

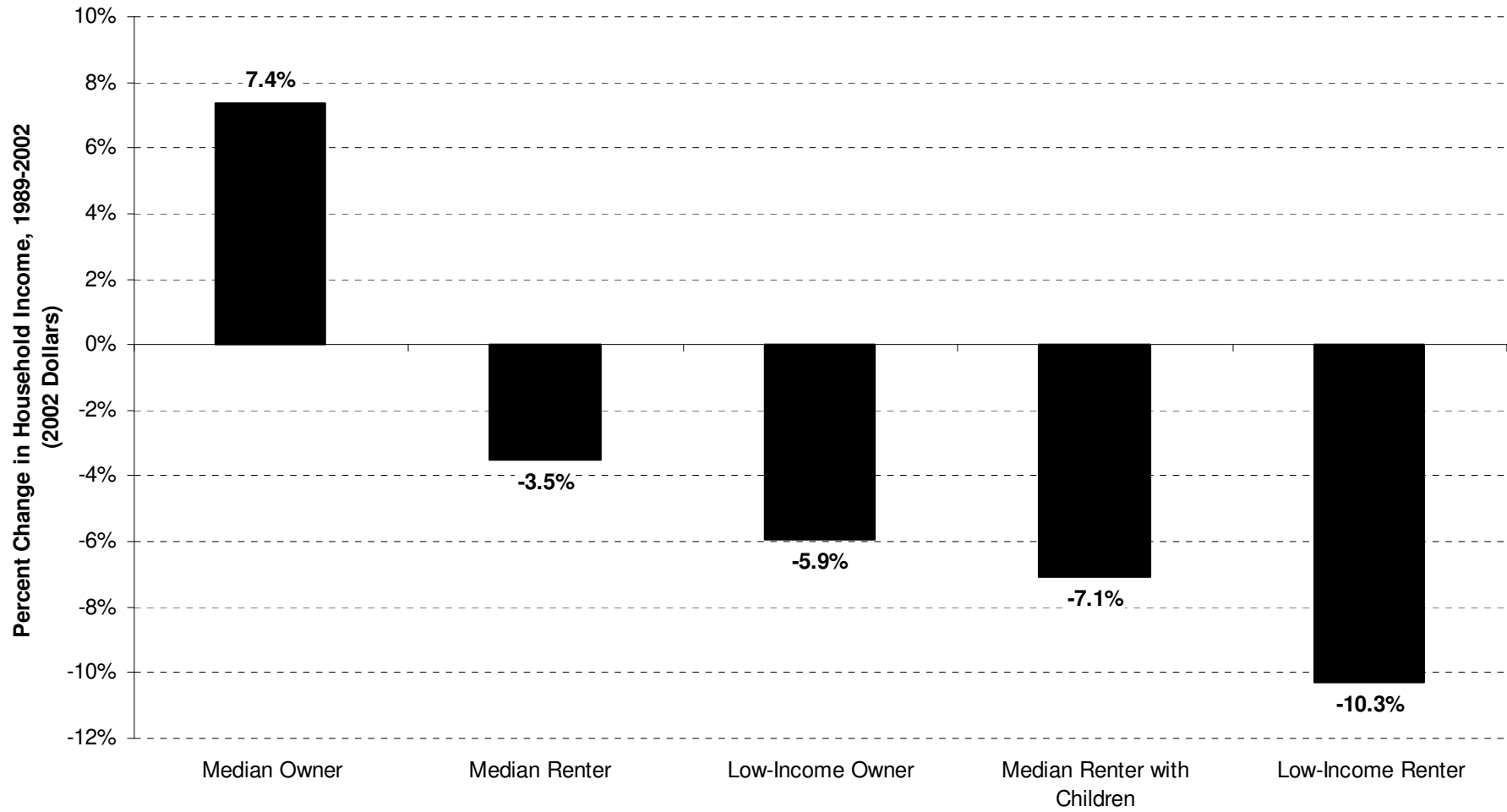


Locked Out 2004: California's Affordable Housing Crisis

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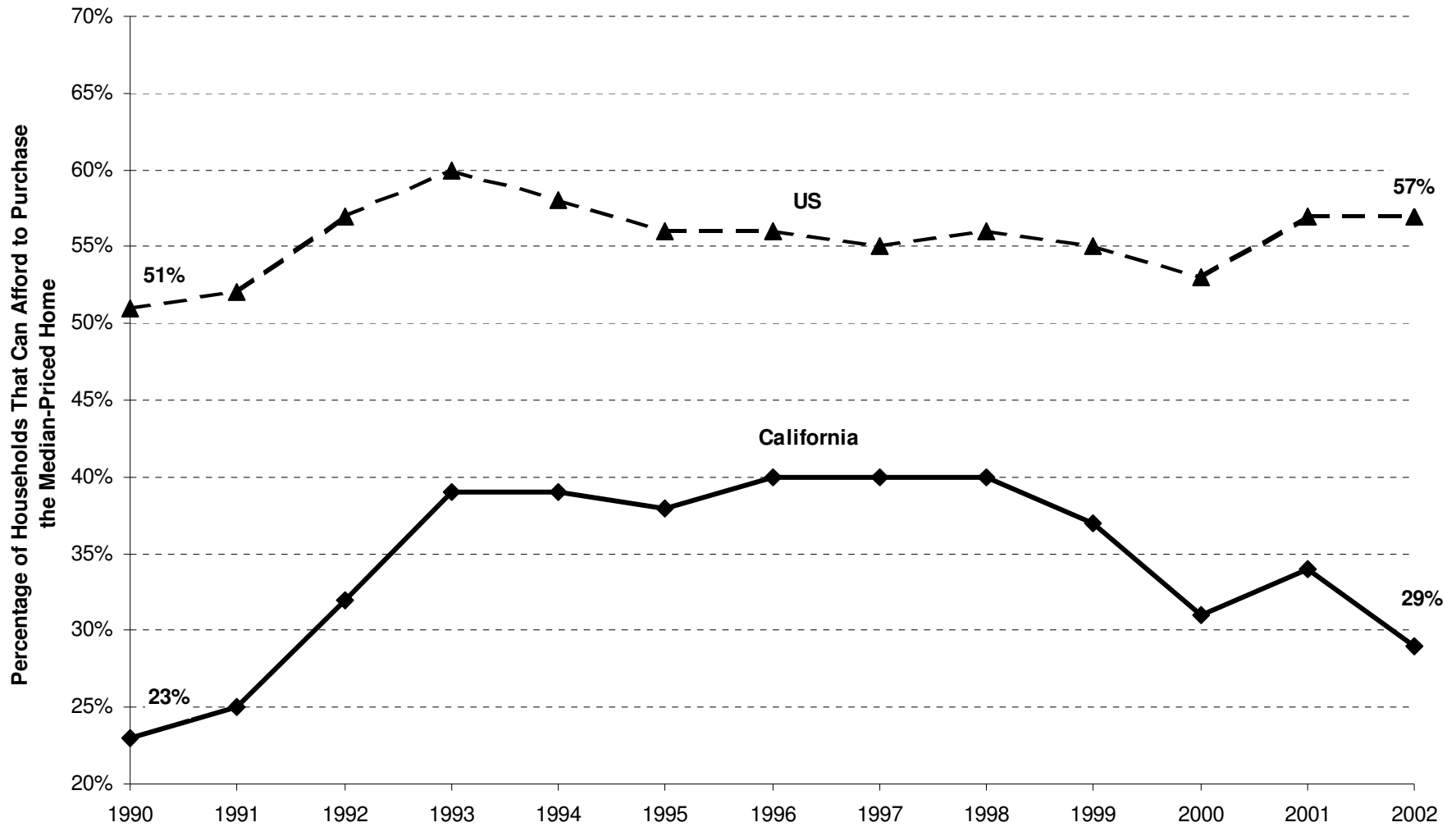
Renters' Incomes Fail to Keep Pace with Inflation



Note: "Low-Income" is defined as the 20th percentile.

Source: CBP analysis of Current Population Survey data

California's Housing Affordability Is Significantly Below That of the Nation



Source: California Association of Realtors

Housing Affordability, Orange County (2002)

	<u>Renters</u>		<u>Homeowners</u>	
	Percentage of Households	Number of Households	Percentage of Households	Number of Households
Total Households Paying More Than 30% of Their Income for Housing	47.5%	158,720	32.0%	190,410
Total Households Paying More Than 50% of Their Income for Housing	21.8%	72,875	12.4%	73,452
Households Below \$20,000 Paying More Than 30% of Their Income for Housing	88.6%	52,422	79.6%	37,169
Households Below \$20,000 Paying More Than 50% of Their Income for Housing	73.2%	43,318	59.3%	27,694
Households Between \$20,000 and \$40,000 Paying More Than 30% of Their Income for Housing	26.5%	17,541	49.6%	44,677

