



Photo Credit: Satellite Affordable Housing Associates (SAHA)



# CALIFORNIA Affordable Housing Needs Report 2022



**California  
Housing  
Partnership**

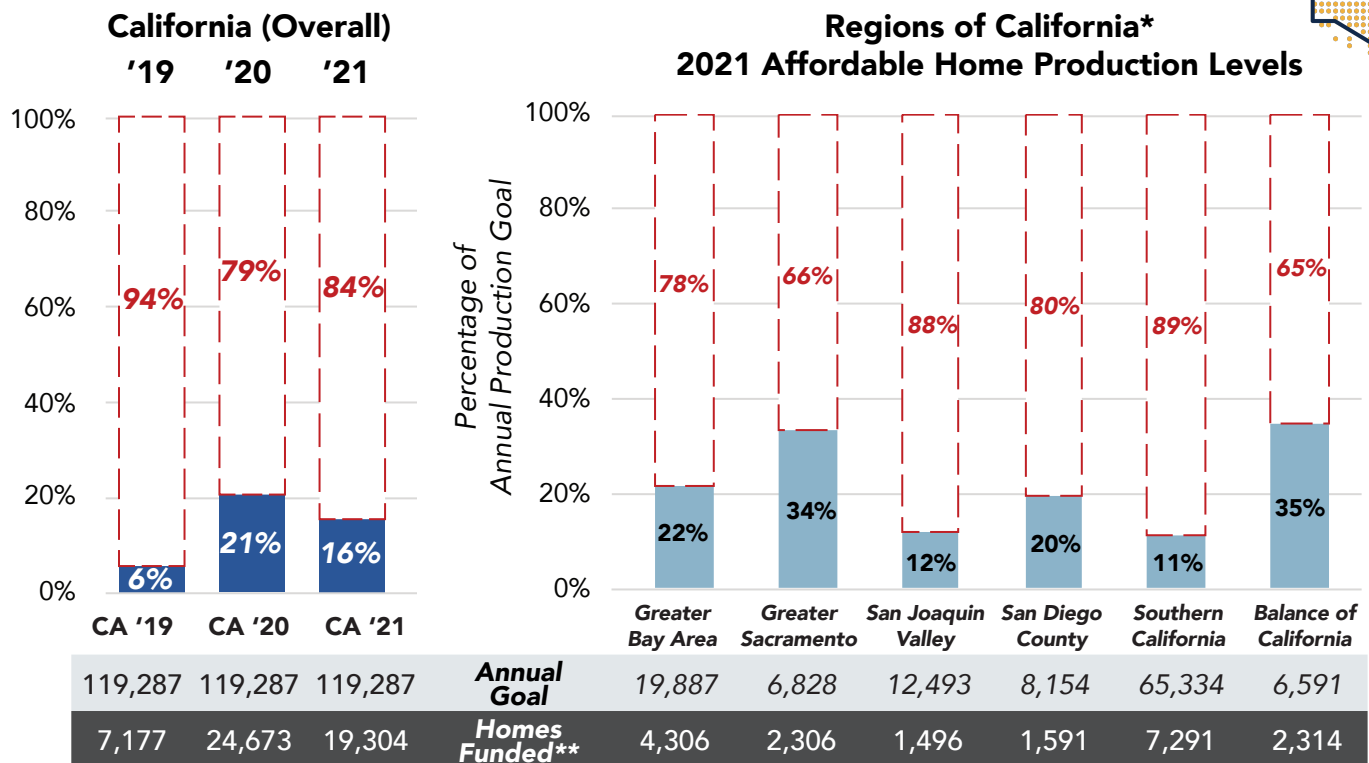
*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

## KEY FINDINGS

1. Although California has more than doubled production of new affordable homes in the past 3 years, the State is only funding 16% of what it needs to meet its goals.
2. Renters need to earn 2.8 times the state minimum wage to afford average asking rent in California, which increased by 11% since last year.
3. Half of California's 6 million renter households are lower income, with more than 1 million extremely low-income renter households.
4. Only 10% of renter resources from the State are permanent/ongoing compared to 99% of the support for homeowners.

