



## BAY AREA SNAPSHOT 2014: AFFORDABLE HOUSING FACTS & FIGURES

### Summary

- Due to the dissolution of Redevelopment Agencies, the Bay Area has lost its most stable source of funding for affordable housing. Redevelopment Agencies contributed \$250 million per year towards housing production.
- Median rents in California increased by over 20 percent from 2000 to 2012, while the median income dropped by 8 percent, significantly driving up the percentage of income that California households must spend on rent.

---

### ABOUT THE BAY AREA

#### What do Bay Area Households Earn?

COUNTY	Area Median Income (AMI)	Extremely Low-Income (30% AMI)	Very Low-income (50% AMI)	Lower-income (80% AMI)	Moderate Income (120% AMI)
Alameda	\$88,500	\$26,550	\$44,250	\$70,800	\$106,200
Contra Costa	\$88,500	\$26,550	\$44,250	\$70,800	\$106,200
Marin	\$97,100	\$29,130	\$48,550	\$77,680	\$116,520
Napa	\$70,300	\$21,090	\$35,150	\$56,240	\$84,360
San Francisco	\$97,100	\$29,130	\$48,550	\$77,680	\$116,520
San Mateo	\$97,100	\$29,130	\$48,550	\$77,680	\$116,520
Santa Clara	\$101,900	\$30,570	\$50,950	\$81,520	\$122,280
Solano	\$76,700	\$23,010	\$38,350	\$61,350	\$92,040
Sonoma	\$76,900	\$23,070	\$38,450	\$61,500	\$92,280
California	\$68,100	\$20,430	\$34,050	\$54,480	\$81,720

Source: HUD, FY 2014 Median Family Income Documentation System, effective as of June 2014. Household size shown is four persons.

#### Bay Area Households

COUNTY	Total households (2010)	Owner households (2010)	Renter households (2010)	% of total households that are renters (2010)
Alameda	545,138	291,242	253,896	47%
Contra Costa	375,364	251,904	123,460	33%
Marin	103,210	64,637	38,573	37%
Napa	48,876	30,597	18,279	37%
San Francisco	345,811	123,646	222,165	64%
San Mateo	257,837	153,110	104,727	41%
Santa Clara	604,204	348,298	255,906	42%
Solano	141,758	89,648	52,110	37%
Sonoma	185,825	112,280	73,545	40%

Source: US Census, 2010.

# HOMEOWNERSHIP SNAPSHOT

Are Bay Area Workers Buying?

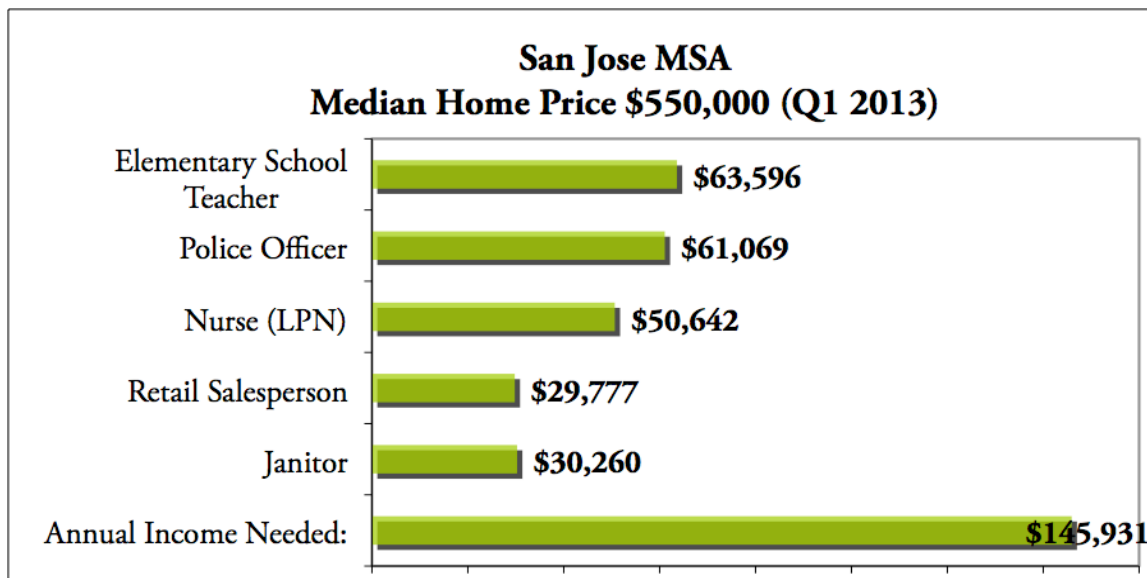
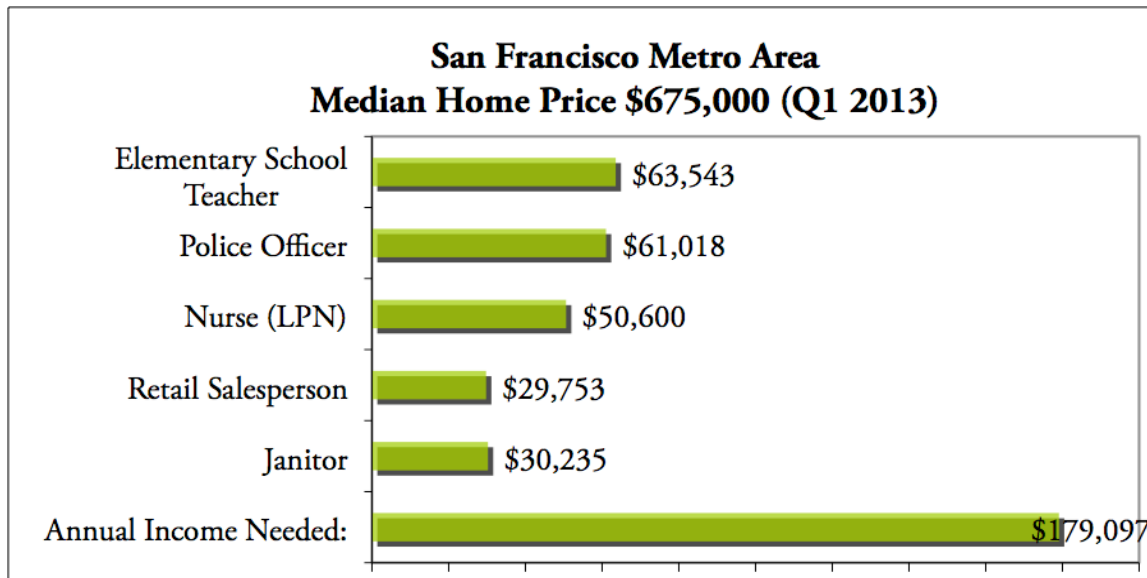
## First Time Homebuyer Affordability Index

