

AFFORDABLE HOUSING NEEDS IN SACRAMENTO

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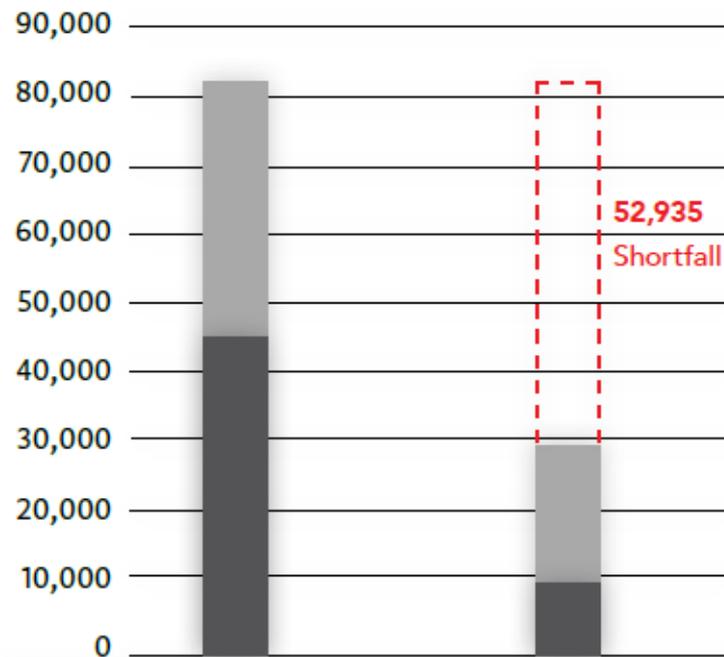
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Community Development Research

Federal Reserve Bank of San Francisco

Sacramento County faces a shortfall of affordable homes

FIGURE 1: SHORTFALL OF AFFORDABLE AND AVAILABLE HOMES IN SACRAMENTO COUNTY



Number of Very and Extremely Low-Income Households

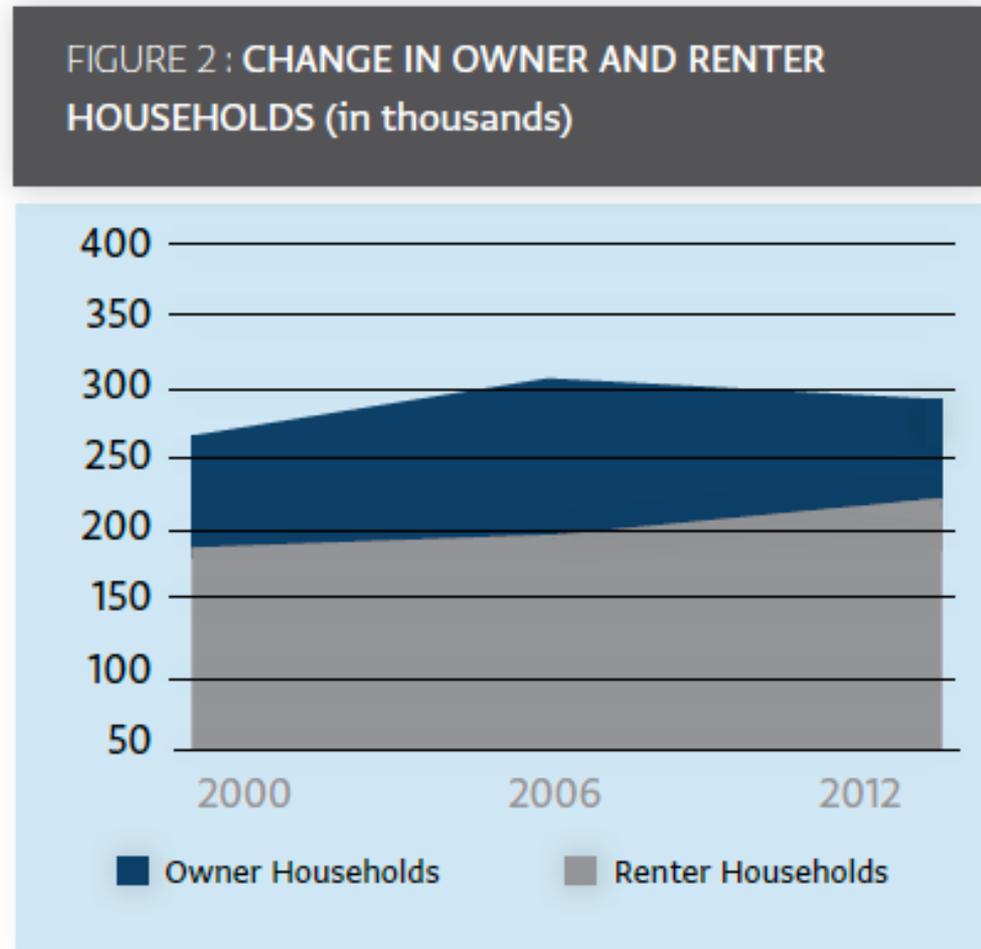
Rental Housing with Rents Affordable to VLI and ELI renters*

