



Housing & Affordability in San Diego County

Reinvestment Task Force

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Stephen Russell

President/CEO

San Diego Housing Federation

steve@housingsandiego.org

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

- “A.M.I.” = Area Median Income
- Current SD County AMI = **\$119,500**

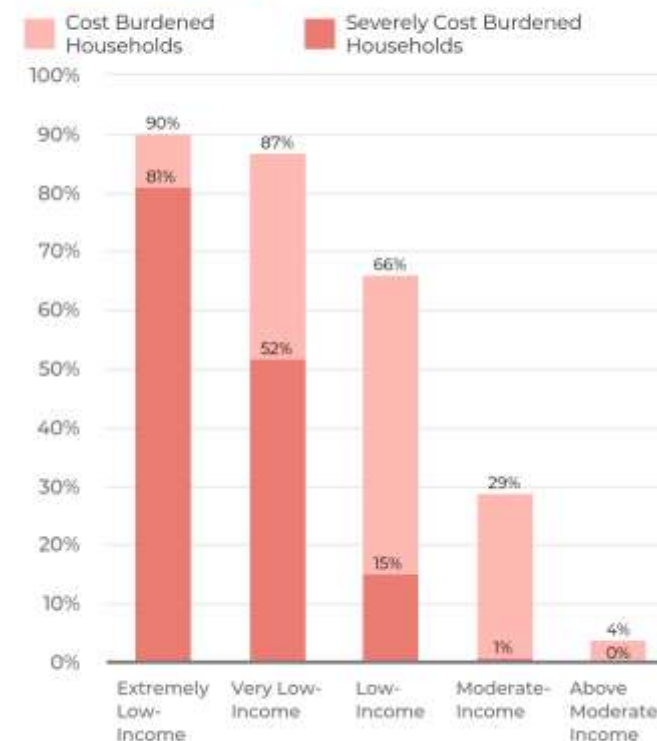
- Adjusted income for family of four:
 - 80% AMI = **\$121,250** (Low Income)
 - 50% AMI = **\$75,750** (Very Low Income)
 - 30% AMI = **\$45,450** (Extremely Low Income)

Income levels & affordability defined

- “*Affordable*” means that a household is not paying more than 30% of their income on housing
- “*Rent burdened*” means paying more than 30% of income
- “*Severely rent burdened*” means paying more than 50% of income on housing

COST BURDENED RENTER HOUSEHOLDS BY INCOME

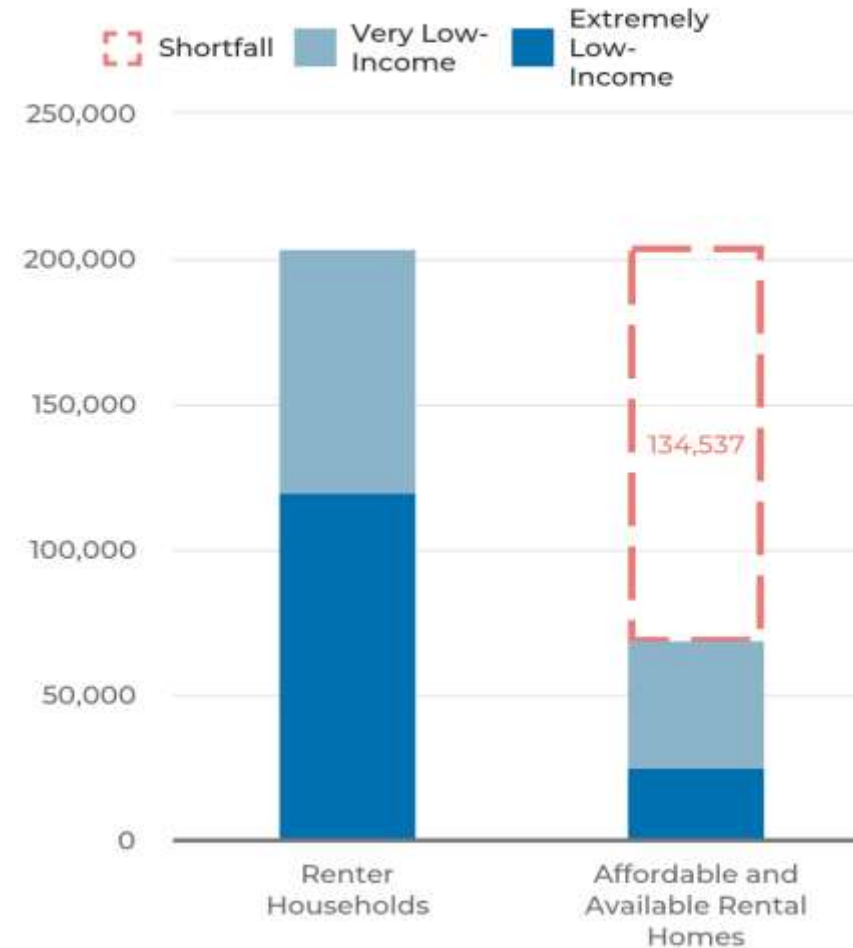
81% of ELI households in San Diego County are paying more than half of their income on housing costs compared to just 1% of moderate-income households (2019).



