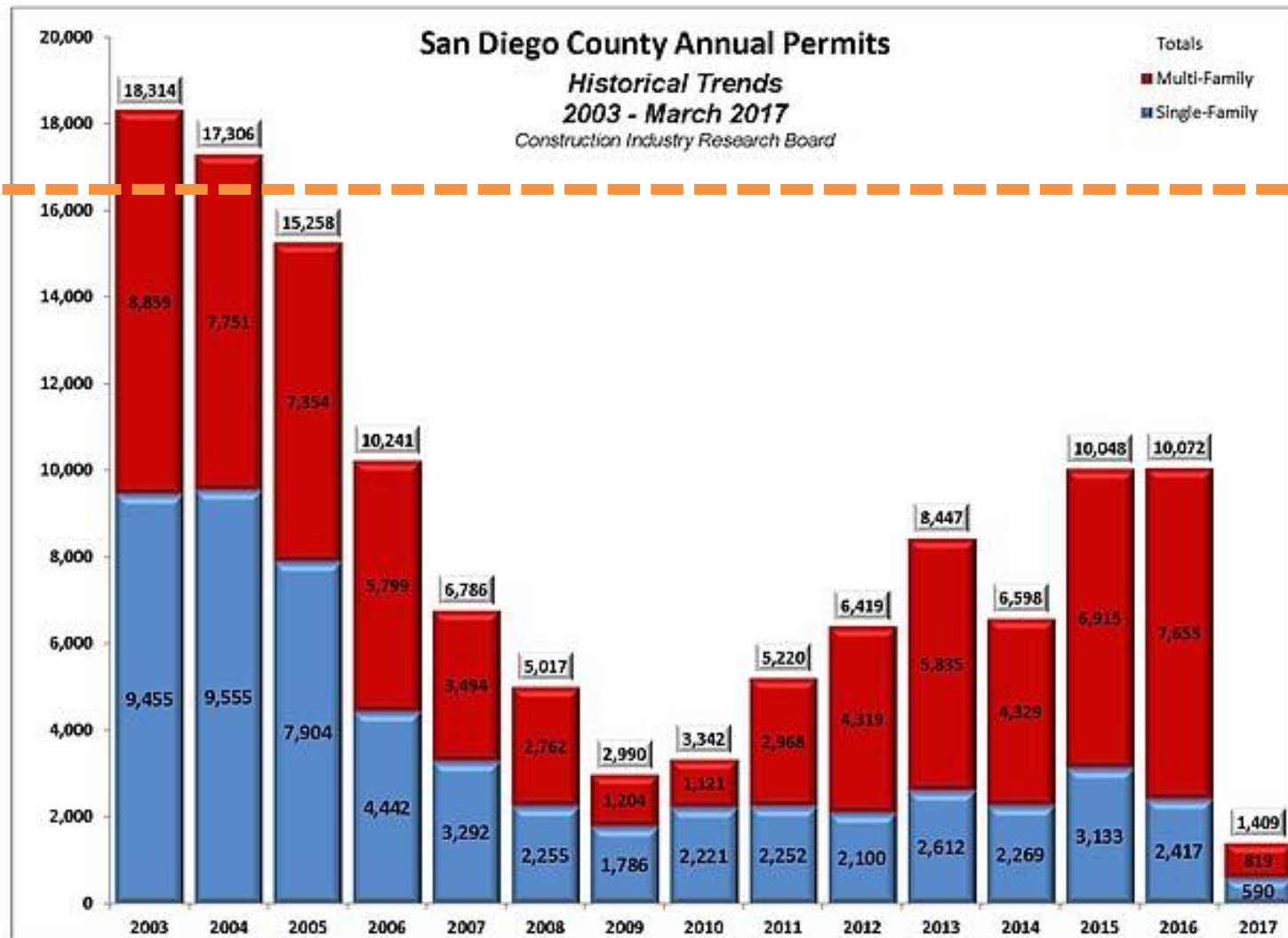
San Diego County Growth Projections



Source: SANDAG, Series 13 Regional Growth Forecast

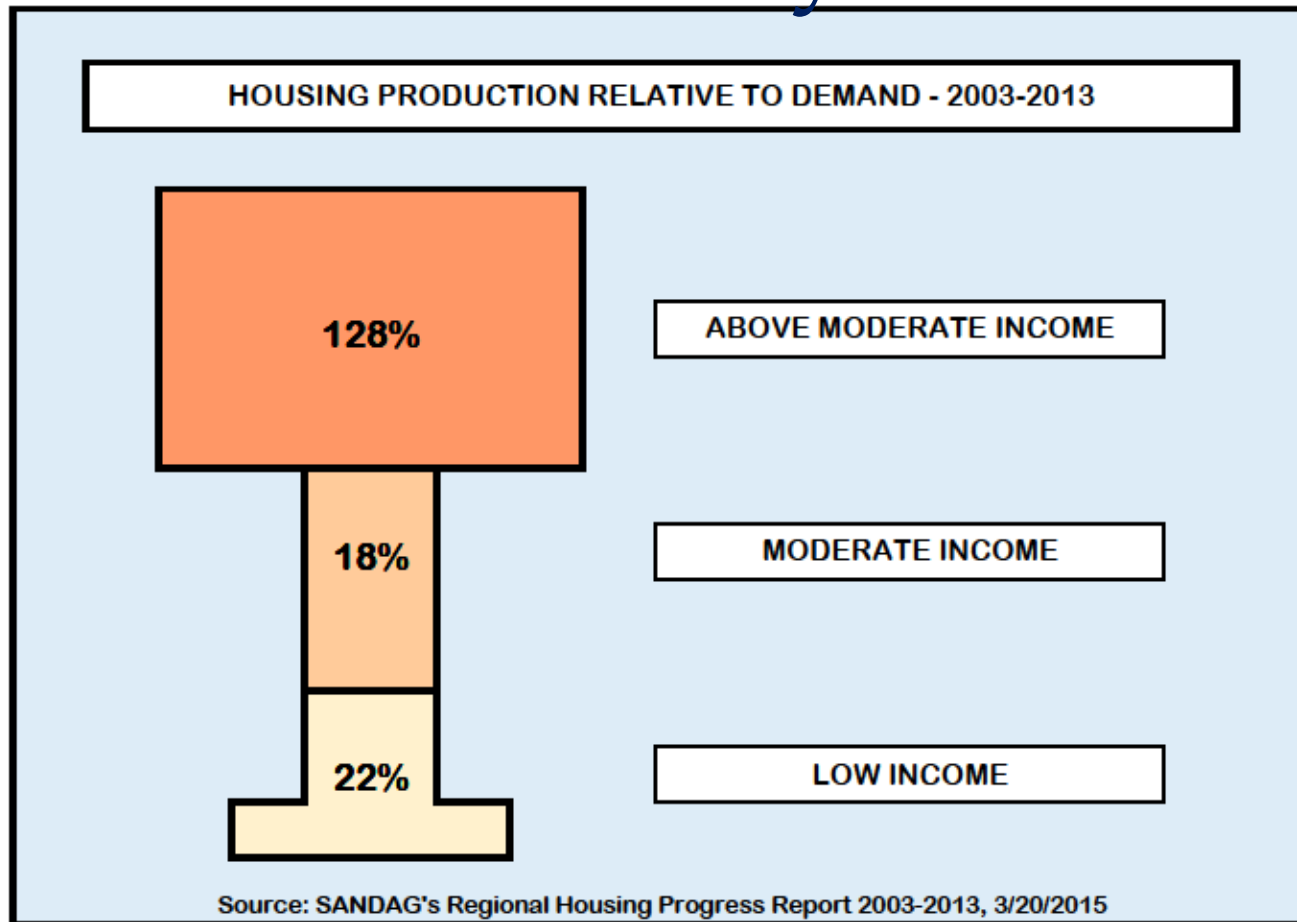
Affordability Crisis





Construction Industry Research Board

Affordability Crisis



“Naturally Affordable Housing”

New housing “filters down”

Typically:

- *Debt retired*
- *20+ years old*
- *Deferred Maintenance*
- *Lacking contemporary amenities*
- *Less desirable location*
- *Often absentee ownership*



“Naturally Affordable Housing”



“Naturally Affordable Housing”



“Naturally Affordable Housing”



SAN DIEGO
HOUSING
FEDERATION

“Naturally Affordable Housing”

New housing typically
“filters down” with time...

*But in a constrained market,
housing is BID UP.*



“Affordable Housing”

Newly constructed or newly rehabilitated

- Subsidized affordable housing
- Tax Credit financed, or Inclusionary
- Income eligibility verified
- Professionally managed
- Resident services provided
- Affordability Covenant for 15-to-55 years

Affordable Housing – 1970's



Affordable Housing 1970's



Affordable Housing Today



Affordable Housing Today



Affordable Housing Today



Affordable Housing Today



Affordable Housing Today



SAN DIEGO
HOUSING
FEDERATION

Affordable Housing Today



Challenges

- Demand increasing faster than supply
- Lack of funding
- Public opposition/concern



What can we do?

- Support (& adopt policies) for good infill and transit-oriented development.
- Increase public awareness of the public benefits of affordable housing.
- Support resources to build more affordable housing.

Thank You!

San Diego Housing Federation

www.housingsandiego.org

