



SAN DIEGO
HOUSING
FEDERATION

The Affordable Housing Crisis in San Diego:

How Do We Meet the Need?

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January 25, 2017**

San Diego's Voice for Affordable Housing

SDHF promotes the creation and preservation of homes that are affordable to families living on modest budgets and those in need

- Working families
- Seniors
- Veterans
- Foster youth
- Neighbors living with mental or physical disability

Our Vision



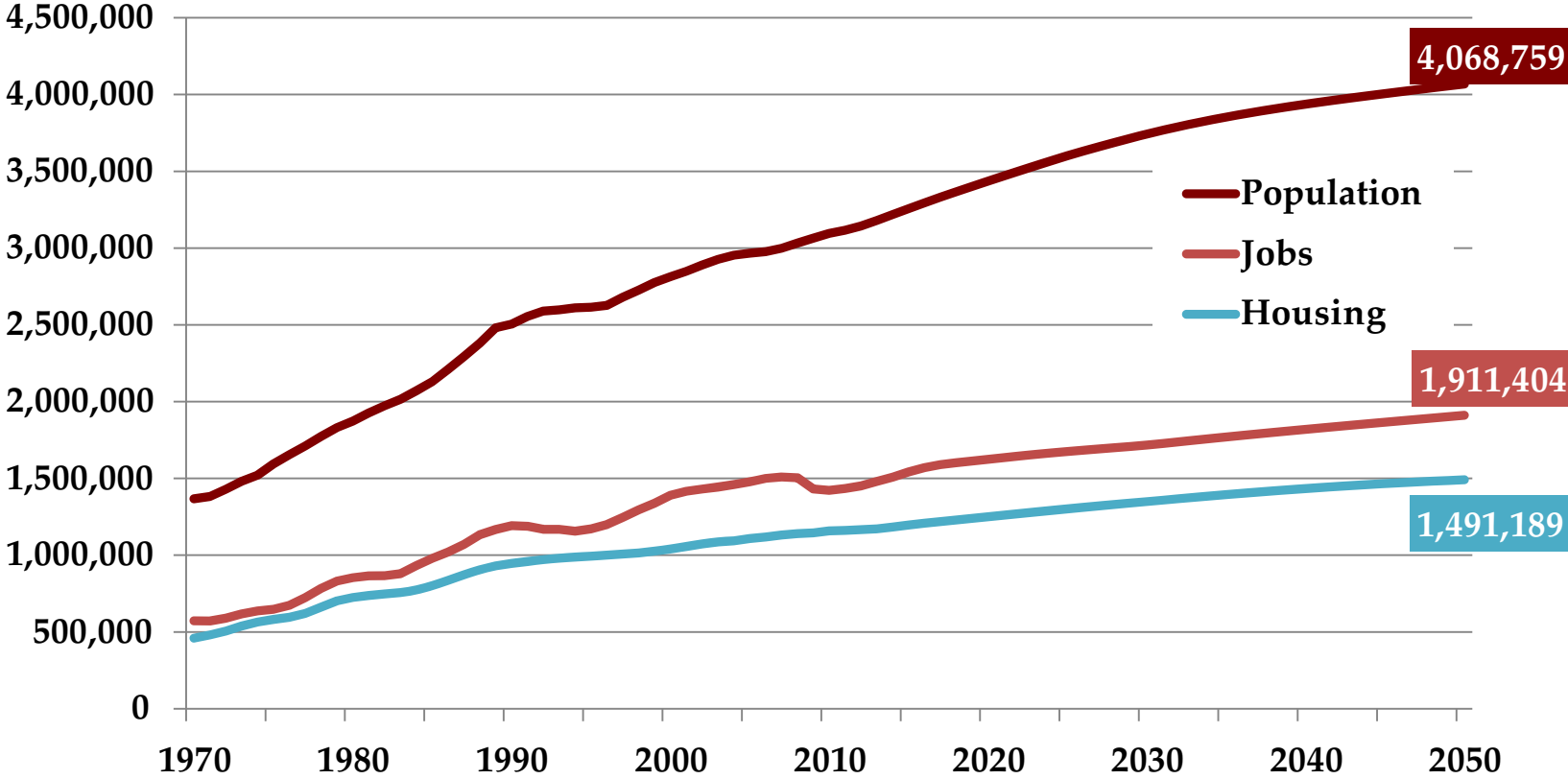
San Diego is a thriving and sustainable region where all of us have access to a safe and stable place we can afford to call home

What does “affordable” mean?