California Housing Partnership | chpc.net/housingneeds

AFFORDABLE HOMES SHORTFALL

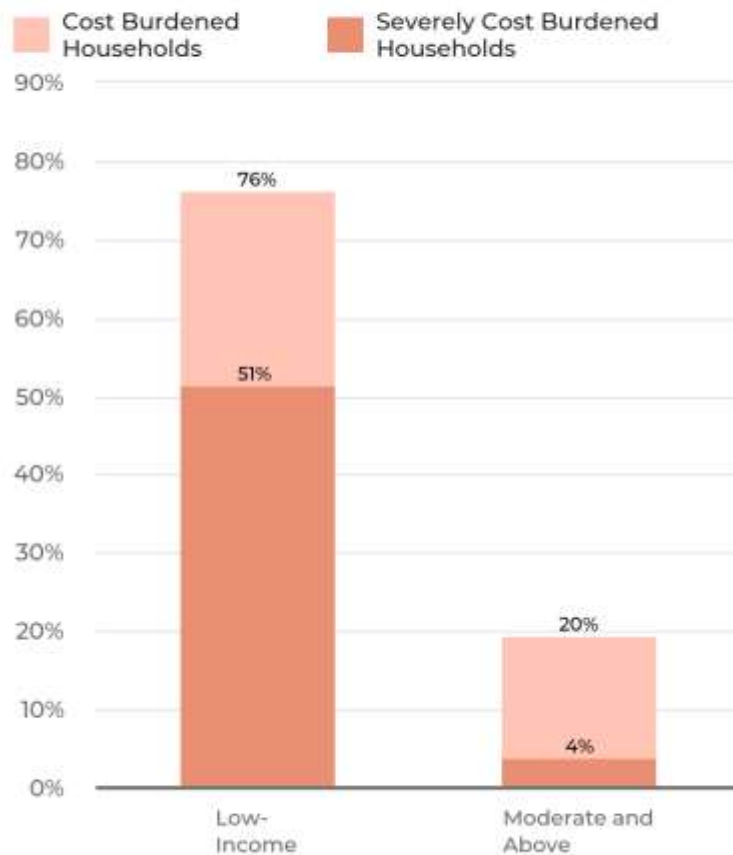
134,537 low-income renter households in San Diego County do not have access to an affordable home (PUMS 2022).



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COST BURDENED RENTER HOUSEHOLDS BY INCOME: OLDER ADULT HOUSEHOLDS

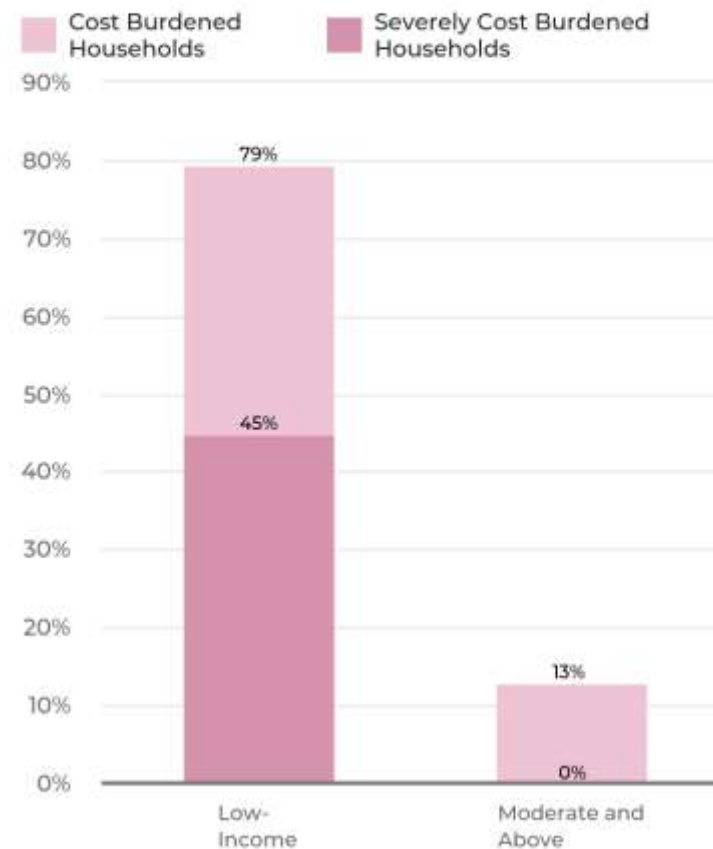
51% of Low-Income Older Adult Households in San Diego County are paying more than half of their income on housing costs (2022).



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COST BURDENED RENTER HOUSEHOLDS BY INCOME: HOUSEHOLDS WITH YOUNG CHILDREN

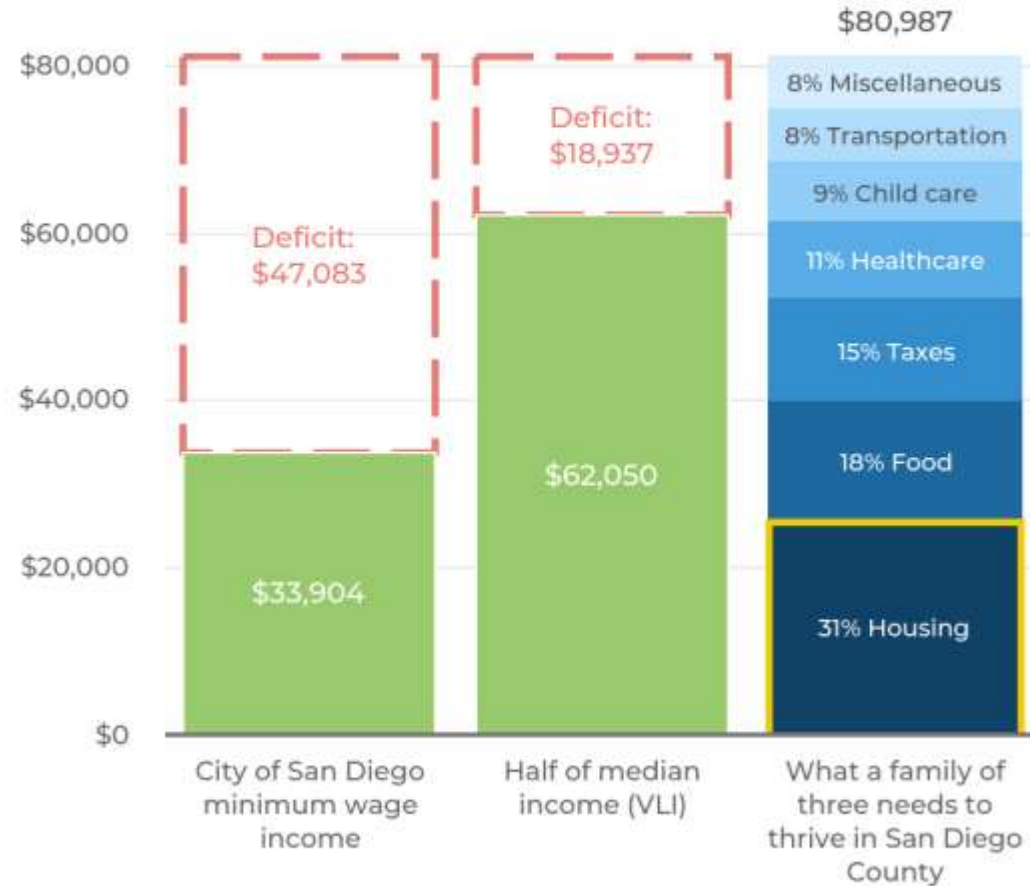
45% of Low-Income Households with young children in San Diego County are paying more than half of their income on housing costs (2022).