Very Low-Income

Extremely Low-Income

*Not all units with rents affordable to low-income households are occupied by low income households.

The number of renter households continued to grow during the Great Recession



SOURCES: 2000 Census, 2006 1-year ACS, 2012 1-year ACS

Who is being left out of Sacramento County's housing market?

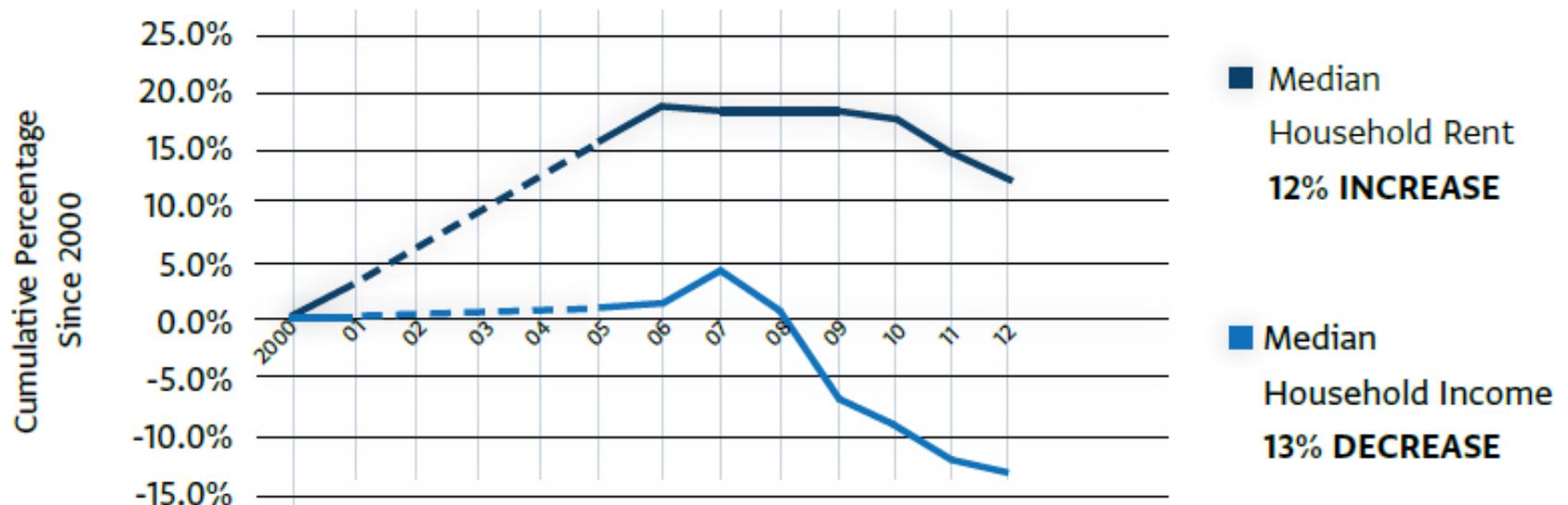
HUD 50% of Area Median Income (AMI) in Sacramento County for a 3 person household: \$34,250
Total workers earning < 50% AMI: 156,455