**MARCH 2022**

**ALTHOUGH CALIFORNIA HAS MORE THAN DOUBLED PRODUCTION OF NEW AFFORDABLE HOMES IN THE PAST 3 YEARS, THE STATE IS ONLY FUNDING 16% OF WHAT IT NEEDS TO MEET ITS GOALS.**

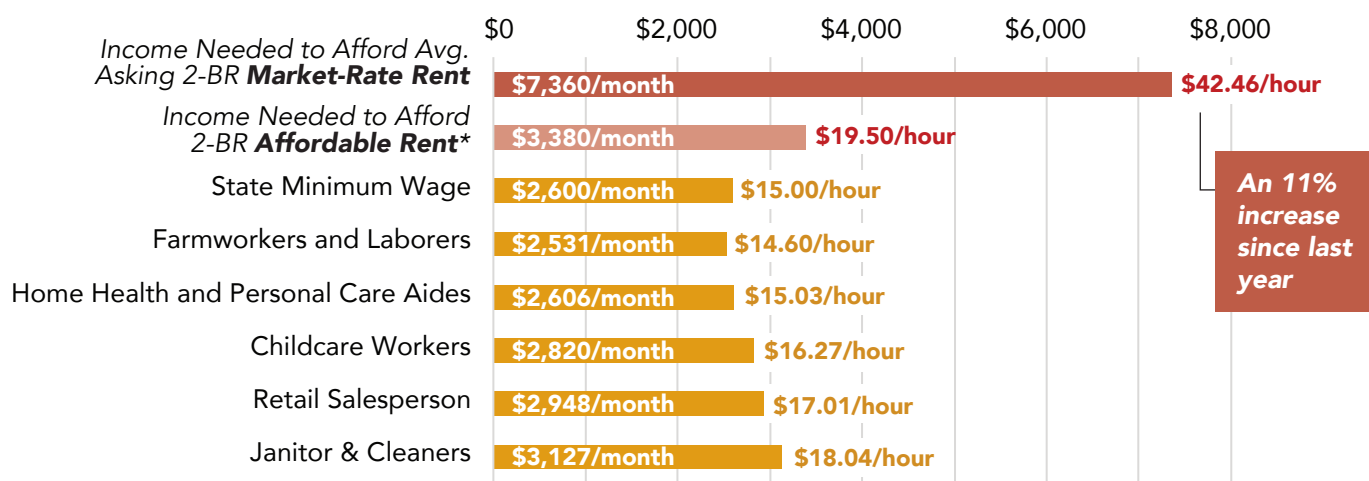


Source: California Housing Partnership Preservation Database, February 2022. California's Roadmap Home 2030, <https://roadmaphome.ca.org>.

\*Greater Bay Area, Greater Sacramento and Southern California regions as defined by corresponding councils of government, [calcog.org](http://calcog.org). San Joaquin Valley includes the following counties: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare.

\*\*Affordable units (new construction and adaptive reuse) funded by the Low-Income Housing Tax Credit program and state funding programs, including Homekey, in 2021.

**RENTERS NEED TO EARN 2.8 TIMES THE STATE MINIMUM WAGE TO AFFORD AVERAGE ASKING RENT IN CALIFORNIA, WHICH INCREASED BY 11% SINCE LAST YEAR.**



Source: CoStar Group 2021 Annual Asking Rent (accessed January 2022). US Department of Housing and Urban Development (HUD) FY2021 State Income Limits. Bureau of Labor Statistics Median Annual Wage Data for CA Occupations, 2020.

\*'Affordable Rent' is approximated by HUD's state rent limits for households earning 50% of Area Median Income (AMI). Income needed to afford market and affordable rent is calculated as 30% of a household's income.

## HALF OF CALIFORNIA'S 6 MILLION RENTER HOUSEHOLDS ARE LOWER INCOME, WITH MORE THAN 1 MILLION EXTREMELY LOW-INCOME RENTER HOUSEHOLDS.