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COST OF LIVING (2023)

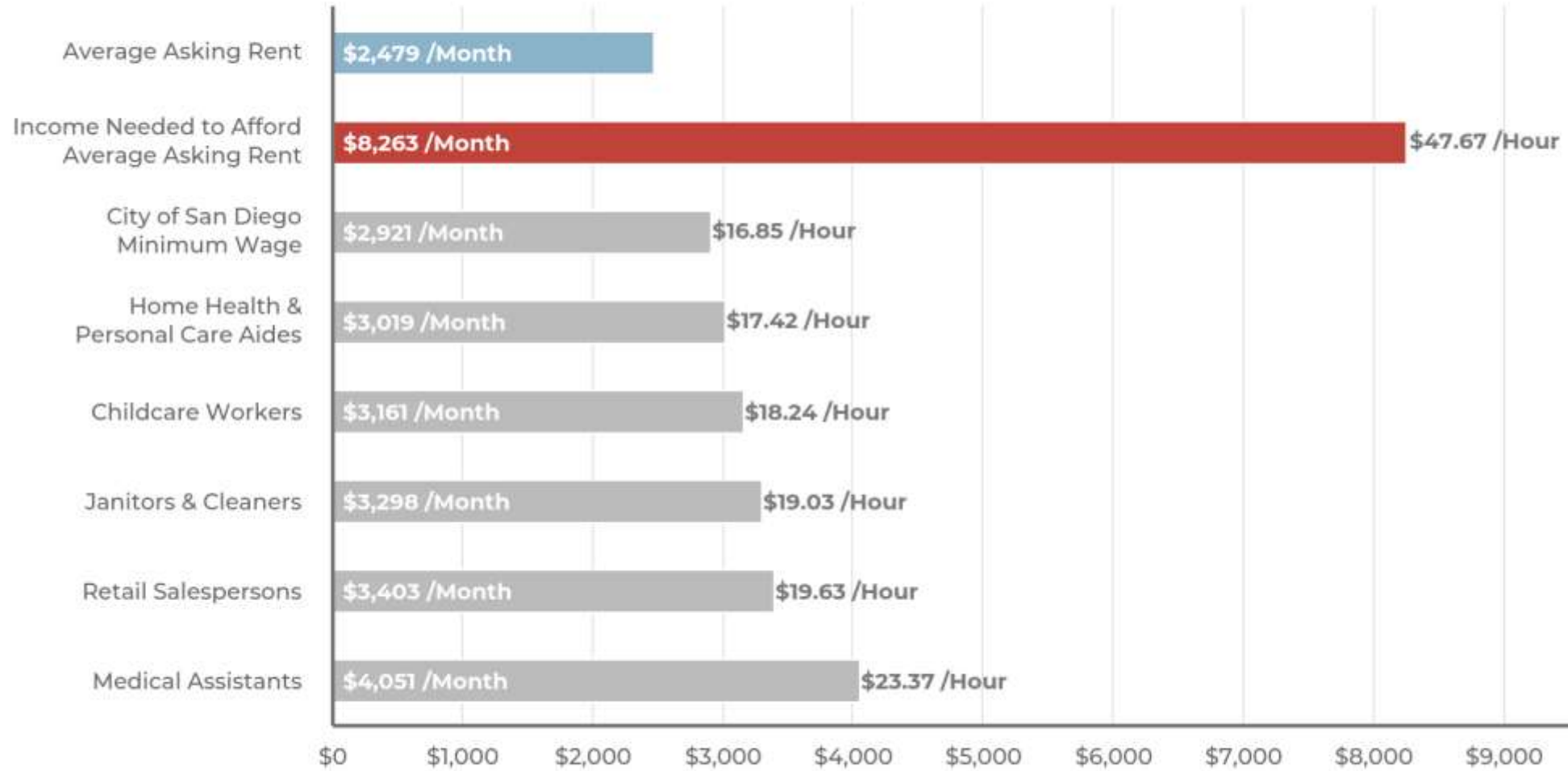
After paying the high cost of housing, very low-income households in San Diego County are **short \$18,937** annually for basic needs.





WHO CAN AFFORD TO RENT (2024)