JOB CATEGORY	MEDIAN INCOME IN SAC
Nursing Assistants	\$29,520
Preschool Teachers	\$26,970
Security Guards	\$23,300
Restaurant Cooks	\$22,410
Home Health Aids	\$21,750
Waiters/Waitresses	\$18,490

SOURCES: U.S. Department of Housing and Urban Development Section 8 Income Limits for 2012; Bureau of Labor Statistics 2012 Occupational Employment Statistics for Sacramento--Arden-Arcade--Roseville MSA.

Household income is not keeping pace with rent

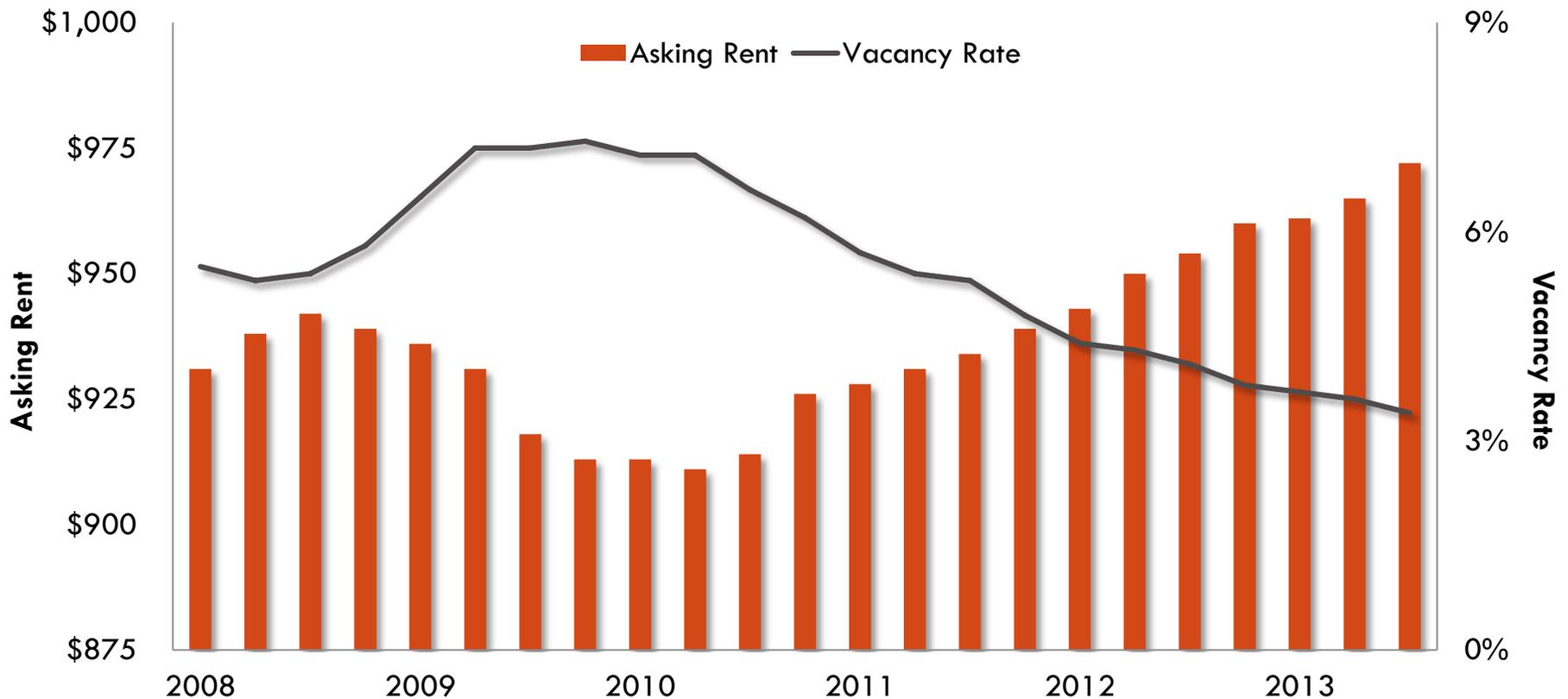
FIGURE 3 : CUMULATIVE PERCENTAGE CHANGE IN INFLATION-ADJUSTED MEDIAN INCOME AND MEDIAN RENT IN SACRAMENTO COUNTY 2000 TO 2012



SOURCES: US Census 2000 and American Community Survey 2005-2012. Median rents and incomes from 2001-2004 are estimated.

