POLICY BRIEF '22

DECEMBER 2022

Who Can Afford to Rent in California's Many Regions?

INTRODUCTION

The California Housing Partnership has regularly documented the severity of the ongoing housing affordability crisis that affects every county in the state.[1] The COVID pandemic exacerbated a housing crisis many California residents have been struggling with for years and has disproportionately pushed renter households of color – particularly Black and Latinx households – into increased housing insecurity in our state.[2]

To determine the extent to which renters of different income groups are struggling with housing affordability, the Partnership has updated our analysis—first conducted three years ago and again in 2021—of the income required to afford average asking rents in each county across California.[3] This report does not directly address housing shortfalls – which the Partnership regularly tracks in the annual Affordable Housing Needs report[4] - but rather answers who can afford to rent a home when one is available. In essence, this report shows low-income households face a significant struggle finding affordable rents in most California counties, whereas median-income households, while priced out of some high cost zip codes, can still afford to rent housing in the vast majority of California counties.

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

KEY FINDINGS[5] (as shown in Figure 1)

- **None of the 1.18 million extremely low-income (ELI) renter households in California—those earning 30% of AMI—can afford average asking rents in any of California's 58 counties.**

- Very low-income (VLI) households earning 50% of AMI can afford average asking rents in **only four (4) California counties.**

- Lower-income households—defined by state funding programs as those earning 60% of AMI—can afford average asking rents **in 17 California counties.**

- Low-income renter households earning 80% of AMI can afford average asking rents **in 40 California counties.**

- In contrast, median-income households—those earning 100% of AMI—can afford average asking rents in 55 of the 58 California counties. These households can afford modest rents in 81% of zip codes in California, and the remaining 19% of zip codes are unaffordable for median-income households, primarily concentrated in Los Angeles County, the Central Coast, San Diego, and the Bay Area.[6]

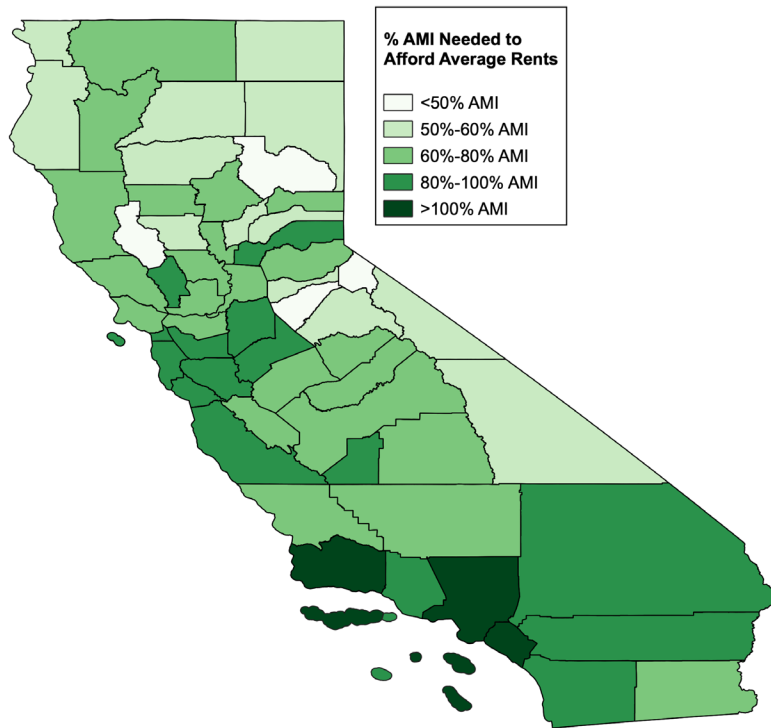**Figure 1.** Percent of AMI Needed to Afford Average Rents in Each County

Figure 1 shows the percent of each county's AMI needed for a three-person household to afford average rents in the county. For example, in Alameda County, the average asking rent is affordable to a two-bedroom household earning 82% of AMI.

Source: Bedroom-adjusted HUD Median Family Income, FY 2022; California Housing Partnership analysis of average rent data from CoStar Group, accessed Oct. 2022. For details, see Appendix C.

