

Locked Out:
California's Affordable Housing Crisis



HOUSING FACTS: THE BAY AREA

- ✓ The homeownership rate in the San Francisco metropolitan area (which includes San Francisco, Marin, and San Mateo Counties) was only 51.3 percent in 1999, compared to 66.8 percent for the nation as a whole. Other Bay Area county ownership rates were only slightly higher; only 57.8 percent of Santa Clara residents and 61.1 percent of Alameda-Contra Costa metropolitan area residents owned their own home in 1999.
- ✓ A large portion of Bay Area residents pay more than 30 percent of their income toward rent: 42 percent of San Francisco metropolitan area residents, 41 percent of Santa Clara residents, and 43 percent of Alameda-Contra Costa residents (1998). Approximately one fifth of Bay Area residents pay more than half of their incomes toward rent: 21 percent of San Francisco residents, 20 percent of Santa Clara residents, and 22 percent of Alameda-Contra Costa metropolitan area residents.
- ✓ Low income renters (those with household incomes under \$15,000 per year) outnumber low cost rental units (those renting for less than \$400 per month) by a ratio of 1.9-to-1 in San Francisco, 2.3-to-1 in San Jose, and 2.3-to-1 in the Oakland metropolitan area (1998).
- ✓ Nearly half of Bay Area renters are unable to afford a two bedroom apartment, based on 1999 Fair Market Rents (FMR's): 49 percent in the San Francisco metropolitan area and 45 percent in the Alameda/Contra Costa metropolitan area. San Francisco's real market rent exceeds the FMR for a two bedroom apartment by \$876. This difference comes to \$195 in Alameda, \$92 in Contra Costa, and \$227 in San Mateo.
- ✓ San Francisco added 15.8 jobs for each new unit of housing from 1994 to 1998, more than ten times the 1.5-to-1 ratio recommended by housing policy experts. San Mateo County added 10.8 jobs, Santa Clara added 8.6 jobs, Alameda added 5.4 jobs, and Contra Costa added 2.2 jobs, for each new housing unit in the same period.
- ✓ Less than a third (27 percent) of Bay Area households in 1999 could afford to buy the median priced home in their area, compared to 55 percent nationally.

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- ✓ More than 41,000 affordable units in the Bay Area are at risk of conversion to market rents over the next decade. The bulk of these are in San Francisco (9,759), Santa Clara (9,074) and Alameda (9,151) Counties.

- ✓ An estimated 96,700 individuals were homeless in the nine-county Bay Area region in 1996-97; 40 percent of the Bay Area's homeless are families. San Francisco and Alameda Counties saw the highest rates of homelessness, with 31,400 and 34,300 homeless individuals, respectively.

- ✓ An estimated nine percent (226,300 units) of the nine-county Bay Area region's housing is substandard (1997). The percentage of substandard housing ranges from five percent in Marin (4,700 units) and San Mateo (12,800 units) to 17 percent (56,000 units) in San Francisco.