Housing is “*affordable*” when rent and utilities or the mortgage, taxes, and insurance represent no more than **30%** of a household’s total income.



San Diego County Growth Projections

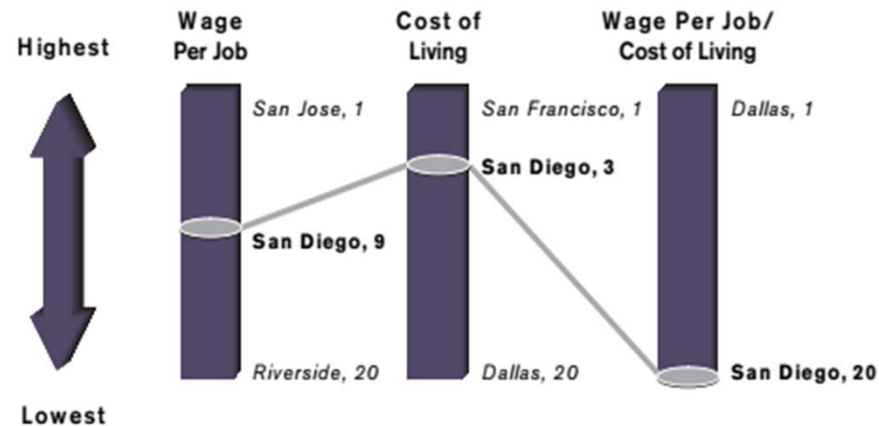


Source: SANDAG, Series 13 Regional Growth Forecast

To quote SANDAG...

The failure of growth today is the young worker with a family who must drive an hour or two to work each day to find affordable housing.

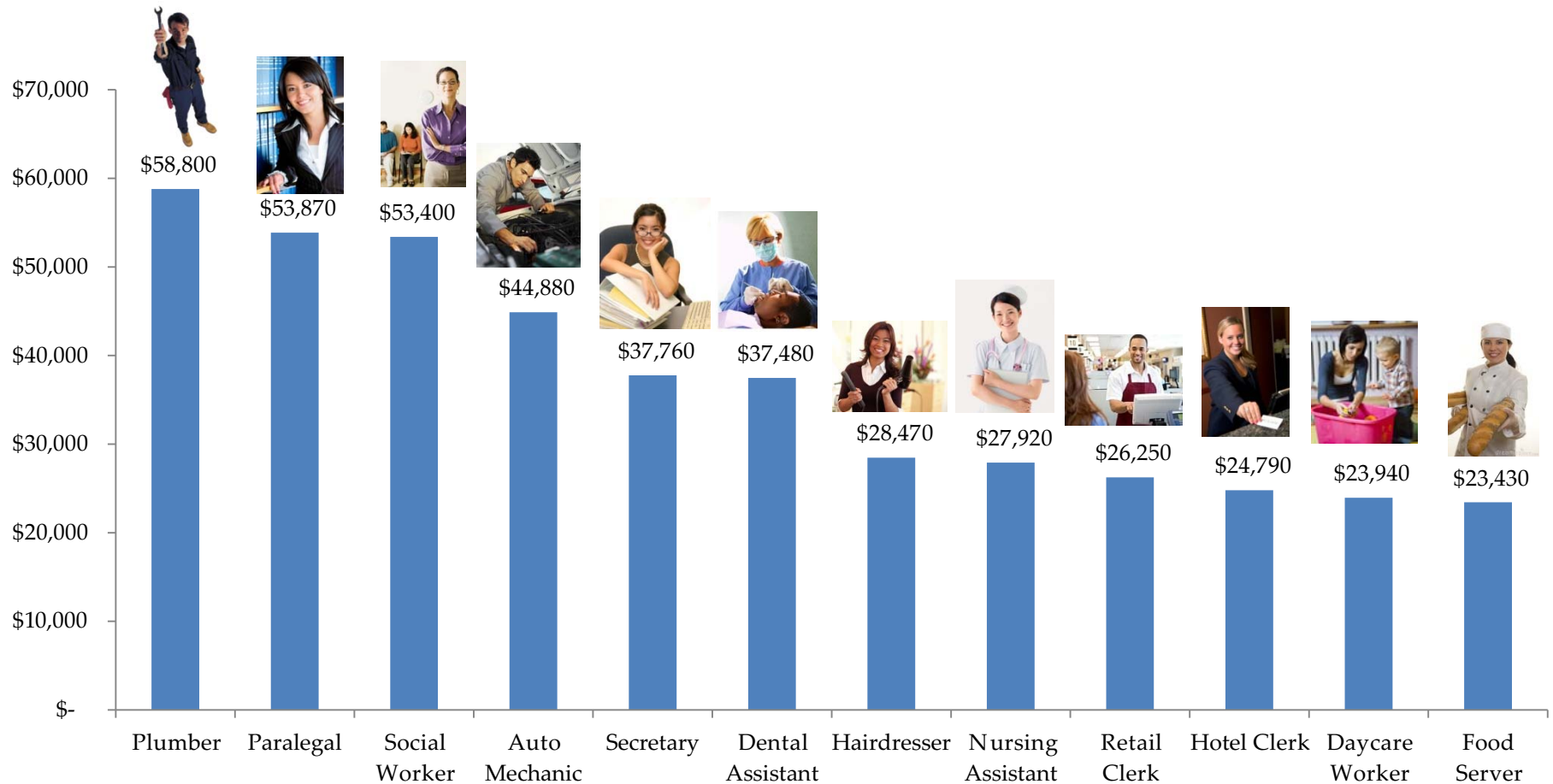
San Diego Region's Average Wages and Cost of Living Ranked Against Similar Regions