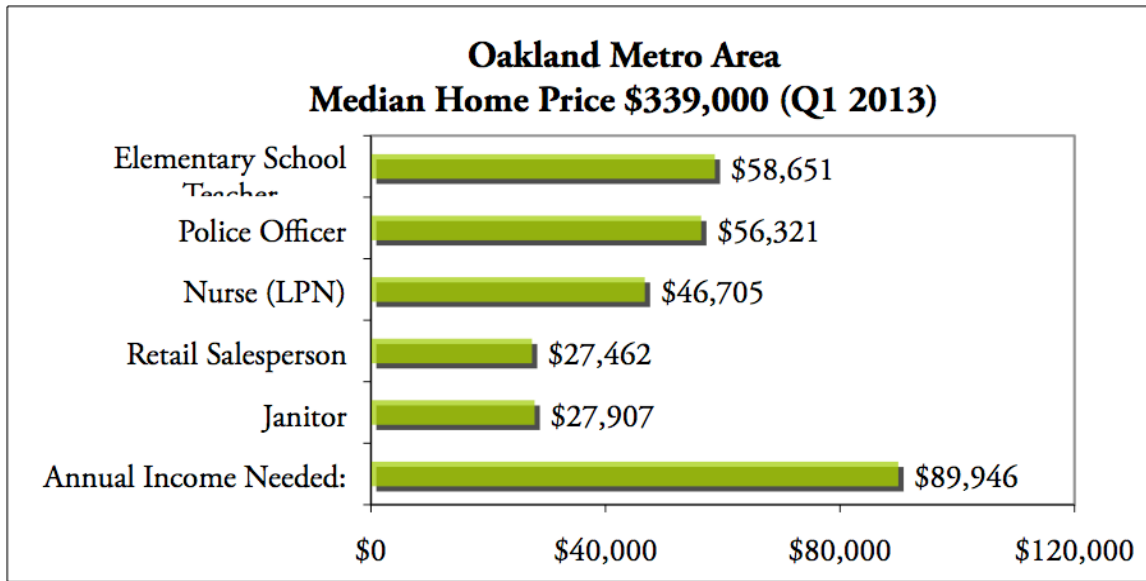
% of households that can afford to purchase a median-priced home ( 1<sup>st</sup> QRT 2014)

US	77%
California Single Family Homes	56%
California Condo/Townhomes	63%
San Francisco Bay Area	46%

Source: California Association of Realtors 2014

What Does It Take to Afford a Home: Snapshot of Bay Area Metropolitan Areas





Source: *Paycheck to Paycheck*, National Housing Conference, First Quarter 2013

Notes: San Francisco MSA includes San Francisco, Marin and San Mateo counties. Oakland MSA includes Alameda and Contra Costa counties. San Jose MSA includes Santa Clara and San Benito Counties.