2.976M households (50%)

of California's 5,928,820 million renter households are lower-income

1,055,859 Low-Income (LI)

50-80% of AMI

829,961 Very Low-Income (VLI)

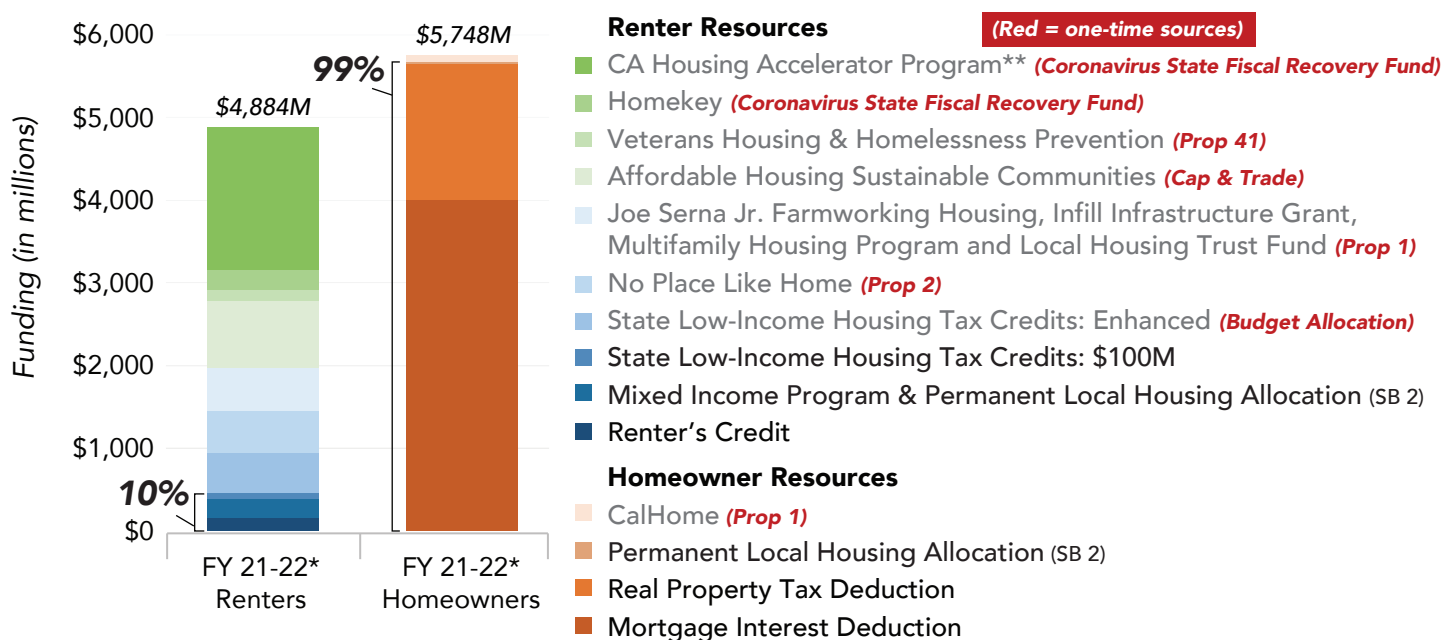
30-50% of AMI

1,090,874 Extremely Low-Income (ELI)

0-30% of AMI

Source: 2019 Public Use Microdata Sample (PUMS) analysis by the California Housing Partnership with U.S. Department of Housing & Urban Development (HUD) income levels.

## ONLY 10% OF RENTER RESOURCES FROM THE STATE ARE PERMANENT/ONGOING COMPARED TO 99% OF THE SUPPORT FOR HOMEOWNERS.



Source: State of California Dept. of Finance (DOF) Tax Expenditure Report, 2021-2022. California Tax Credit Allocation Committee 2021 award data and 2022 credit estimates. California Department of Housing and Community Development (HCD) Program Awards and Notices of Funding Availability 2021-22. California Housing Finance Agency (CalHFA) Mixed Income Program Awards 2021-22.

\*Funding amounts are based on actual awards and preliminary data/estimates tabulated by each respective agency.

\*\*The California Housing Accelerator Program was newly created in 2021 to enable 2,257 more affordable units in FY21-22.

## HOW POLICYMAKERS CAN HELP

"The housing affordability crisis is undermining the California Dream for families across the state and threatens our long-term growth and prosperity. Making a meaningful impact on this crisis will take bold investments, strong collaboration across sectors, and political courage from our leaders and communities to do the right thing and build housing for all."

—Governor Gavin Newsom - September 2021



**Roadmap  
Home 2030**

Learn more:  
[roadmaphome2030.org](http://roadmaphome2030.org)

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