QUANTIFYING HOUSING NEED

Affordability is determined by whether the rent paid would cause the household to be cost burdened. As shown in Figure 2, renter households with the lowest incomes have the highest rates of both cost burden and severe cost burden in California, a trend that holds in every county in the state and across time.[7] A cost-burdened household pays more than 30% of gross monthly income towards housing costs, and severely cost-burdened households pay 50% or more.[8] The more cost-burdened low-income households are, the more that spending on rent cuts into their ability to purchase basic needs such as food, healthcare, child enrichment, and transportation costs, and puts them at risk of becoming homeless.

Figure 2. Cost Burden for California Renters by Income Group
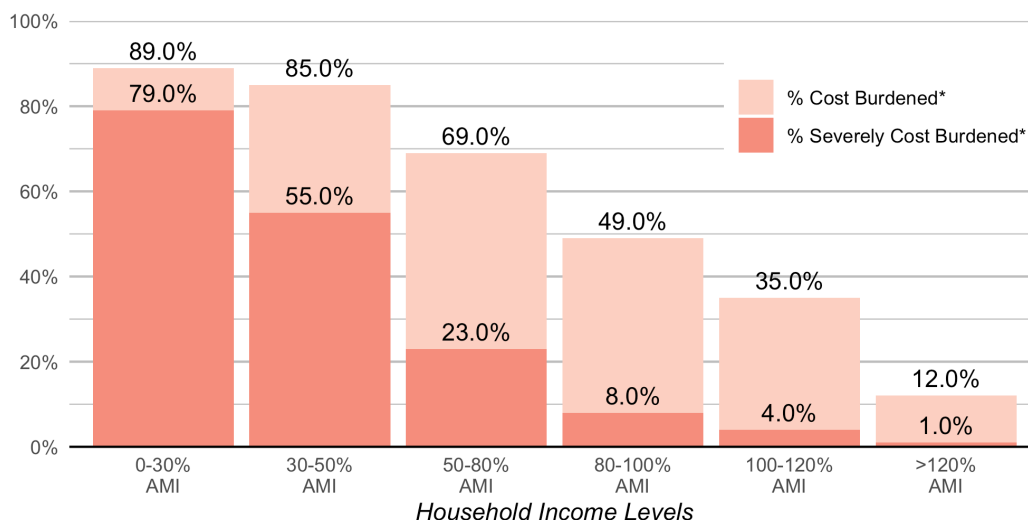
Source: California Housing Partnership analysis of 2019 1-year American Community Survey (ACS) PUMS data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

*Households are cost burdened if they spend 30% or more of household income on housing costs and severely cost burdened if they spend more than 50%.

Renter households with the lowest incomes have the highest rates of both cost burden and severe cost burden in California.

In California, more than one in three households struggle to meet their basic needs – with households of color disproportionately impacted.[9] The cost of living only continues to increase – exacerbated by historically high rates of inflation in energy, gasoline, and food prices.[10] Severely cost-burdened households have even less to spend on these basic living costs, a disparity that contributes to more negative health and educational outcomes, particularly for children.[11]

The adverse effects of severe cost burden are experienced most strongly by the state's Black, Latinx, and Indigenous renter households, who have disproportionately lower incomes and experience the highest shares of severe cost burden, per the California Housing Partnership's Housing Needs Dashboard.[12] Figure 3 also demonstrates the economic inequality of various race and ethnic groups across California utilizing AMI data. Accounting for housing costs and safety net benefits, Latinx and Black households also experience disproportionately higher rates of poverty in the state.[13] As a result of spending a disproportionate share of income on housing, many households are only one missed paycheck or unexpected medical bill away from being forced to move much further from work and essential services or even being forced to live in their vehicles or on the streets.[14,15]

