

## RENTERS FACE GREATEST BURDEN AS SAN FRANCISCO TIES FOR LEAST AFFORDABLE HOUSING MARKET IN AMERICA

December 13, 2005—In San Francisco County, 56% of the estimated 214,385 renter households are unable to afford a typical two-bedroom apartment, tying it with San Mateo and Marin Counties as least affordable housing markets in the country, according to *Out of Reach 2005*, from the National Low Income Housing Coalition ([www.nlihc.org](http://www.nlihc.org)). For the first time, the report focused on the plight of renters, finding that renters' median income falls far short of area median income for the whole population, and even farther short of that needed to afford a typical rent. In San Francisco County, that means a working family of four would need to make \$61,440 a year to afford to rent a typical two-bedroom apartment, but half of the renters make less than \$53,239, putting decent affordable homes far out of reach.

“The implications are that over a half a million renters in the San Francisco Bay Area are stretched beyond their means, only one paycheck away from possible eviction,” said Dianne Spaulding, Executive Director of the Non-Profit Housing Association of Northern California (NPH), a leading affordable housing advocacy group ([www.nonprofithousing.org](http://www.nonprofithousing.org)). “The latest population projections show California adding 10 million people by 2020. In a state where half of us are renters, why do we continue to see only high-end market-rate homes being produced, and not affordable apartments, condos and townhomes?” NPH argues that this unbalanced market will worsen when state funds to build affordable homes are depleted in 2006.

In an attempt to reverse this negative trend, Senator Don Perata (D-Oakland) announced the inclusion of \$1.4 billion for affordable homes and rental homes in his infrastructure bond. The bond is planned for the June 2006 ballot.

*Other findings:* California is the second-least affordable state in the union for renters, behind Hawaii. Five of the top ten least affordable counties in America are in the Bay Area: Alameda, Contra Costa, Marin, San Francisco, and San Mateo. Everywhere in the region a household with only minimum wage earners would need to have three to four jobs to afford a typical rent. (See Table 1 below.)

Table 1. Bay Area Counties ranked among the worst in the nation for working families trying to find an affordable place to rent.

Least Affordable Rank	COUNTY	Rent affordable at		Estimated renter median income	Income needed to afford 2 bdrm FMR	Housing Wage for 2 bdrm FMR	Hours per week at min. wage needed to afford 2 bdrm FMR
		Fair Market Rent (FMR) for 2 bdrm	renter median income				
7 <sup>th</sup>	Alameda	\$1,339	\$1,103	\$44,112	\$53,560	\$25.75	153
7 <sup>th</sup>	Contra Costa	\$1,339	\$1,184	\$47,344	\$53,560	\$25.75	153
1 <sup>st</sup>	Marin	\$1,536	\$1,403	\$56,135	\$61,440	\$29.54	175
	Napa	\$1,098	\$1,112	\$44,474	\$43,920	\$21.12	125
1 <sup>st</sup>	San Francisco	\$1,536	\$1,331	\$53,239	\$61,440	\$29.54	175
1 <sup>st</sup>	San Mateo	\$1,536	\$1,522	\$60,878	\$61,440	\$29.54	175
	Santa Clara	\$1,302	\$1,566	\$62,626	\$52,080	\$25.04	148
	Solano	\$983	\$1,071	\$42,844	\$39,320	\$18.90	112
	Sonoma	\$1,151	\$1,104	\$44,153	\$46,040	\$22.13	131
2 <sup>nd</sup>	CALIFORNIA	\$1,149	\$950	\$38,804	\$45,950	\$22.09	131

<b>COUNTY</b>	<b>Total households (2000)</b>	<b>Renter households (2000)</b>	<b>% of total households that are renters (2000)</b>	<b>Estimated percent of renters unable to afford 2 bdrm FMR</b>
Alameda	523,366	237,060	45%	59%
Contra Costa	344,129	105,716	31%	55%
Marin	100,650	36,632	36%	54%
Napa	45,402	15,838	35%	50%
San Francisco	329,700	214,385	65%	56%
San Mateo	254,103	97,839	39%	50%
Santa Clara	565,863	227,227	40%	42%
Solano	130,403	45,406	35%	46%
Sonoma	172,403	61,892	36%	51%

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### **ABOUT NPH**

Since 1979, the Non-Profit Housing Association of Northern California (NPH) has worked to advance affordable housing as the foundation for thriving individuals, families and neighborhoods. As the collective voice of over 600 member organizations and individuals who support, build, finance and operate affordable housing, NPH promotes the proven methods of the non-profit sector and focuses government policy on housing solutions. [www.nonprofithousing.org](http://www.nonprofithousing.org).

### **About NLIHC**

Established in 1974 by Cushing N. Dolbeare, the National Low Income Housing Coalition is dedicated solely to ending America's affordable housing crisis. NLIHC is committed to educating, organizing, and advocating to ensure safe, decent, affordable housing within healthy neighborhoods for everyone.