Production does not match needs...

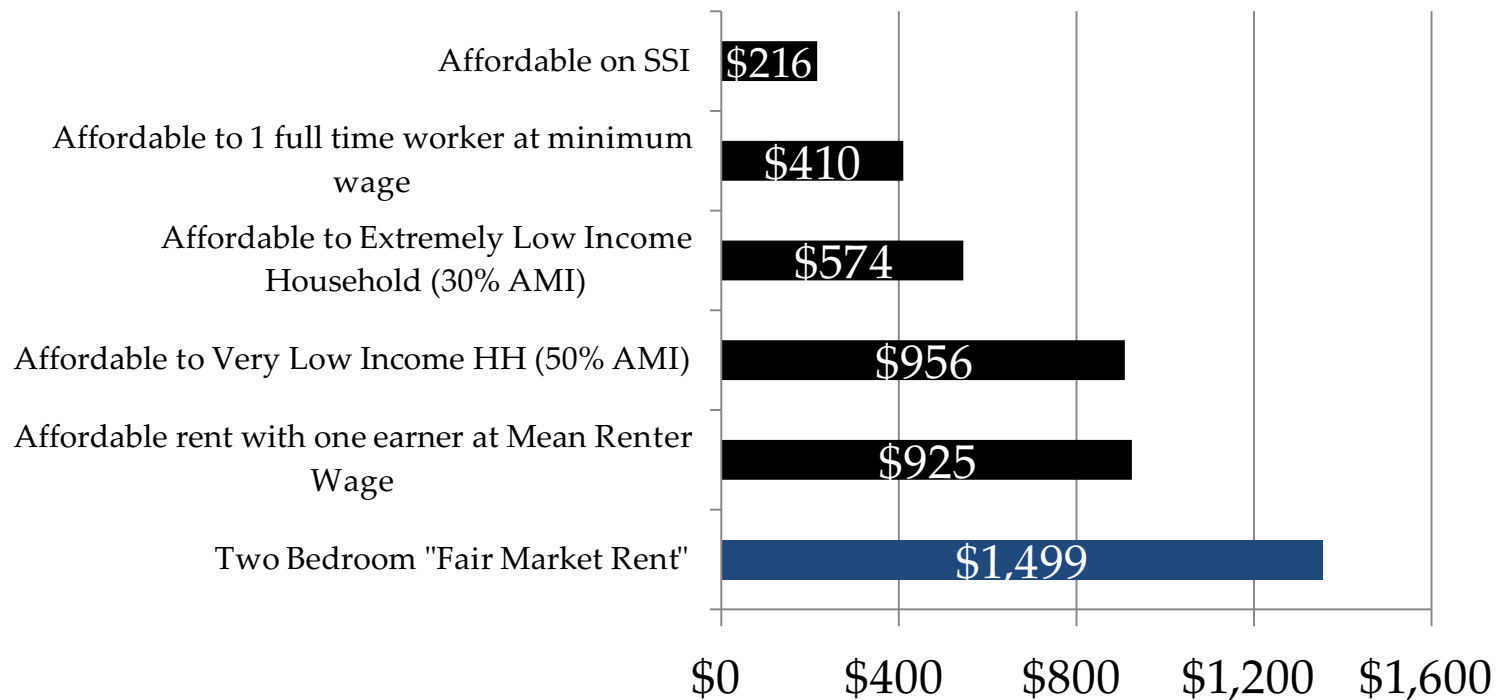


Average Salaries by Job in San Diego



Source: Bureau of Labor Statistics

Rents are out of reach



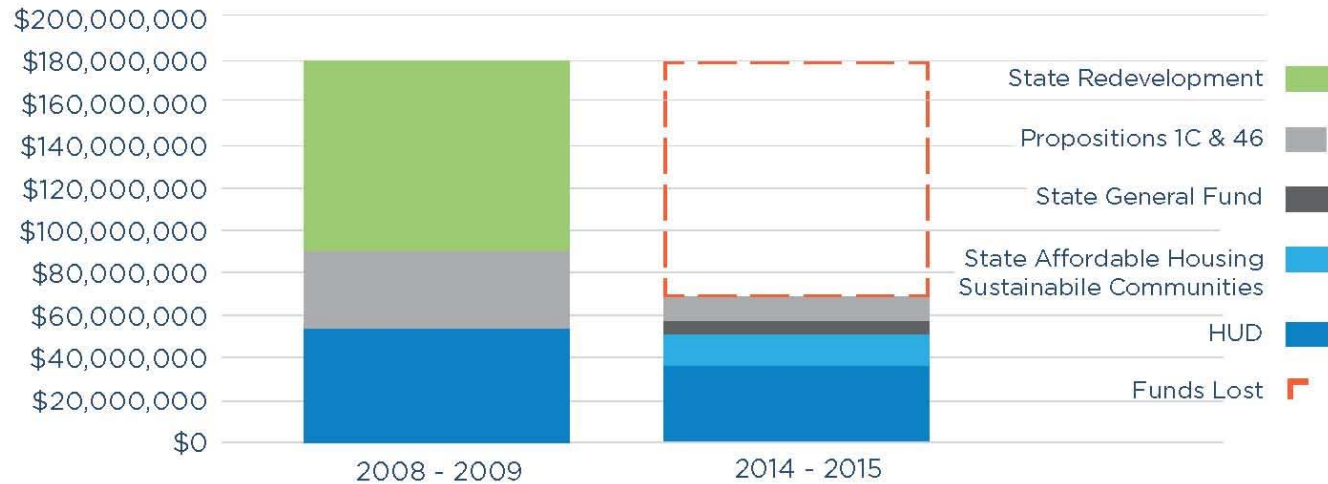
Monthly Rental Gap in Affordability



San Diego Worker	35% of Gross Income for Rent and Utilities (Affordable)	Average Monthly Rent and Utilities (2 Bedroom Apartment)	Monthly Affordability Gap
Social Worker	\$1,558	\$1,618	(\$50)
Dental Assistant	\$1,093	\$1,618	(\$515)
Hotel Clerk	\$723	\$1,618	(\$895)
Daycare Worker	\$698	\$1,618	(\$920)
Food Service Worker	\$684	\$1,618	(\$924)

Affordable housing resources are shrinking

SAN DIEGO COUNTY LOST 61% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-09 TO FY 2014-15



FUNDING SOURCE	FY 2008-2009	FY 2014-2015	% CHANGE
State Redevelopment	\$90,581,576	\$0	-100%
State Housing Bonds and Housing Programs	\$35,837,777	\$33,026,683	-8%
U.S. Dept. of Housing & Urban Development	\$52,658,415	\$36,328,715	-31%
Total	\$179,077,768	\$69,355,398	-61%

Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2014-2015 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2015.

Are we meeting the need?