Source: CBP analysis of American Housing Survey data

Housing Affordability, Inland Empire (2002)

	<u>Renters</u>		<u>Homeowners</u>	
	Percentage of Households	Number of Households	Percentage of Households	Number of Households
Total Households Paying More Than 30% of Their Income for Housing	42.6%	129,727	29.8%	228,124
Total Households Paying More Than 50% of Their Income for Housing	18.5%	56,386	11.8%	90,461
Households Below \$20,000 Paying More Than 30% of Their Income for Housing	80.4%	77,129	66.6%	61,607
Households Below \$20,000 Paying More Than 50% of Their Income for Housing	48.3%	46,356	42.8%	39,583
Households Between \$20,000 and \$40,000 Paying More Than 30% of Their Income for Housing	41.7%	44,339	47.5%	86,599

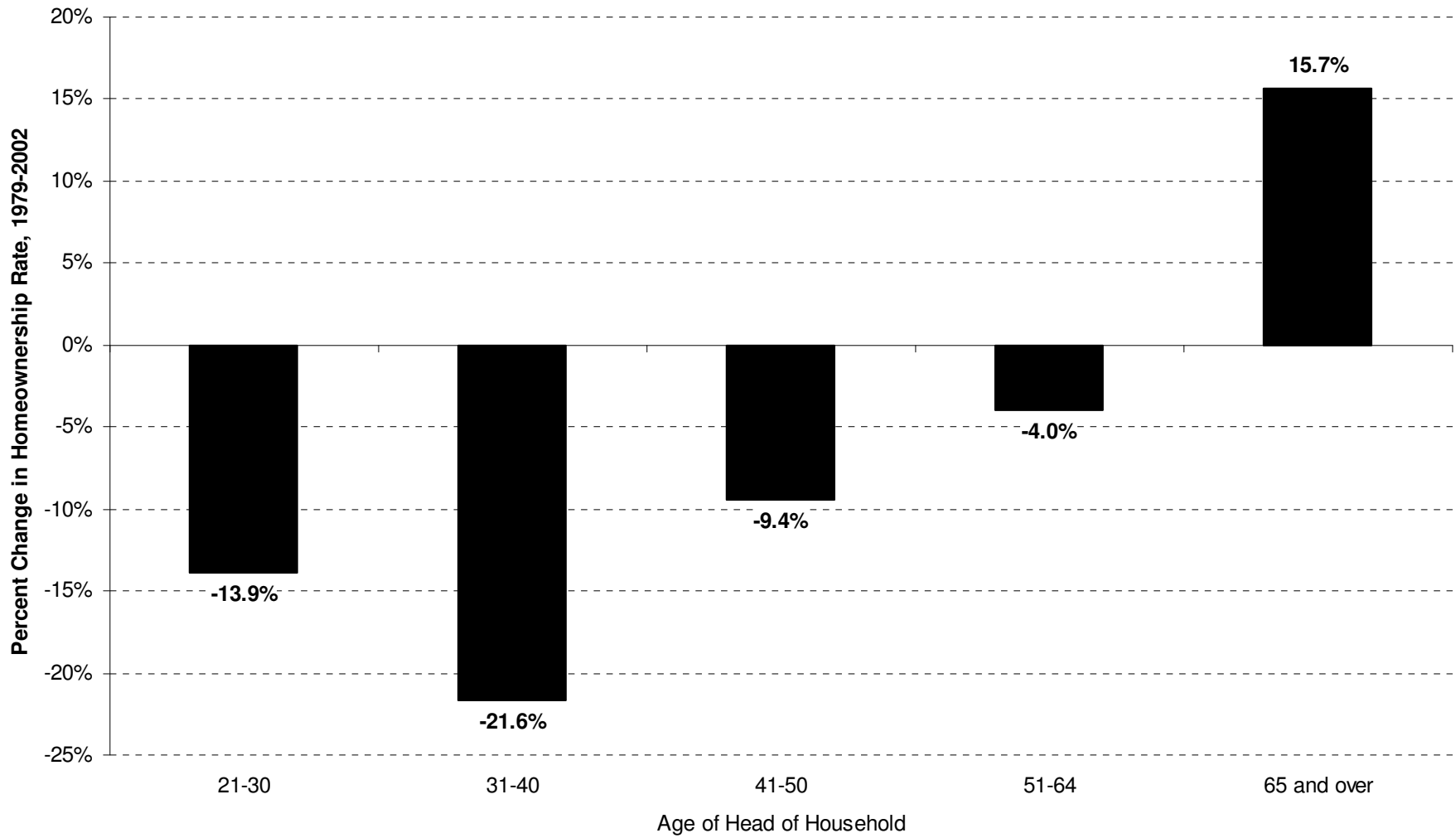
Source: CBP analysis of American Housing Survey data

