

*Locked Out:
California's Affordable Housing Crisis*



HOUSING FACTS: SACRAMENTO

- ✓ Sacramento's homeownership rate was only 59.2 percent in 1999, compared to 66.8 percent for the nation as a whole.
- ✓ Nearly half (47 percent) of Sacramento metropolitan area residents pay more than 30 percent of their income toward rent (1996). One fifth (21 percent) of Sacramento metropolitan residents pay more than half of their incomes toward rent (1996).
- ✓ 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 2.1-to-1 in Sacramento (1996).
- ✓ A large portion (43 percent) of Sacramento renters are unable to afford the 1999 Fair Market Rent (FMR) of \$631 for a two bedroom apartment. Sacramento's FMR is two dollars higher than real market rent.
- ✓ Sacramento added 3.2 jobs for each new unit of housing from 1994 to 1998, more than twice the 1.5-to-1 ratio recommended by housing policy experts.
- ✓ More than half (58 percent) of Sacramento households in 1999 could afford to buy the median priced home in their area, compared to 55 percent nationally.
- ✓ More than 13,000 affordable units in the six-county Sacramento region are at risk of conversion to market rents over the next decade. The bulk of these (8,469 units) are in Sacramento County.
- ✓ An estimated 16,800 individuals were homeless in Sacramento County in 1996-97; 31 percent of Sacramento's homeless were families. An additional 300 individuals (80 percent families) in Placer County, and 1,100 (57 percent families) in Yolo County, were homeless during the same period.

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- ✓ An estimated 12 percent (74,600 units) of the six county Sacramento area's housing is substandard (1997). While the bulk of this substandard housing (40,100 units) is located in Sacramento County, Yolo, El Dorado, Sutter, and Yuba all have higher rates of substandard housing (substandard units as a percentage of total housing units).