



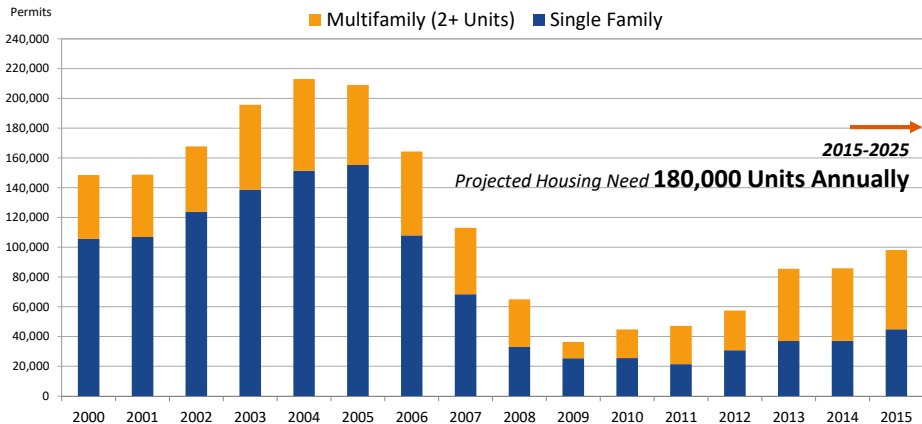
What is the Statewide Housing Assessment?

- Overview of housing and housing-related needs and challenges with a 10-year horizon
- Offers options to address California housing needs and challenges, including needs of lower-income households and vulnerable populations
- Guide and reference tool for housing practitioners, policy makers, affordable housing advocates, academia, others
- Prior report - [Raising the Roof](#), May 2000



Production Not Keeping Pace With Projected Housing Need

Annual Production of Housing Units 2000-2015
Compared to Projected Statewide Housing Need for Additional Units



Source: Construction Industry Research Board/California Homebuilding Foundation Reports 2005, 2013, 2015; 2015-2025 Projected Annual Need from HCD Analysis of DOF Demographic Data. Estimate is subject to change until the final release of the Statewide Housing Plan. Graphic by HCD.

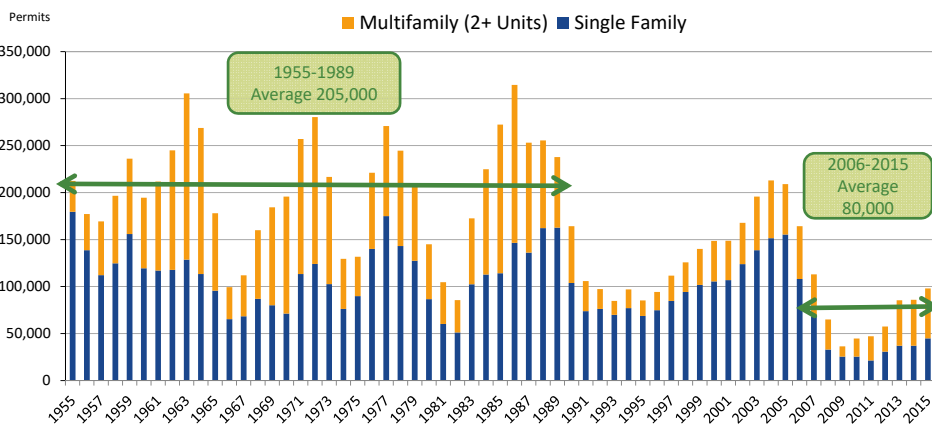
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Annual New Housing Permits Statewide 1955-2015

Annual Production of Housing Units 1955-2015



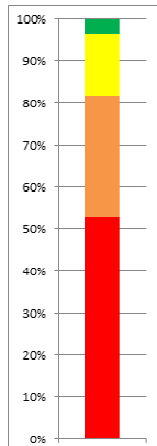
Source: Construction Industry Research Board/California Homebuilding Foundation Reports 2005, 2013, 2015; Graphic by HCD