## RENTAL SNAPSHOT

### Renter Rates

Sonoma County	39%
Solano County	37%
Santa Clara County	42%
San Mateo County	40%
San Francisco County	63%
Napa County	38%
Marin County	37%
Contra Costa County	33%
Alameda County	46%
California	44%
US	35%

Source: *Out of Reach 2014, NLIHC*

### Fair Market Rents in the Bay Area

The Bay Area still leads the State in cost of renting apartments. In 2013, FMR for a 2-bedroom in San Francisco was \$1,956, affordable to families earning at least \$78,240 per year

COUNTY	Zero bedroom FMR	One bedroom FMR	Two bedroom FMR	Three bedroom FMR	Four bedroom FMR
Alameda	\$1,035	\$1,255	\$1,578	\$2,204	\$2,704
Contra Costa	\$1,035	\$1,255	\$1,578	\$2,204	\$2,704
Marin	\$1,191	\$1,551	\$1,956	\$2,657	\$3,212
Napa	\$843	\$1,057	\$1,414	\$2,018	\$2,025
San Francisco	\$1,191	\$1,551	\$1,956	\$2,657	\$3,212
San Mateo	\$1,191	\$1,551	\$1,956	\$2,657	\$3,212
Santa Clara	\$1,105	\$1,293	\$1,649	\$2,325	\$2,636
Solano	\$738	\$928	\$1,163	\$1,714	\$2,037
Sonoma	\$820	\$956	\$1,251	\$1,843	\$2,161

Source: HUD, FY2014 Final Fair Market Rents Documentation System; *Out of Reach, 2014, NLIHC*

U.S. Department of Housing and Urban Development determines Fair Market Rents (FMRs) for federal housing assistance purposes. The FMR estimates the dollar amount at or below which 40% of standard quality rental housing units are rented (50<sup>th</sup> percentile used for higher housing costs). FMRs are based on distribution of rents paid by "recent movers," renter households who have moved within the past 15 months. FMRs include cost of shelter and utilities, excluding telephone service and adjusted for the number of bedrooms in the rental unit.

## What can renters afford?

COUNTY	Annual AMI (family of 4)	Estimated median renter household income	Rent affordable at median renter income	Percentage of renters unable to afford a 2- bedroom at Fair Market Rent
Alameda	\$88,500	\$45,897	\$1,127	63%
Contra Costa	\$88,500	\$46,509	\$1,142	62%
Marin	\$97,100	\$53,697	\$1,318	66%
Napa	\$70,300	\$47,121	\$1,157	57%
San Francisco	\$97,100	\$55,307	\$1,358	65%
San Mateo	\$97,100	\$61,557	\$1,511	60%
Santa Clara	\$101,900	\$61,822	\$1,518	52%
Solano	\$76,700	\$43,606	\$1,071	52%
Sonoma	\$76,900	\$43,053	\$1,057	56%

Source: HUD, FY 2014 Median Family Income Documentation System; American Community Survey, 2012 5-year estimates. Household size shown is four persons; Out of Reach 2014, NLIHC

## What do families need to earn to afford rent?

COUNTY	Income needed to afford:				
	0 bdrm FMR	1 bdrm FMR	2 bdrm FMR	3 bdrm FMR	4 bdrm FMR
Alameda	\$41,400	\$50,200	\$63,120	\$88,160	\$108,160
Contra Costa	\$41,400	\$50,200	\$63,120	\$88,160	\$108,160
Marin	\$47,640	\$62,040	\$78,240	\$106,280	\$128,480
Napa	\$33,720	\$42,280	\$56,560	\$80,720	\$81,000
San Francisco	\$47,640	\$62,040	\$78,240	\$106,280	\$128,480
San Mateo	\$47,640	\$62,040	\$78,240	\$106,280	\$128,480
Santa Clara	\$44,200	\$51,720	\$65,960	\$93,000	\$105,440
Solano	\$29,520	\$37,120	\$46,520	\$68,560	\$81,480
Sonoma	\$32,800	\$38,240	\$50,040	\$73,720	\$86,440

Source: Out of Reach 2014, NLIHC.

## How many hours will a person earning minimum wage need to work to afford market rent?

COUNTY	Minimum-wage work-hours per week needed to afford:				
	0 bdrm FMR	1 bdrm FMR	2 bdrm FMR	3 bdrm FMR	4 bdrm FMR
Alameda	100	121	152	212	260
Contra Costa	100	121	152	212	260
Marin	115	149	188	255	309
Napa	81	102	136	194	195
San Francisco	115	149	188	255	309
San Mateo	115	149	188	255	309
Santa Clara	106	124	159	224	253
Solano	71	89	112	165	196
Sonoma	79	92	120	177	208

Source: *Out of Reach 2014*, NLIHC

---

Updated June 18, 2014

Sources

HUD. *FY2014 Final Fair Market Rents Documentation System*

[http://www.huduser.org/portal/datasets/fmr/fmrs/FY2014\\_code/select\\_Geography.odn](http://www.huduser.org/portal/datasets/fmr/fmrs/FY2014_code/select_Geography.odn)

HUD. *FY2014 Median Family Income Documentation System* [http://www.huduser.org/portal/datasets/il/il2014/select\\_Geography.odn](http://www.huduser.org/portal/datasets/il/il2014/select_Geography.odn)

California Association of Realtors. *2014 Q1*. <http://www.car.org/marketdata/data/ftbhai/>

NLIHC. *Out of Reach 2014*. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>