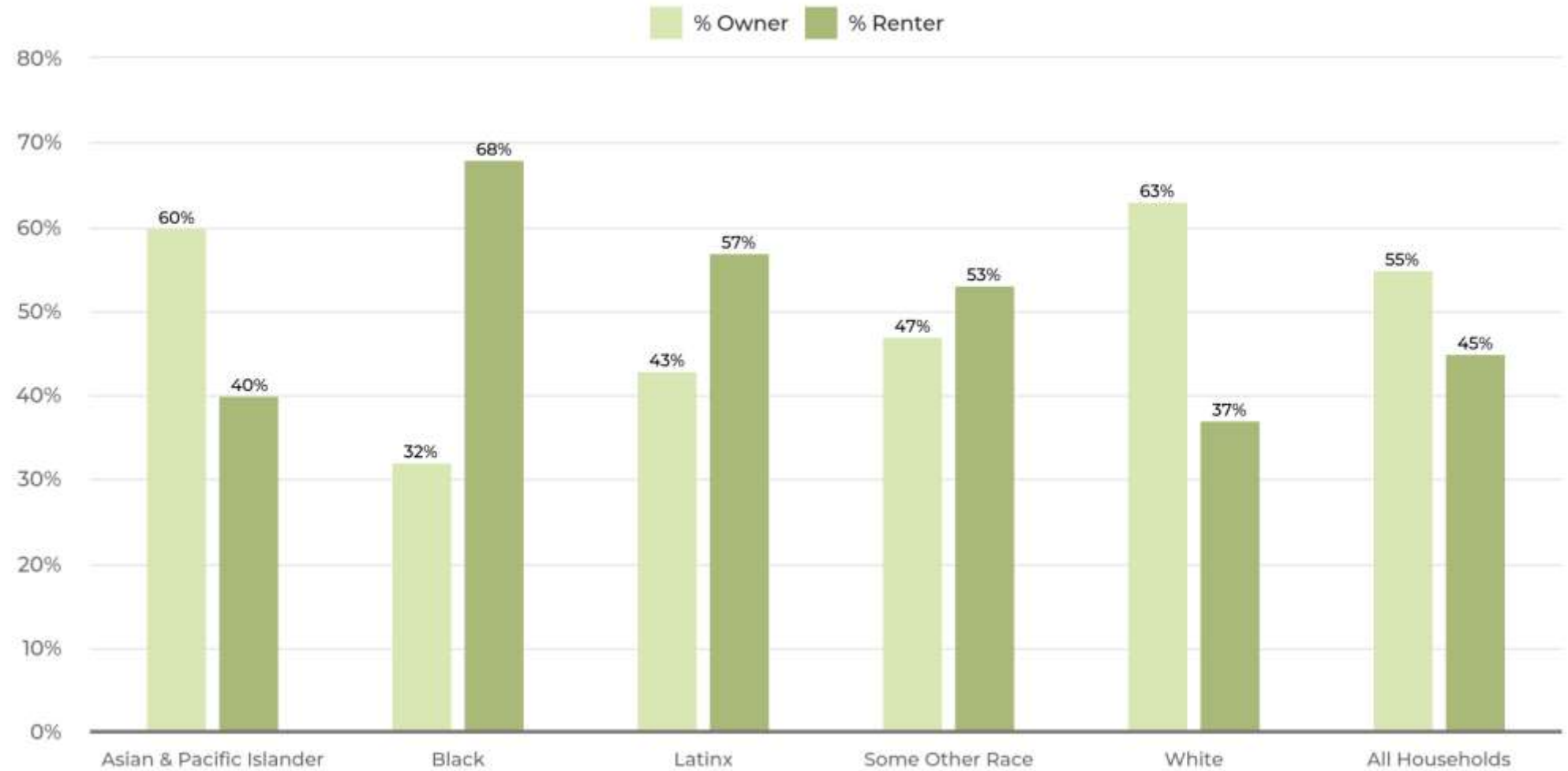
| Renters need to earn **2.8 times** the minimum wage to afford the average asking rent in San Diego County.



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TENURE BY RACE AND ETHNICITY

| Homeowner and renter rates in San Diego County (2022).