Housing Affordability, San Diego County (2002)

	<u>Renters</u>		<u>Homeowners</u>	
	Percentage of Households	Number of Households	Percentage of Households	Number of Households
Total Households Paying More Than 30% of Their Income for Housing	44.5%	178,998	30.3%	178,069
Total Households Paying More Than 50% of Their Income for Housing	20.5%	82,338	11.5%	67,941
Households Below \$20,000 Paying More Than 30% of Their Income for Housing	82.7%	71,743	69.3%	40,542
Households Below \$20,000 Paying More Than 50% of Their Income for Housing	60.8%	52,728	51.1%	29,907
Households Between \$20,000 and \$40,000 Paying More Than 30% of Their Income for Housing	59.8%	74,399	44.5%	46,726

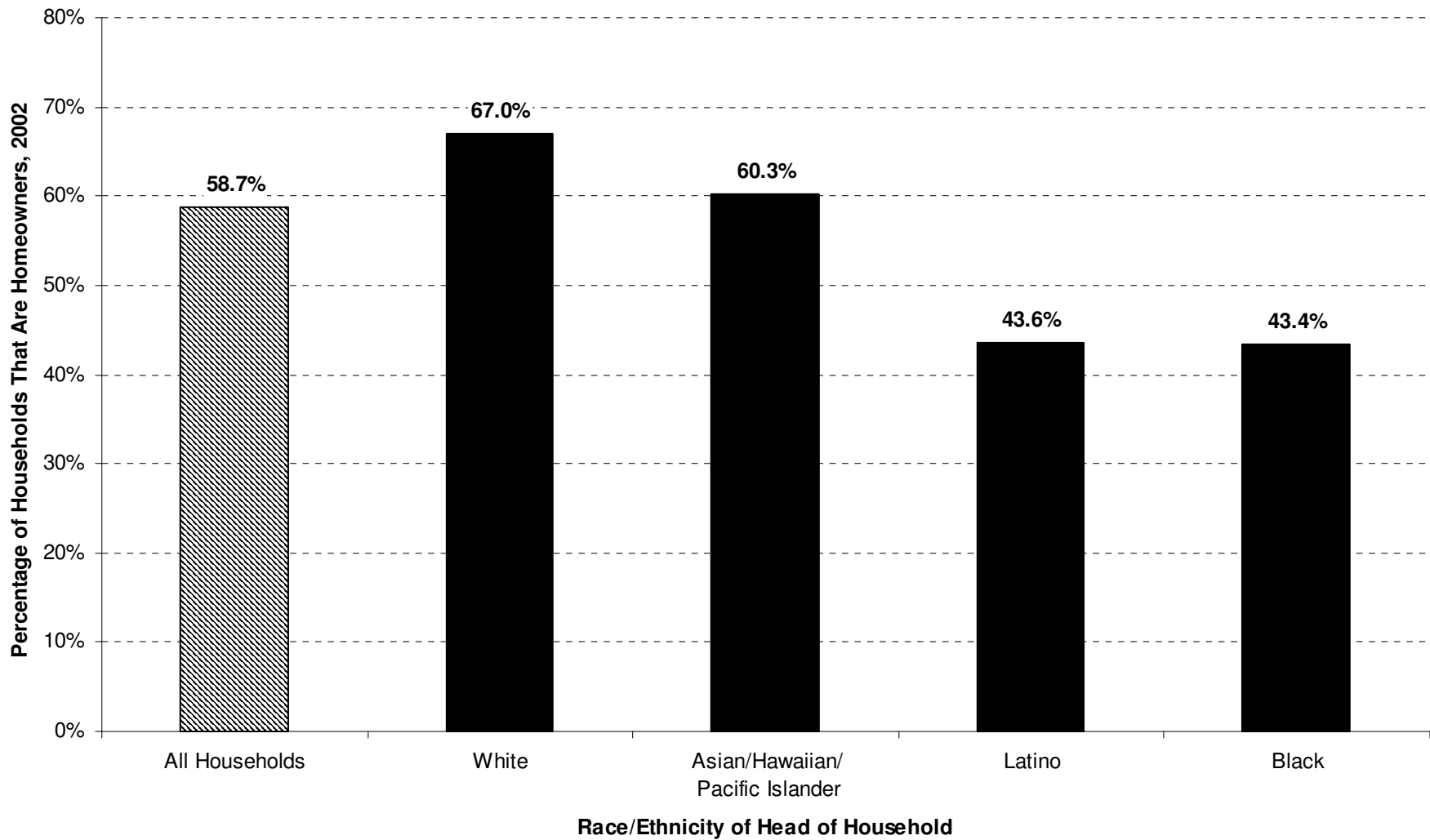
Source: CBP analysis of American Housing Survey data