San Diego Housing Federation & California Housing Partnership Corp May 2016 study:

- *Shortfall of 135,749* homes affordable to low-income San Diegans
- *Rents up 32%* over last decade, median income down 2% over same period
- Percentage of households severely cost burdened continues to grow



San Diego Profile

- Households spending more than 35% of their income are considered *cost burdened*. In San Diego County, 48.5%¹ of households are considered “cost burdened”
- Households spending more than 50% of their income are considered *severely cost burdened* and are considered to have *critical housing needs*. More than 34%² of *working families*³ are considered “severely cost burdened”

The Solution

**Build new homes affordable
to San Diegans...**

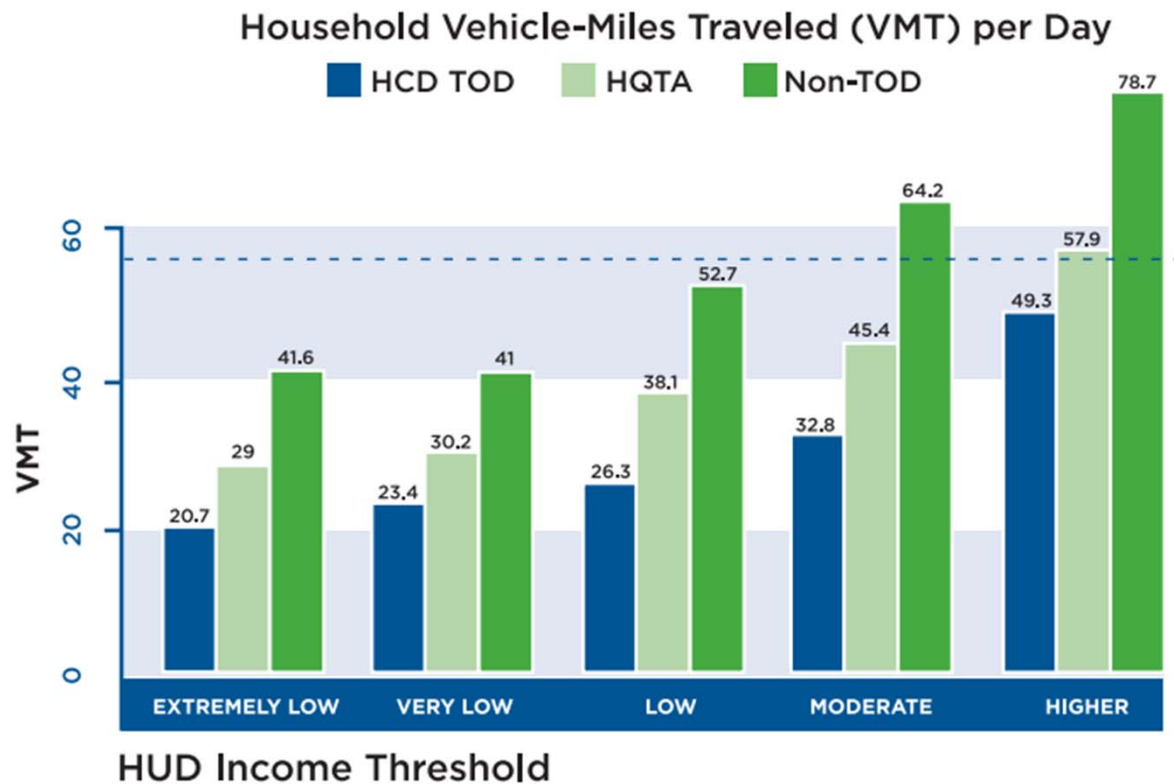


And in the right place.



Affordable homes near transit = fewer VMTs and reduced GHGs

FIGURE 1. Household VMT per Day



Challenges

- Public opposition/concern :
 - Opposition to multi-family housing in general
 - Concern about Affordable Housing in particular
- Lack of Affordable Housing funding:
 - Even where State & Federal resources exist, local matches are required.
- Lack of infrastructure to support new growth:
 - Infrastructure adds to cost of new housing.
 - Existing deficiencies cannot be met with new fees.

How can we address this?

- Reduce the process uncertainties and costs of building, with special incentives targeted at Affordable Housing.
- Support new State resources to build Affordable Housing.
- Support new local resources to build affordable housing.
- Strategic use of existing resources to maximize eligibility for outside sources (such as AHSC).
- Adopt forward-thinking policies for infill and transit-oriented development, including parking reductions and fee schedules.
- Free up public land for affordable housing development.

Thank You!

San Diego Housing Federation

www.housingsandiego.org



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