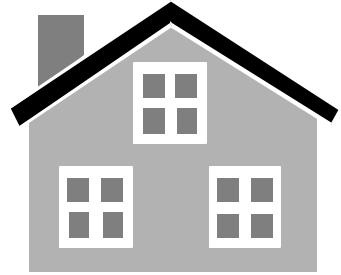


***Locked Out 2002:  
California's Affordable Housing Crisis Continues***

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## **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 49 percent in 2001, compared to 68 percent for the nation as a whole. Other Bay Area ownership rates were higher, but still below the national rate: 63 percent of Santa Clara residents and 59 percent of Alameda-Contra Costa metropolitan area residents owned their own home in 2001.
- ▶ In the San Francisco metropolitan area, a worker earning minimum wage (\$6.75 per hour) would have to work 221 hours per week in order to afford the 2003 Fair Market Rent (FMR) of \$1,940 for a two-bedroom apartment. In Santa Clara a minimum wage worker would have to work 201 hours per week to afford the two-bedroom FMR of \$1,760, and in Alameda and Contra Costa Counties, a minimum wage worker would have to work 157 hours per week to afford the two-bedroom FMR of \$1,374. This makes it difficult for single-earner families to afford adequate shelter.
- ▶ San Mateo County added 13.3 jobs for each new unit of housing from 1994 to 2001, nearly nine times the 1.5-to-1 ratio recommended by housing policy experts. In the same period, Santa Clara County added 7.6 jobs, San Francisco added 4.8 jobs, Alameda County added 4.2 jobs, and Contra Costa County added 2.1 jobs for each new housing unit.
- ▶ The nine county Bay Area has lost more than 6,000 affordable housing units over the past seven years as landlords convert units from Section 8 to market rents. The majority of these have been in Santa Clara County (2,696), Alameda County (955), Contra Costa County (815), San Francisco County (680), Solano County (411), and San Mateo County (403).



- ▶ In the Bay Area, a household needed an annual income of at least \$136,519 in order to purchase the median-priced home in the second quarter of 2002, with a 5 percent down payment. In comparison, the 2001 median income in the Alameda-Contra Costa metropolitan area was \$74,500.
- ▶ In 2001, approximately one out of five (21 percent) Bay Area households could afford to buy the median-priced home in their area, compared to 57 percent nationally.
- ▶ In the city of San Jose, 40 percent of those living in transitional or emergency shelters in 2000 were under 18 years of age. Over a quarter (27 percent) of those living in transitional or emergency shelters in the city of Oakland, and 9 percent in San Francisco, in 2000 were under 18 years of age.
- ▶ The share of workers commuting 90 minutes or more to work in San Francisco increased by 83 percent between 1990 and 2000.