**Figure 3.** Race/Ethnicity of California Renters by Income Group
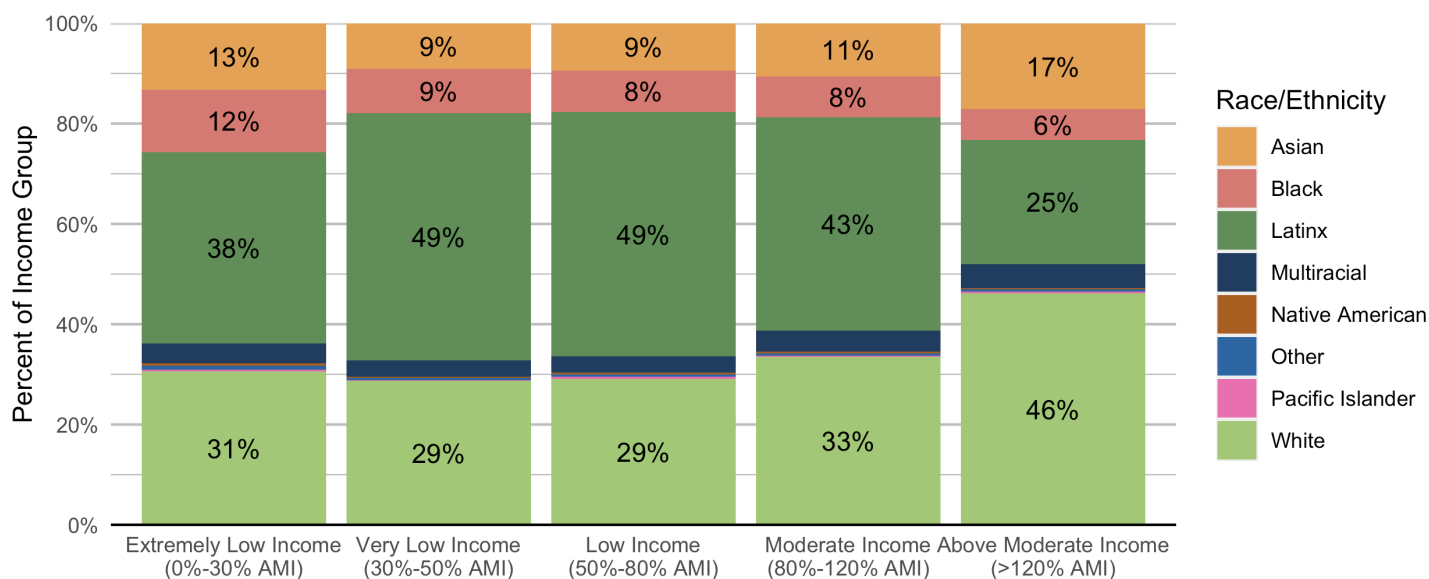
Source: California Housing Partnership analysis of 2021 one-year American Community Survey (ACS) PUMS data with HUD income levels.

Unaffordable Zip Codes

We further explored the rental market affordability for median-income households in all 58 counties using zip code level data. There are 399 zip codes out of California's 2,125 zip codes (about 19%) that are unaffordable to households earning 100% of AMI. As shown in Figure 4, these 399 unaffordable zip codes for median-income households are concentrated mainly in Southern California, the Central Coast (Santa Barbara County in particular), and the Bay Area. See Appendix D for the location of these zip codes.

Further, zip codes unaffordable to median-income households are primarily concentrated in higher resource neighborhoods. About 85% of unaffordable zip codes are located partially or entirely within a High or Highest Resource area as determined by the 2022 TCAC/ HCD Opportunity Map – see Figure 5.[16] This distribution has important policy implications for preserving affordability and access to opportunities for lower-income renter households.

