PLACER COUNTY WORKFORCE HOUSING GAP

HOUSING AFFORDABILITY RULE

NO MORE THAN 30% OF FAMILY INCOME GOES TOWARD HOUSING

70% FOR FOOD, CLOTHES, HEALTH CARE, TRANSPORTATION AND OTHER THINGS.

COST-STRAPPED HOUSEHOLDS
Based on 30% Criteria

38.7% HOME OWNERS
48.9% RENTERS
41.5% TOTAL HOUSEHOLDS ARE BURDENED

HOME BUYER CRISIS

$420k+
AVERAGE HOME PRICE

$225k-$337k
MAX AFFORDABILITY FOR LOW/MODERATE INCOME HOUSEHOLDS

RENTER CRISIS

$1,240+/MONTH
MEDIAN APARTMENT RENT

$416-$856/MONTH
AFFORDABILITY FOR MINIMUM WAGE/VERY LOW INCOME HOUSEHOLDS

2% VACANCY RATE

WORKFORCE ANNUAL INCOMES

$20,600 - $34,250
AVE. EXTREMELY LOW/VERY LOW INCOME
Occupations: Preschool Teacher, Cashiers, Waiters & Waitresses

$54,850 - $82,200
AVE. LOW/MODERATE INCOME
Occupations: Firefighters, Police, Elementary School Teachers, Licensed Vocational Nurse

54% OF HOUSEHOLDS CAN'T AFFORD MEDIAN HOME PRICE

SIGN THE PETITION AT PLACERHOUSINGMATTERS.ORG

A PROJECT OF

Sources: Housing and Urban Development Comprehensive Housing Addorability Strategy (CHAS) data; Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) data; Placer County Housing Element, Affordable Rents and Housing Prices by Income and Occupation, Table 25
Placer County Needs Housing

Regional Housing Needs Assessment

New Units Needed: 2013-2021
21,625 = Total

9,779
Moderate/Above Moderate Income Level

11,846
Very Low/low Income Level

New Units Built: 2013-2015
809
0

Progress Report

Zero Units of Housing for Most Burdened

Ave. # of Units Needed Per Year
Total = 2,403

1,316
1,087

Ave. # of Units BUILT Per Year
2013-2015
163
0

Who Needs Housing Most?

Seniors
Veterans
Single-Income Families
Entry-Level Home Buyers/Renters

Why?

✓ Retain/Attract Local Workforce
✓ Increase Local Buying Power
✓ Alleviate Overcrowding
✓ Reduce Long Commutes
✓ Improve Community Health

Opportunity for Action

54,000 New Homes are Projected in the Next 20 Years.

Goal = 10-20% of Units are Attainable for Working Families to Afford

Sources: SACOG 2016 Metropolitan Transportation Plan; SACOG 2013-2021 RHNA; Placer County Annual Housing Element Progress Report 2015

Sign the petition at PlacerHousingMatters.org