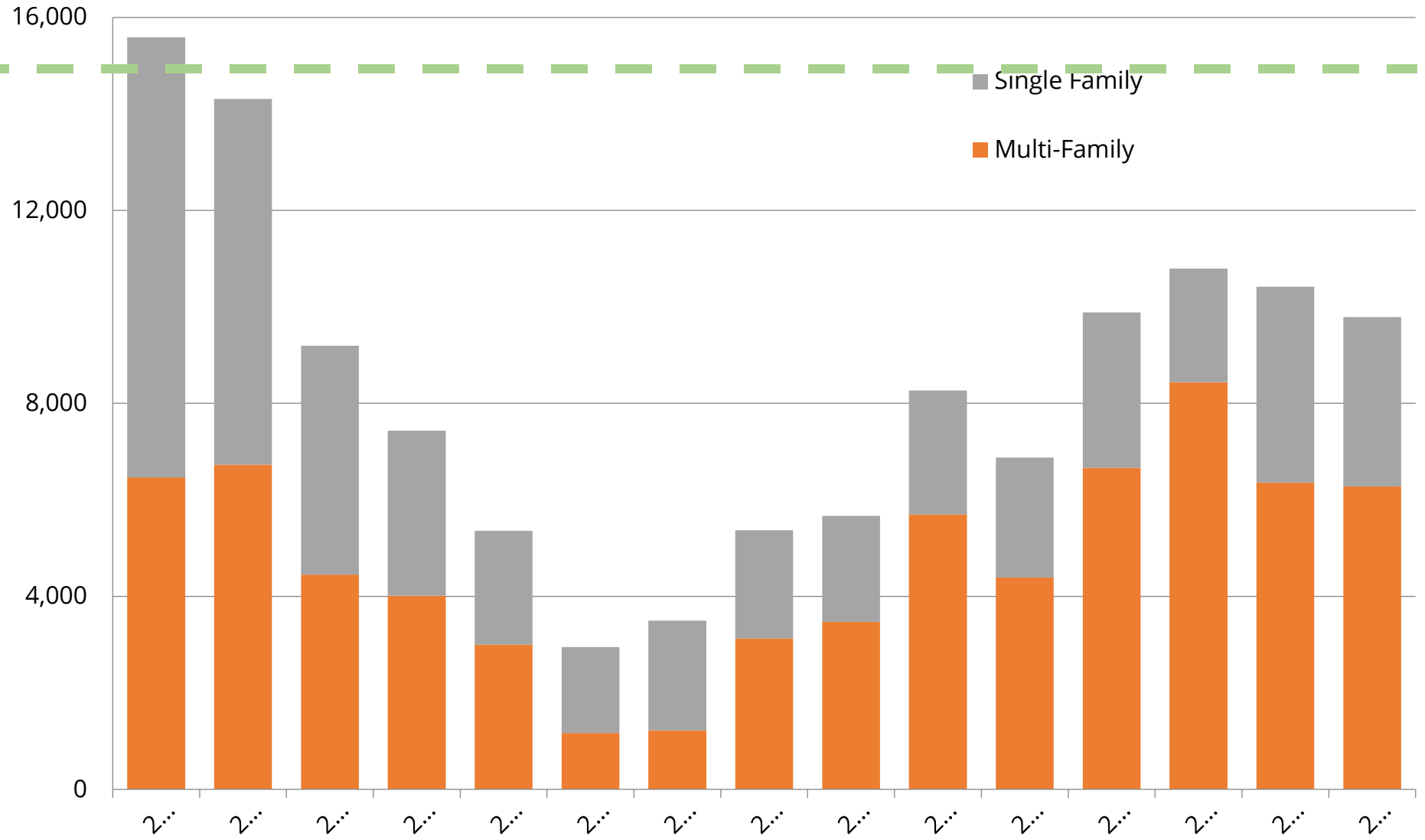


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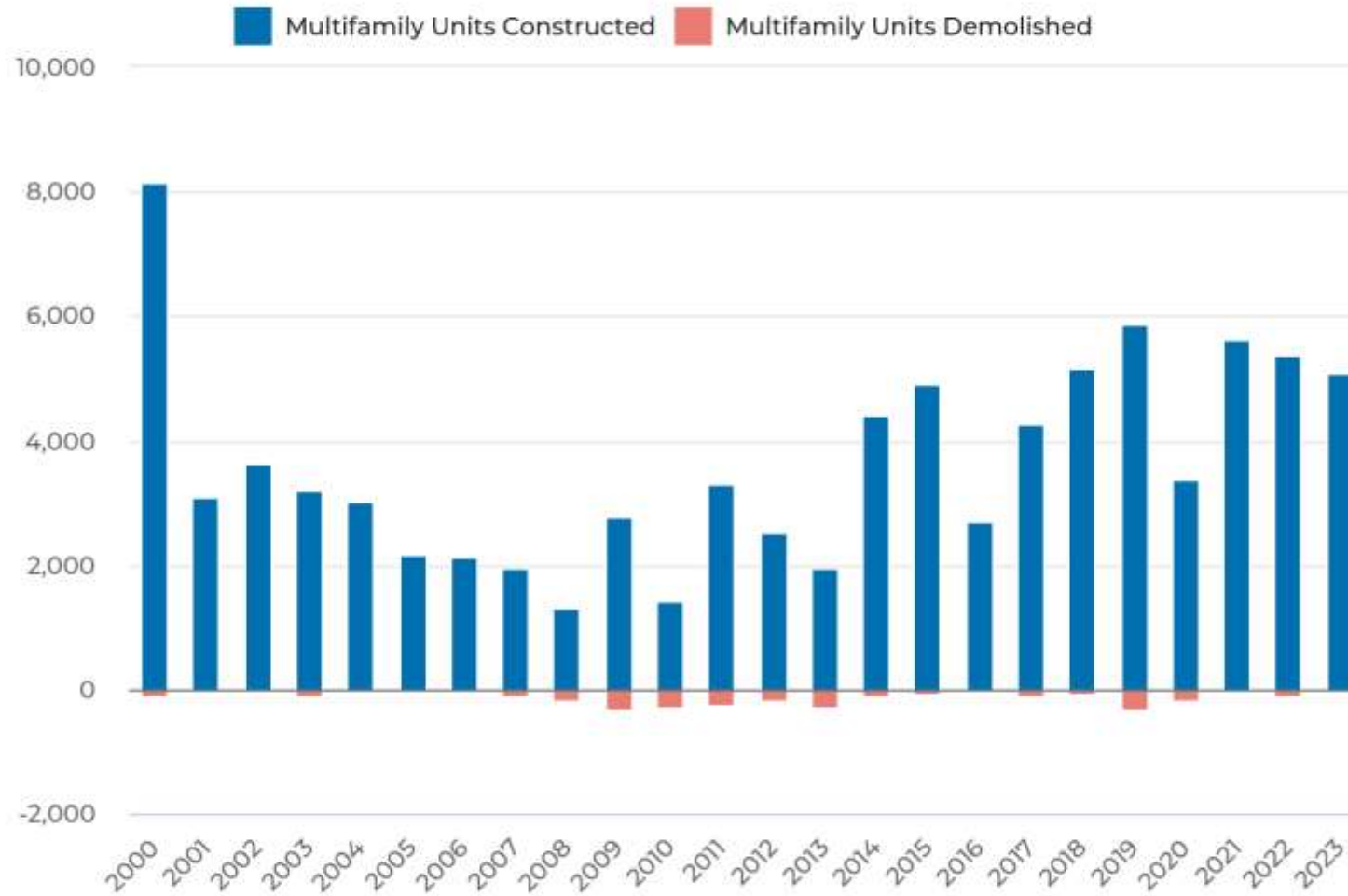
Housing
production
lags
behind
demand

Regional Housing Development (2004 – 2018)



MULTIFAMILY HOUSING PRODUCTION

In San Diego County, **5,101 new** multifamily homes were completed while 12 were demolished in 2023.



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APR - Permitted Units by Year (Structure Type)