Sacramento rents up: \$972 for Q3 2013, vacancy rate down to 3.4%

Asking Rent and Vacancy Rate in Sacramento Quarterly



Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

Dramatic decline in funding sources for affordable housing in Sacramento

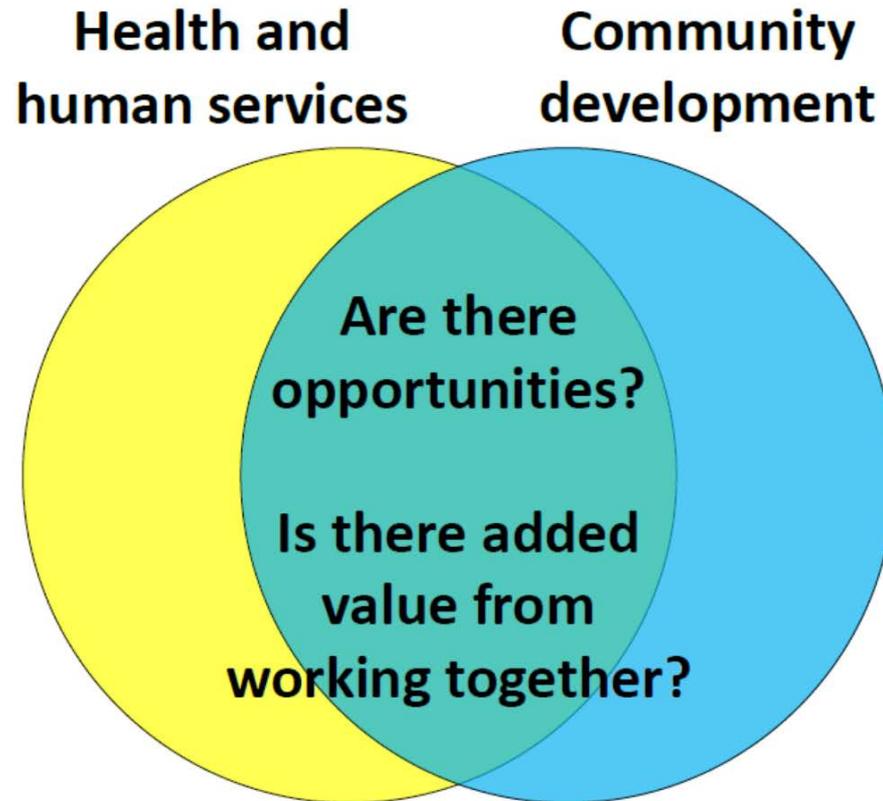
**TABLE 2 : CHANGE IN SACRAMENTO COUNTY'S MAJOR AFFORDABLE HOUSING FUNDING SOURCES
FY 2007/08 TO 2012/13**

FUNDING SOURCES	FY 2007/2008	FY 2012/2013	% CHANGE
State Housing Bonds Prop. 46 and Prop. 1C*	\$83,859,264	\$0	-100%
Redevelopment Funds for Affordable Housing	\$20,497,218	\$0	-100%
Federal CDBG Funds	\$13,303,283	\$4,543,606	-66%
Federal HOME Funds	\$6,752,998	\$1,906,264	-72%
Total	\$124,412,763	\$6,449,870	-95%

SOURCES: CHPC tabulations of HCD's Redevelopment Housing Activities Report and HUD's CPD program formula allocations by fiscal year.

**State Housing Bond funding for FY 2007/2008 and 2012/2013 provided by HCD.*

What Now?



For More Information:
FRBSF Community Development Website

www.frbsf.org/community

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