Figure 4. Unaffordable Zip Codes by Region
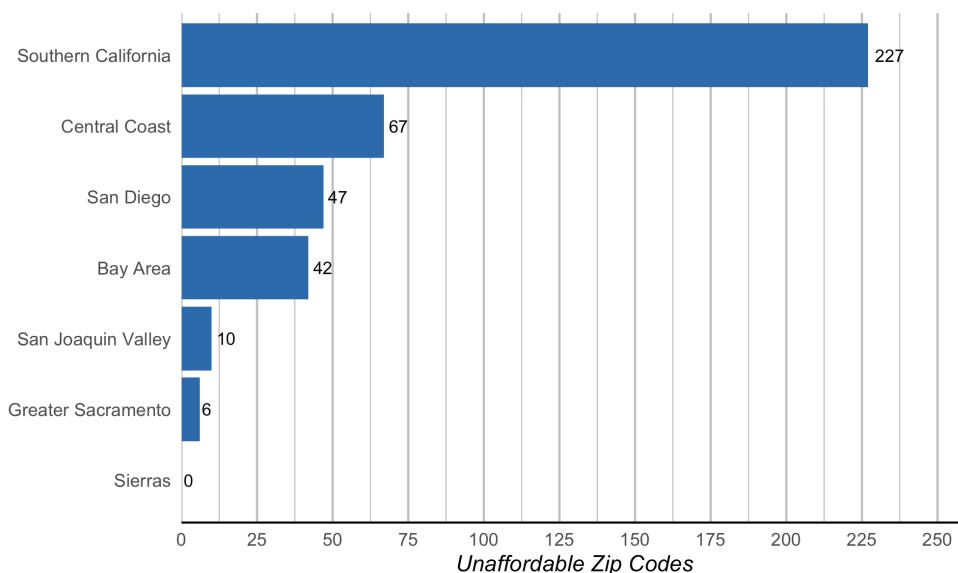
Source: California Housing Partnership analysis of FY 2022 HUD SAFMRs; HUD-United States Postal Service (USPS) ZIP Code Crosswalk Files, 4th Quarter 2021; HUD Zip Code Tabulation Area (ZCTA), April 2021

Figure 5. Unaffordable Zip Codes by TCAC/HCD Opportunity Area
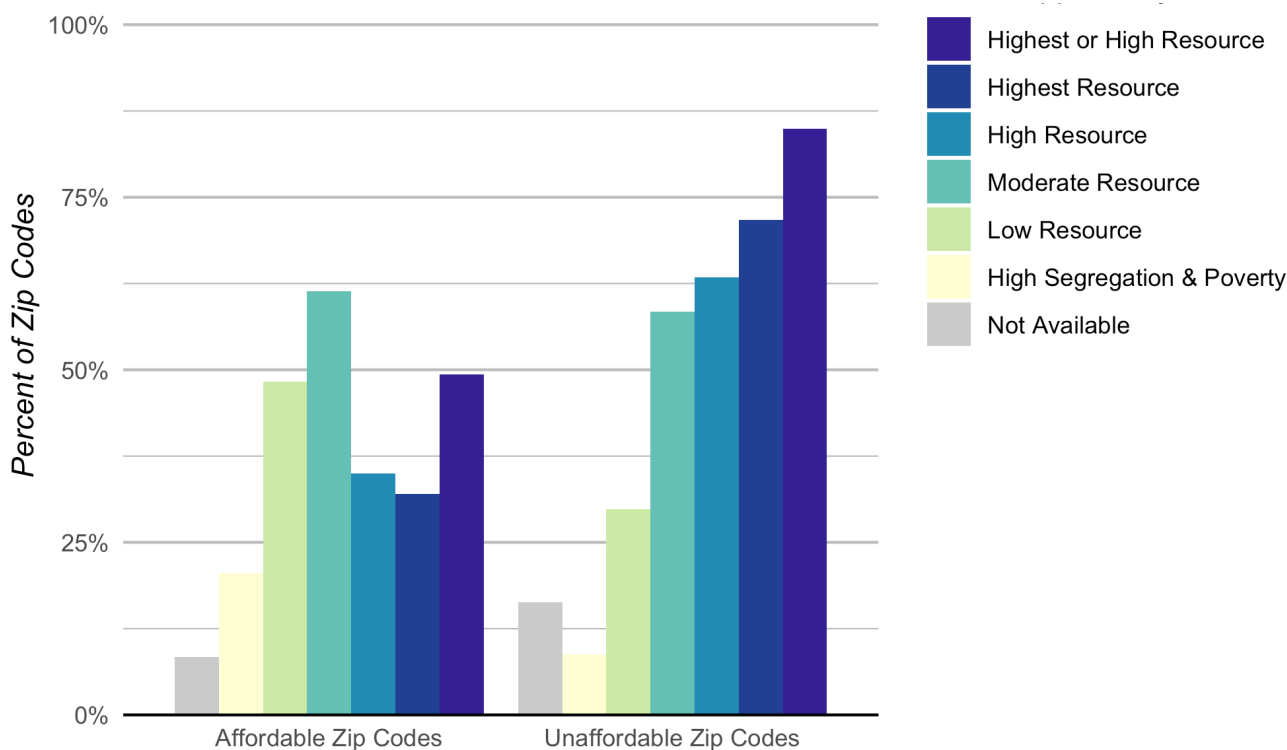
Source: California Housing Partnership analysis of FY 2022 HUD SAFMRs; HUD-United States Postal Service (USPS) ZIP Code Crosswalk Files, 4th Quarter 2021; HUD Zip Code Tabulation Area (ZCTA), April 2021; TCAC/HCD Opportunity Map, 2022