Export

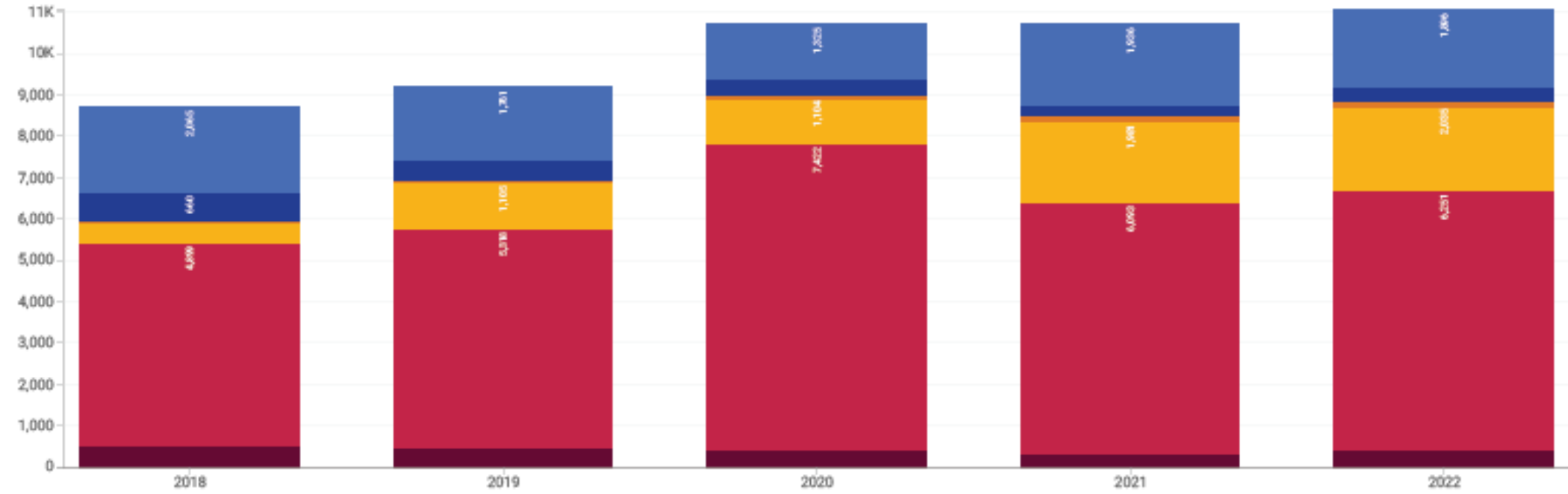
Other

More Info

Permitted Units by Structure Type and Year

1

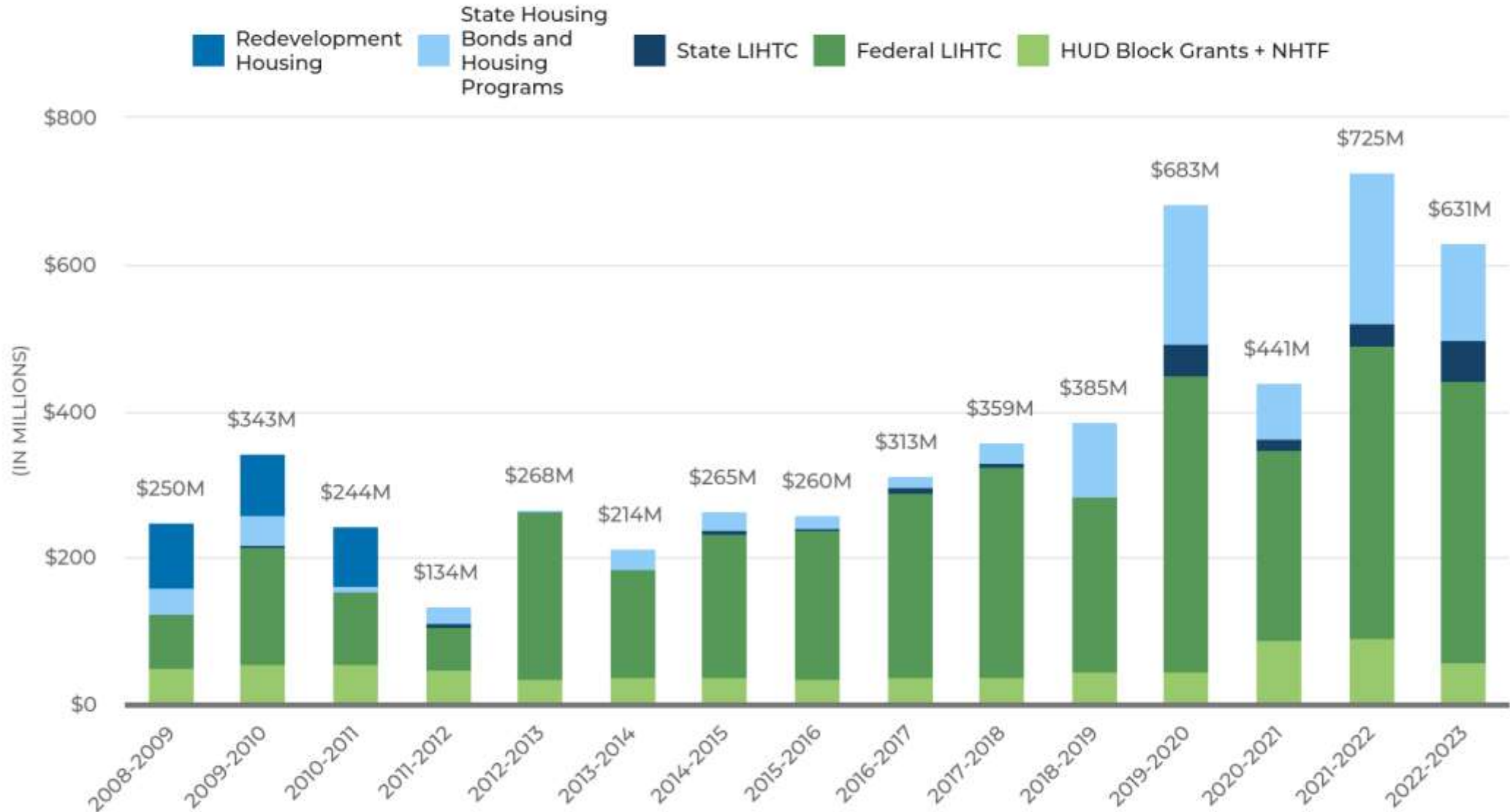
Chart View





STATE & FEDERAL FUNDING

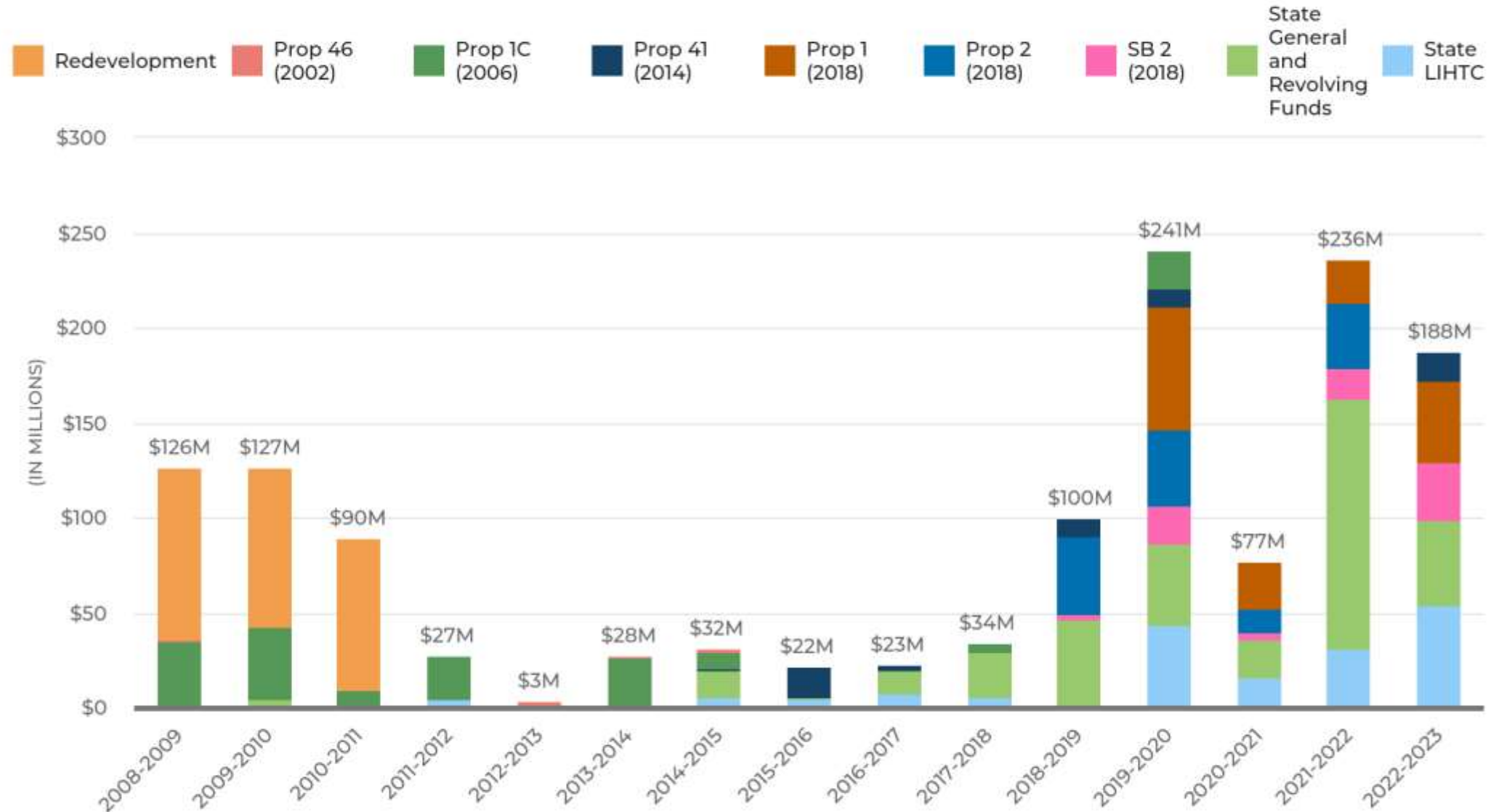