Homeownership Rates Down Among All But Seniors



Source: CBP analysis of Current Population Survey data

Homeownership Rates Differ Significantly by Race and Ethnicity



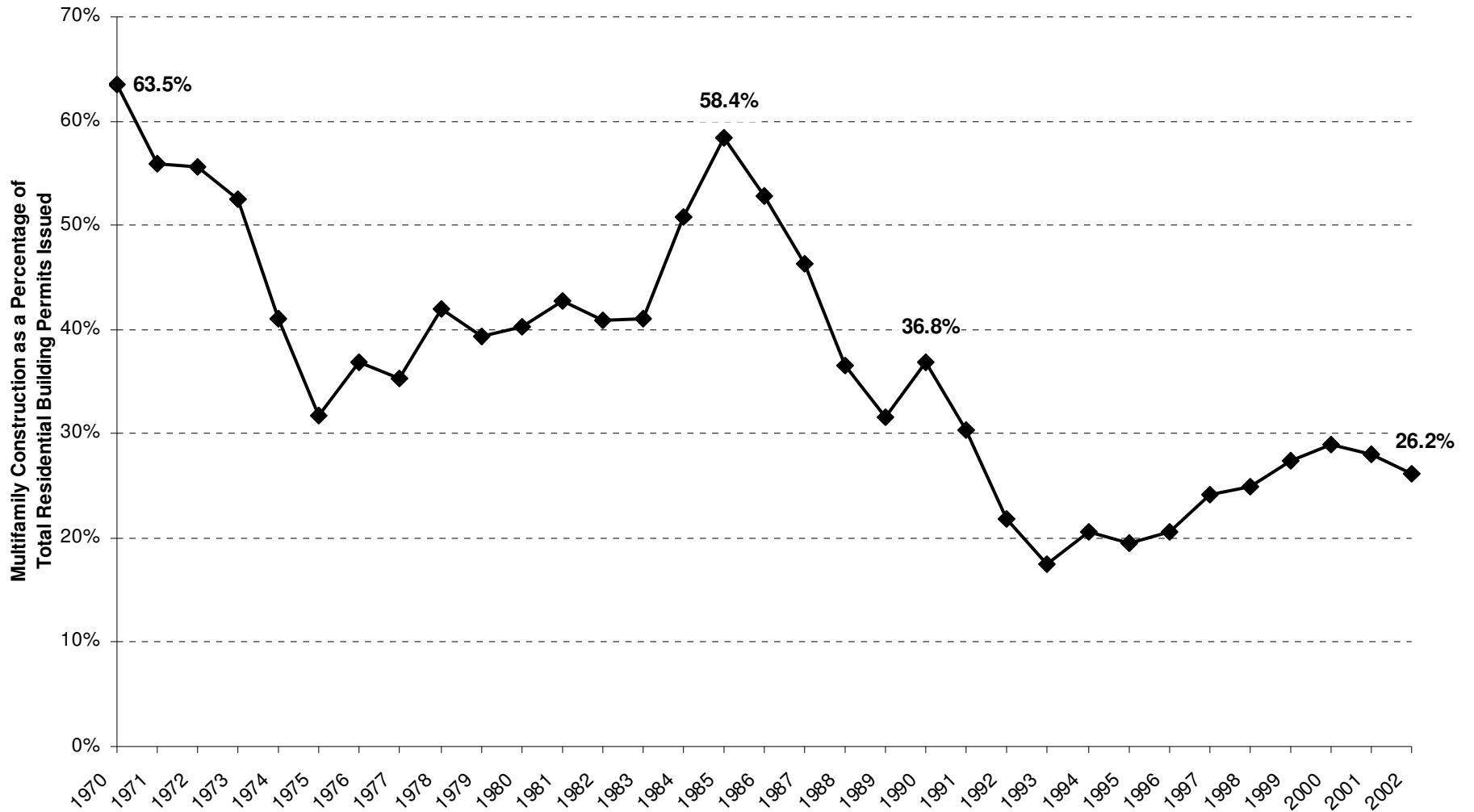
Source: CBP analysis of Current Population Survey data