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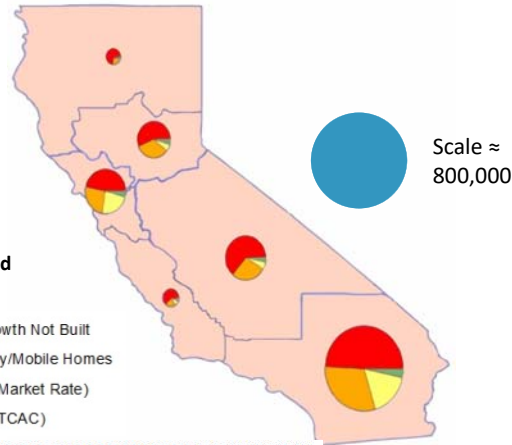


Production Falls Short in Every Region Projected Need vs. Production: 4th RHNA Cycle 2003-2014



4th Cycle RHNA
Projection Period
2003 - 2014

- Planned Growth Not Built
- Single Family/Mobile Homes
- Multifamily (Market Rate)
- Multifamily (TCAC)



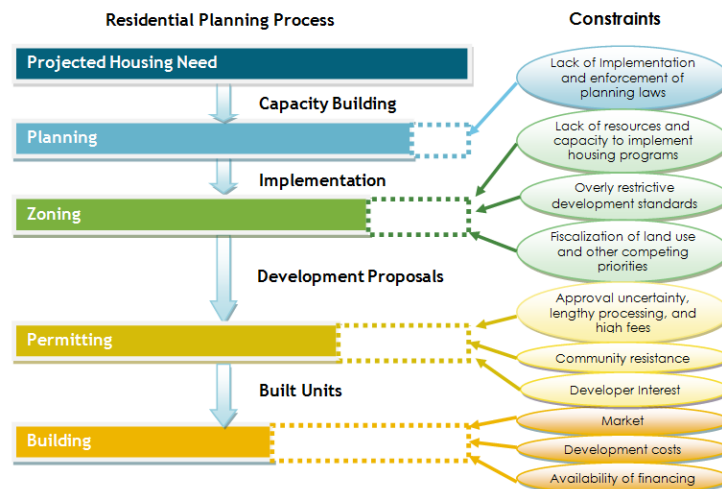
Sources: HCD Regional Housing Needs Allocations; DOF ES Population and Housing Estimates for Cities, Counties, and the State; EB Historical Population and Housing Estimates for Cities, Counties, and the State; TCAC Mapped Projects

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California's Residential Planning and Development Process



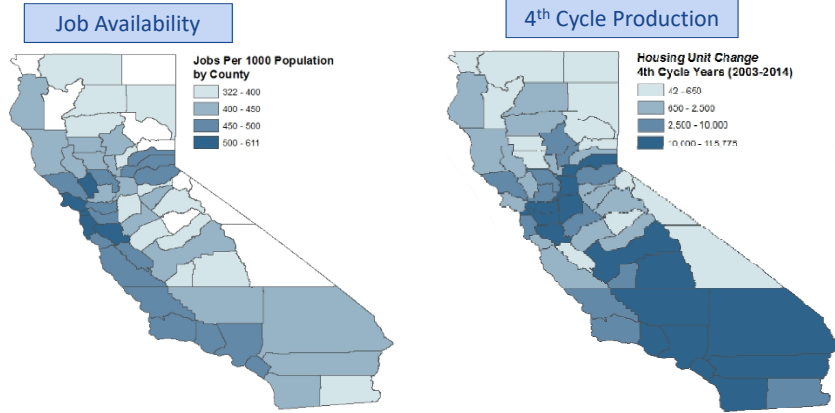
Note: Gaps illustrate units lost at each step in the process, and are not a quantitative representation.

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Counties with High Job Availability Experienced Lower Housing Production



Sources: *Population*: U.S. Census Bureau, Population Division, 2015 Population Estimates. *Labor Force Estimates*: State of California Employment Development Department 2015 Labor Force by County, note counties with labor forces under 10,000 were excluded from the map. *Housing Unit Change*: DOF E5 Population and Housing Estimates for Cities, Counties, and the State; E8 Historical Population and Housing Estimates for Cities, Counties, and the State.