POLICY IMPLICATIONS

The findings above on relative access to affordable housing among different income groups and the relative impacts of unaffordability on these groups provide guidance on which households state and local governments should be focusing their scarce resources on serving first. Specifically, the findings above indicate that state and local funding programs should prioritize scarce resources for the lowest income levels first to avoid increases in the number of households living in poverty and homelessness.

The most efficient and effective way to increase the production of affordable homes for the lowest income households is to increase state investment levels in producing new affordable homes through the state Low-Income Housing Tax Credit, Multifamily Housing Program, and the California Housing Accelerator Program. The state must also ensure that Capitalized Operating Subsidy Reserves (or other forms of federal or state operating support) are available to support all Extremely Low-Income households in these developments. These are tried and true programs that in combination enable the state to move tens of thousands of affordable homes already in the development pipeline to completion with certainty.

An additional relatively new but promising strategy to preserve existing affordable homes is the acquisition of residential rental properties that are already affordable to low-income households despite having no government subsidies or rent restrictions—often referred to as "naturally occurring affordable housing" (NOAHs) or unsubsidized affordable housing—before rents in these properties increase. While speculative real estate interests may view acquiring NOAHs as a prime investment opportunity due to the promise of rising rents, the California Housing Partnership sees the acquisition and preservation of NOAHs by mission-driven entities as an opportunity to:

- Guarantee permanent affordability where it already exists in the market,
- Fight the displacement that can occur when properties are acquired by for-profit entities who maximize rents, and
- Improve the habitability of an often neglected housing stock.

The Legislature should facilitate the effort to preserve the affordability of NOAH properties by granting tenants and their nonprofit affordable housing provider partners a first right of purchase on all rental homes offered for sale. This would acknowledge the reality that these buyers cannot compete as quickly in the open market while ensuring that sellers continue to receive market rate sale proceeds.

Promoting maximum use of density bonus incentives and recently authorized streamlining of environmental reviews and entitlements can allow the state to address housing unaffordability for median-income households especially where it is needed most based on the zip code-based rent analysis above.[17] The state should use HUD's Small Area Fair Market Rents (SAFMRs)—a publicly available estimate of zip-code-based rents—to track which areas are unaffordable to median-income households. Because SAFMRs are calculated at the zip code level, they can generally account for submarket dynamics more accurately than Fair Market Rents (FMRs), which are estimated at the county level.[18] HUD recently incorporated private-sector data for the first time in determining Fiscal Year (FY) 2023 FMRs and SAFMRs increasing their accuracy in California in 2023.