Federal and state funding in San Diego County from FY 2008-09 to FY 2022-23.





STATE FUNDING

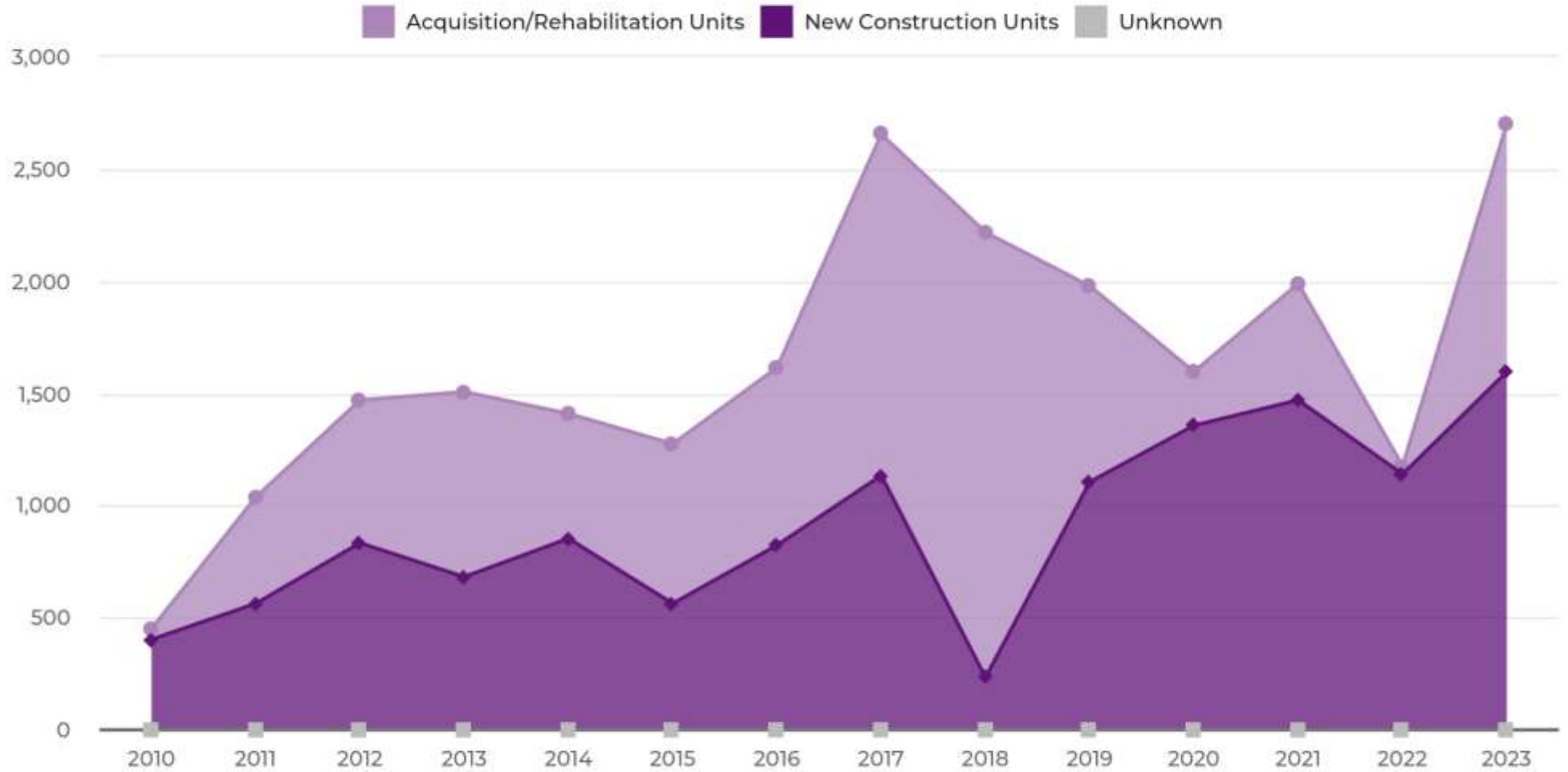
| State housing investments in San Diego County from FY 2008-09 to FY 2022-23.