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Nearly A Third of CA Renters are Paying More Than Half Their Income to Rent

Income	Total Renter Households (million)	% Rent Burdened	% Severely Rent Burdened
Extremely Low-Income	1.27	90%	80%
Very Low-Income	.95	87%	51%
Low Income	1.11	65%	18%
All Lower-Income Renter Households (80% AMI and below)	3.33	81%	51%
Subtotal of above			
Moderate-Income	1.03	35%	4%
Above Moderate-Income	1.54	8%	0%
All Renter Households Total	5.9	54%	30%

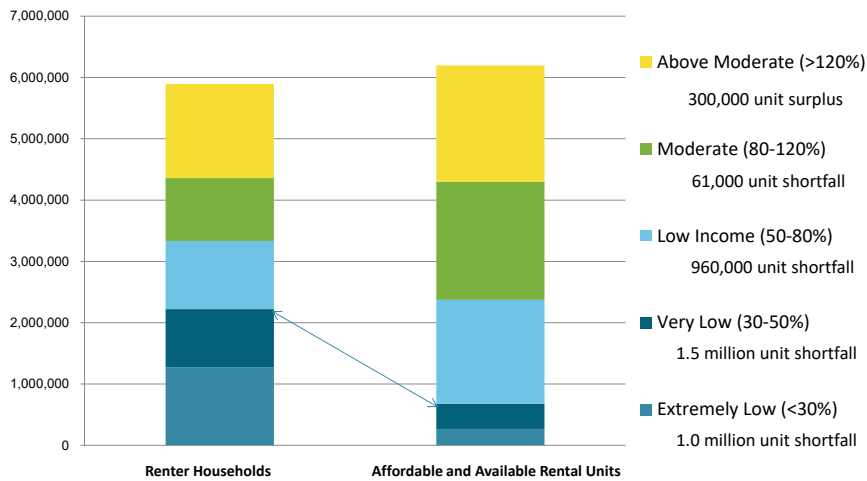
Source: 2016 National Low Income Housing Coalition tabulations of 2014 American Community Survey Public Use Microdata Sample (PUMS) housing file.

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Renter Households in Greatest Need Outnumber Affordable Rentals (2:1)



Source: 2016 National Low Income Housing Coalition tabulations of 2014 American Community Survey Public Use Microdata Sample (PUMS) housing file. Graphic by HCD.

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High Housing Costs and Needs Have Consequences

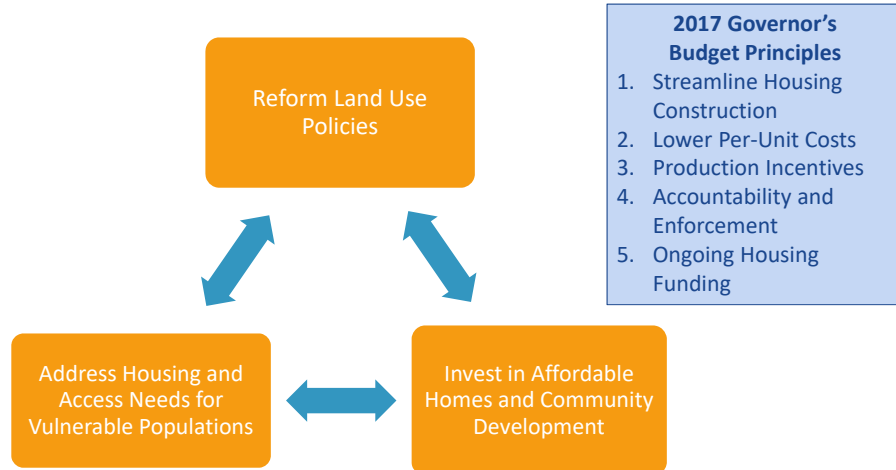
- **Economy:** Lack of housing supply costs the California economy \$238 billion dollars annually.
- **Poverty:** When housing is factored in, California's poverty rate is the highest in the nation.
- **Economic Mobility:** Children that grow up exposed to poverty have a greater chance of lower economic mobility later in life.
- **Environment/Transportation:** As households move further from jobs, longer commutes raise transportation costs and pollution
- **Health:** Housing instability negatively impacts mental and physical health, and providing housing can lower public health and social services costs.
- **Education:** Children experiencing housing instability experience reduced academic outcomes.

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Potential Options to Address California's Housing Challenges



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Public Outreach

- Held 60 Day Public Comment Period
- Completed Six Public Workshops and a statewide webinar:

San Diego 1/23	Fresno 1/30	Los Angeles 2/3
Sacramento 2/6	Oakland 2/17	Redding 2/24

- Final Statewide Housing Assessment Expected: **Summer 2017**

Please visit www.hcd.ca.gov/statewide-housing-assessment for more information.

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