CONCLUSION

This report underscores that while some counties and select neighborhoods throughout the state remain unaffordable to median-income households, the need for assistance to median-income households in these areas of unaffordability is dwarfed by the acute struggles faced by lower-income households in nearly every part of the state to avoid falling into poverty and homelessness. While state and local governments should be aware of the potential housing affordability issues for median-income families (particularly in the context of asset-building opportunities for Black and Brown households that have historically been denied equitable access), priority for the bulk of state and local resources should be focused on helping the millions of lowest-income renter households struggling with disproportionate housing cost burden – particularly those who are unhoused and at risk of losing their housing.[19]

DATA NOTES & SOURCES

1. *California Housing Partnership. Housing Needs Dashboard. Accessed Nov 15, 2022. https://chpc.net/housingneeds/.*

2. *California Housing Partnership, 2021. "California's Renters Still Struggling to Make Rent Despite State's Eviction Moratorium and Emergency Rental Assistance." Available at: https://chpc.net/californias-renters-still-struggling-to-make-rent-despite-states-eviction-moratorium-and-emergency-rental-assistance/*

3. *California Housing Partnership, 2019. "Who Can Afford to Rent in California's Many Regions?" Available at: https://chpc.net/resources/policy-brief-who-can-afford-to-rent-in-californias-many-regions/. California Housing Partnership, 2021. "Who Can Afford to Rent in California's Many Regions in 2021?" Available at: https://chpc.net/who-can-afford-to-rent-in-californias-many-regions-in-2021/.*

4. *California Housing Partnership, 2022. "California Housing Needs Report 2022." Available at: https://chpc.wpenginepowered.com/wp-content/uploads/2022/03/California-Affordable-Housing-Needs-Report-2022.pdf.*

5. *For more information about the methodology used in this analysis, see Appendix A. For full data findings, see Appendix B.*

6. *See "Unaffordable Zip Codes" section on page 4.*

7. *California Housing Partnership. Housing Needs Dashboard. Accessed Nov 15, 2022. https://chpc.net/housingneeds/.*

8. *The cost burden and severe cost burden definitions are provided by HCD and HUD. See for example: https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/overpayment-overcrowding.shtml.*

9. *United Ways of California, 2021. "The Real Cost Measure in California 2021." Available at: https://www.unitedwaysca.org/realcost.*

10. *Joint Center for Housing Studies of Harvard University, 2021. "The State of the Nation's Housing." Harvard Joint Center for Housing Studies. https://www.jchs.harvard.edu/state-nations-housing-2021.*

11. *Joint Center for Housing Studies of Harvard University, 2017. "The State of the Nation's Housing." Harvard Joint Center for Housing Studies. https://www.jchs.harvard.edu/state-nations-housing-2017.*

12. *California Housing Partnership. Housing Needs Dashboard. Accessed Nov 15, 2022. https://chpc.net/housingneeds/.*

13. *Caroline Danielson, Patricia Malagon, and Sarah Bohn, 2022. "Poverty in California." Public Policy Institute of California. Website: https://www.ppic.org/publication/poverty-in-california/*

14. *California Housing Partnership, 2021. "Rents Increase for Low-Income Californians During COVID-19 Pandemic." Website: https://chpc.net/resources/policy-brief-2021-covid-rent-increases-ca/.*

15. *See, for example: Chris Glynn and Alexander Casey. "Priced Out: Homelessness Rises Faster Where Rent Exceeds a Third of Income." Website: https://www.zillow.com/research/homelessness-rent-affordability-22247/.*

16. *It should be noted that zip codes may span several Census tracts and thus may be associated with multiple opportunity categories. Approximately 72% of distinct unaffordable zip codes are associated with Highest Resource tracts, 63% are associated with High Resource tracts, 58% are associated with Moderate Resource tracts, 30% are associated with Low Resource tracts, and 9% are associated with High Segregation & Poverty tracts.*

17. *2021 California Housing Partnership analysis of Zillow Home Value Index data. See also, Proposal A10 in Roadmap Home 2030. Website: https://roadmaphome2030.org/app/uploads/2021/03/Roadmap-Home-Appendix-1.pdf.*

18. *SAFMRs are rent estimates for a modest unit, which are calculated using the median rent for the past three years, often with a lag of at least two years, and thus are less precise for evaluating current market conditions. For this reason, most of the analysis in this brief utilizes proprietary current asking rent data from CoStar. However, because SAFMRs focus on a granular geography (zip code) and are made publicly available by HUD, they are useful for policy implementation purposes.*

