



California's Housing Future:
Challenges and Opportunities
Public Draft



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The Draft Statewide Housing Assessment 2025





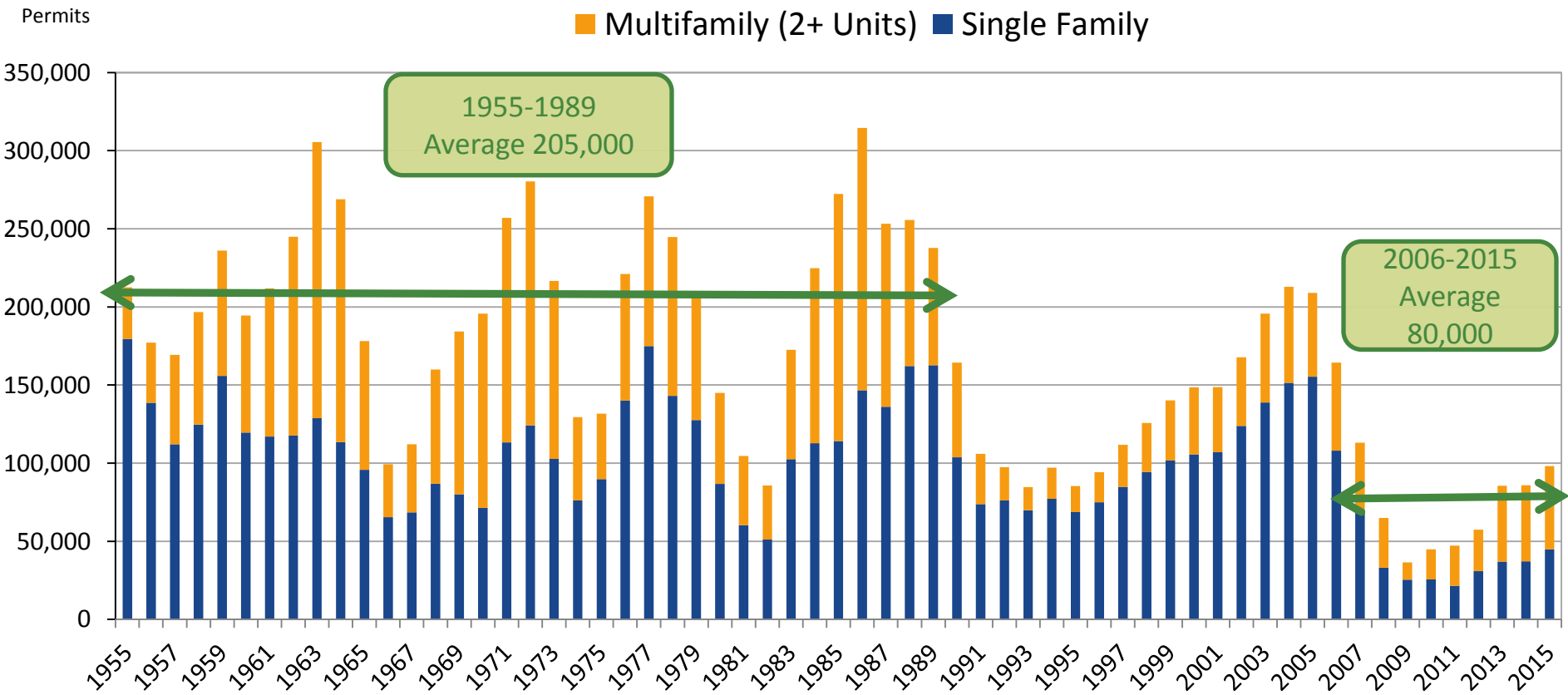
What is the Statewide Housing Assessment?

- 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 Need 180,000 new homes needed annually

Annual New Housing Permits 1955-2015



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



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) Subtotal of above	3.33	81%	51%
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.