LIHTC PRODUCTION & PRESERVATION

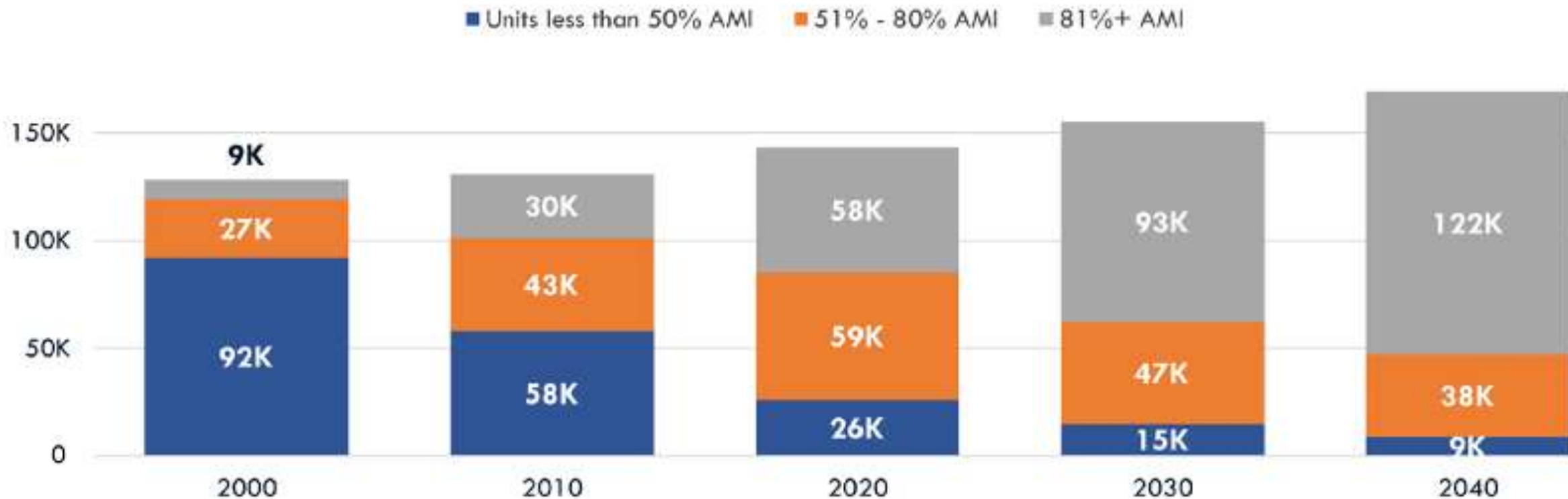
Low-Income Housing Tax Credit production and preservation in San Diego County **increased by 130%** between 2022 and 2023.



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NOAH is being Bid UP

Figure 3: Change in Unit Affordability 2000 – 2040 (projected, in 1,000s of units)⁷



HOUSING

The Story Behind the Sticker Shock: 5 Pricy Affordable Housing Projects

We pull back the curtain on factors that increased costs for five forthcoming affordable housing complexes in San Diego.

by Lisa Halvorstadt April 3, 2024



The screenshot shows a web browser window with the address bar displaying "Insurance Rates.pdf". The browser's address bar shows "Insurance Rates.pdf" and the page title is "Insurance Rates.pdf". The browser's address bar shows "Insurance Rates.pdf" and the page title is "Insurance Rates.pdf".

SHELTERFORCE
Essential Reporting on Affordable Housing

REPORTED ARTICLE | COMMUNITY DEVELOPMENT FIELD

SOARING PROPERTY INSURANCE RATES THREATEN AFFORDABLE HOUSING DEVELOPMENT

Rapidly rising insurance premiums are forcing affordable housing developers to cut back on programming, lay off staff, and even sell. To add insult to injury, some insurers also seem to be adding penalties or withdrawing coverage for housing voucher holders.

Line of the day: This is affordable housing developer Rebecca Louie, [writing in the Union-Tribune](#) about the cost-of-living and housing affordability crisis:

“Imagine the emergency was a wildfire. But instead of rushing to put it out, we spent decades creating wildfire task forces, hiring wildfire consultants and commissioning wildfire studies (so many studies!), debating if they should be called wildfires or fires experiencing wildness, cutting funding to the fire department, etc. But meanwhile, the fire raged on.”



Thank you!

Questions??

Stephen Russell
President & CEO
San Diego Housing Federation

housingsandiego.org