

***Locked Out:  
California's Affordable Housing Crisis***

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## HOUSING FACTS: SAN DIEGO

- ✓ San Diego's homeownership rate in 1999 was only 56.0 percent, compared to 66.8 percent for the nation as a whole.
- ✓ More than half (55 percent) of renters in the San Diego metropolitan area pay more than 30 percent of their incomes toward rent. More than a quarter (26 percent) pay more than half of their incomes toward rent (1994).
- ✓ 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) in the San Diego metropolitan area by a ratio of 2.2-to-1 (1994).
- ✓ A large portion (45 percent) of San Diego renters are unable to afford the 1999 Fair Market Rent (FMR) of \$729 for a two bedroom apartment. This FMR is a full \$90 below San Diego real market rent.
- ✓ San Diego County added 5.4 jobs for each new unit of housing from 1994 to 1998, more than three times the 1.5-to-1 ratio recommended by housing policy experts.
- ✓ Only 33 percent of San Diego 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 San Diego County are at risk of conversion to market rents over the next decade.
- ✓ An estimated 21,500 individuals were homeless in San Diego in 1996-97; 14 percent of San Diego's homeless were families.
- ✓ An estimated six percent (62,700 units) of San Diego's housing is substandard (1997).