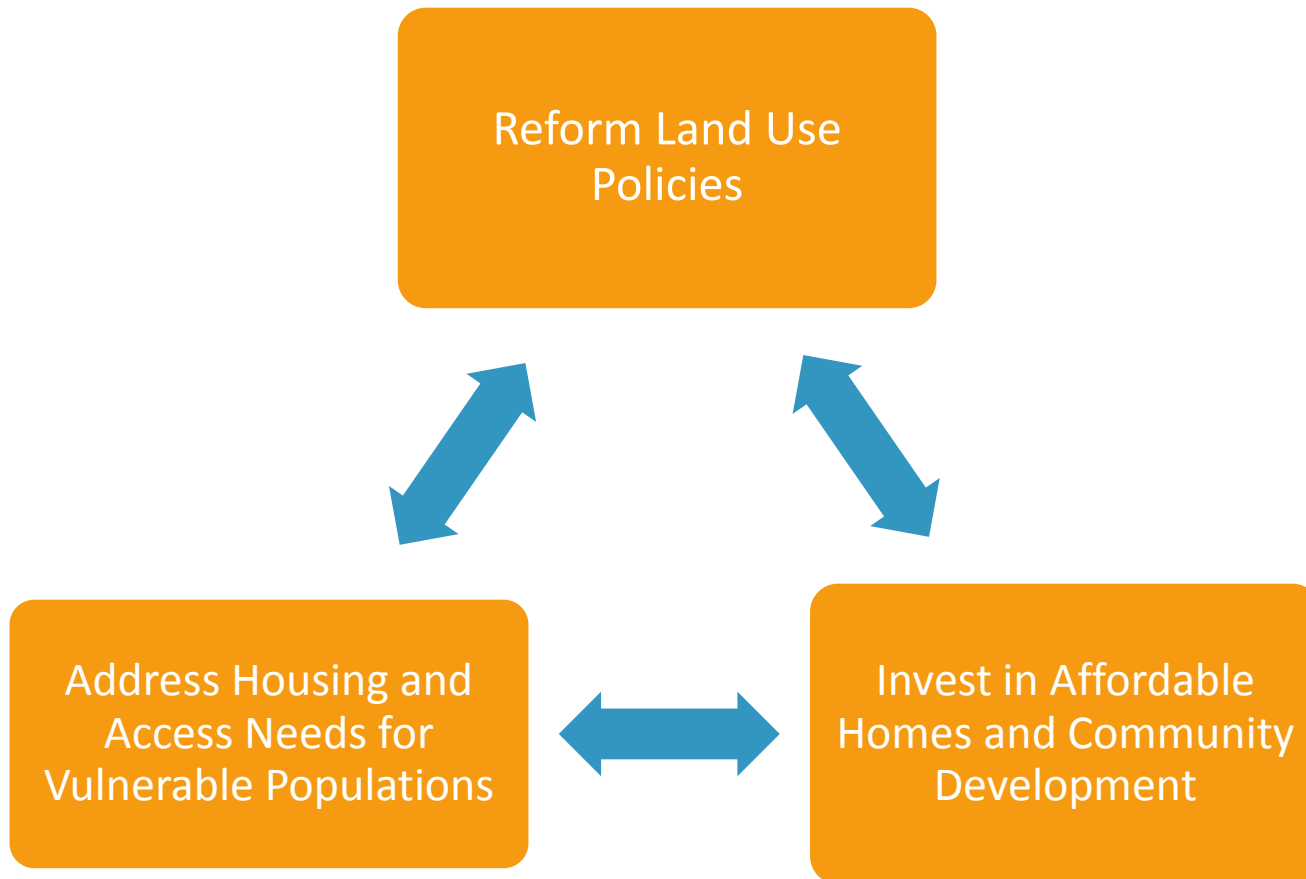


High Housing Costs and Needs Have Consequences

- **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.



Potential Options to Address California's Housing Challenges





Timeline and Next Steps

- Submit Comments to SHA@hcd.ca.gov
- Comment Deadline: March 4, 2017
- Public Workshops:

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.