Housing Construction Still Has Not Reached Historic Levels



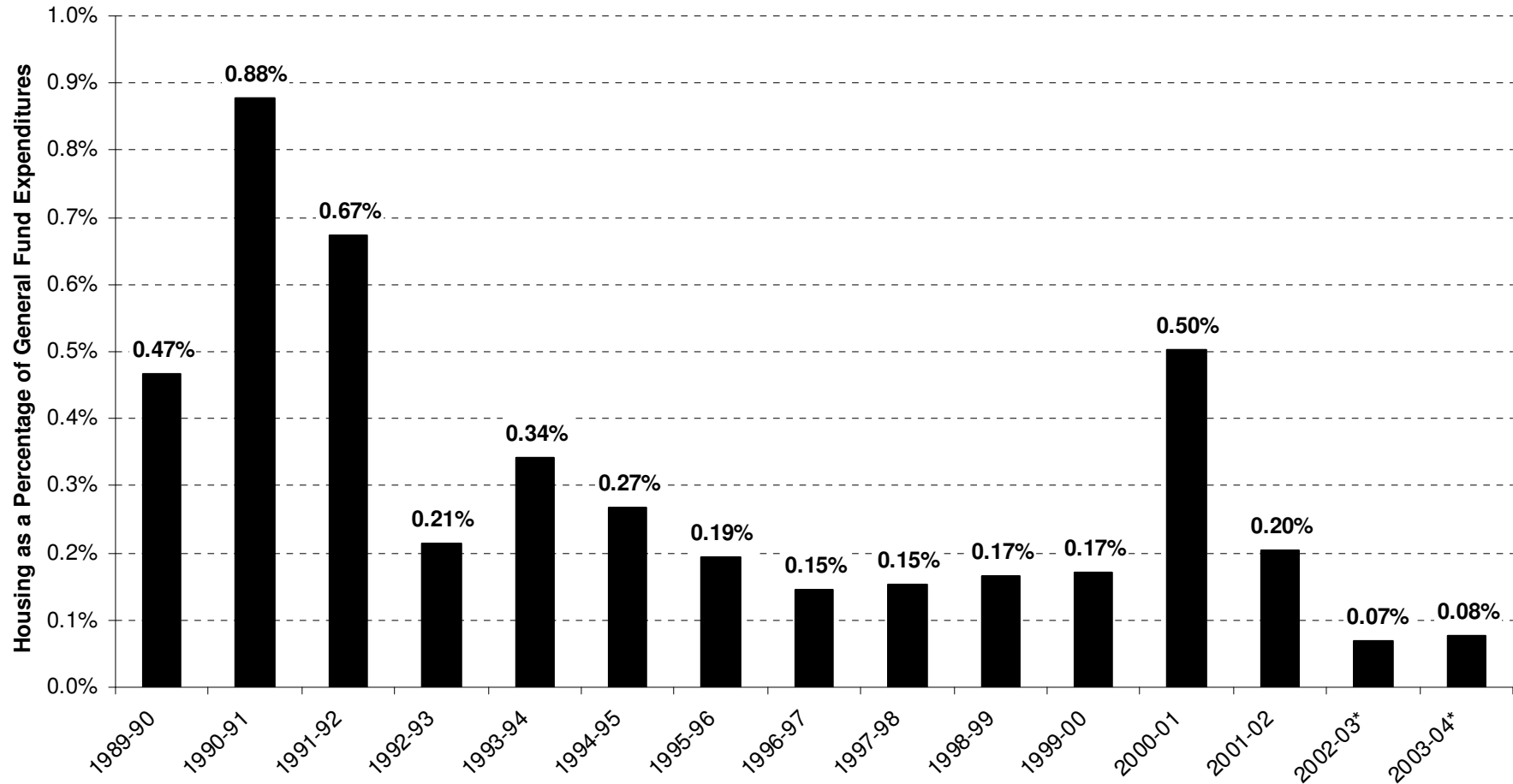
Source: Construction Industry Research Board

Multifamily Housing Fell to About One-Quarter of New Housing Construction in 2002



Source: Construction Industry Research Board

Housing Accounts for a Small Fraction of State General Fund Spending



*2002-03 estimated, 2003-04 budgeted.

Source: CBP analysis of Department of Finance, Franchise Tax Board, and Department of Housing and Community Development data