19. *2021 CHPC analysis of Zillow Home Value Index data. See also, Proposal A10 in Roadmap Home 2030. Website: https://roadmaphome2030.org/app/uploads/2021/03/Roadmap-Home-Appendix-1.pdf.*

Appendix A. Methodology

To answer the question of how the State should direct its scarce housing resources for maximum impact, the California Housing Partnership compared county average asking rents for a two-bedroom home from the CoStar Multifamily Dataset (2022) with 2022 area median incomes (AMI) adjusted for a two-bedroom home from the Department of Housing and Urban Development (HUD).[1]

CoStar Multifamily Rents Analysis

This analysis used average asking rent data from CoStar's Multifamily Dataset to determine the average rent for a two-bedroom apartment in each county in the state.[2] The multifamily rents dataset pulls from rental listing websites; clients of CoStar's ILS platforms, including Apartments.com, ApartmentFinder.com, and ForRent.com; CoStar's research team; the RealFacts dataset, which details building-level rent and vacancy data dating back to the mid-1990s; and models CoStar bases on rent trends in different submarkets and building types for properties where rent data is unavailable.

Using the annualized average asking rent for each county (monthly rent multiplied by twelve) and dividing by an affordability rate of 30%, we were able to determine the income needed to afford such rent.[3] We then determined the percent of AMI needed to afford the average asking rent by comparing this income needed value with the bedroom-adjusted 2022 HUD AMI level for each county. Rates of affordability for households earning 100% of AMI, as well as ELI (30% AMI), VLI (50% AMI), and LI (80% AMI) households, were determined by multiplying the derived HUD income limit for each of these categories by 30%, to calculate the annual rent amount considered affordable to each income group.[4] Next, we compared the annualized average asking rent figure to the annual affordable rent figure for each income group; if annualized average asking rents were greater than the amount calculated as affordable, rents in that county were deemed unaffordable to the income group in question.

Small Area Fair Market Rents Analysis

We also analyzed Small Area Fair Market Rents (SAFMRs) to understand if our county-level findings were consistent at smaller geographies. SAFMRs are rent estimates for a modest unit, which are calculated using the median rent for the past three years, often with a lag of at least two years. SAFMRs are established annually by HUD to estimate what a family can expect to pay for a modest rental home. They are typically the 40th percentile of rents and are used to determine the payment standards for Housing Choice Vouchers, Project Based Section 8 Contracts, and other housing subsidies. SAFMRs are calculated at the zip code level within metropolitan areas.[5]

Combining zip codes with Census geographies (e.g., counties) can be a challenge, as zip codes do not represent a defined geographic area and do not align with political or administrative boundaries.[6] To match zip codes provided in HUD's SAFMR dataset with county geographies, we used the most recently available HUD-provided HUD-USPS ZIP to County Crosswalk file.[7] For any zip codes that did not match county boundaries during this initial join, we then matched the remaining zip codes with Zip Code Tabulation Areas (ZCTAs) as provided by HUD.[8] Where a zip code spans multiple counties, a "custom" AMI is generated to more appropriately compare the provided SAFMR against income limits. Custom AMIs are derived from the average income limit of all counties contained within a zip code.

In our comparison of SAFMRs to TCAC's 2022 Opportunity Map, the HUD-USPS ZIP to Tract crosswalk was utilized. As there is no ZIP to block group crosswalk, tracts are the most granular comparison level available for zip codes. Per TCAC's methodology, rural block groups within a Census tract may have differing opportunity categories. To provide an appropriate comparison between our analysis of crosswalked SAFMRs and TCAC designations, we assume that the block group with the greatest composite index score (and associated opportunity category) represents the whole of the tract in which it is situated. We should note that since rural tracts are typically much larger than urban and suburban tracts, this tract-level approach has the potential to obscure variations in opportunity within those tracts.[9]

Our results show that by comparing SAFMRs for two-bedroom units with the bedroom-adjusted 2022 AMI, California households earning 30% of county AMI cannot afford SAFMR rent levels in any zip codes, while households earning 80% of county AMI can afford SAFMR rent levels in 42% of zip codes, and households earning 100% of AMI can afford SAFMR rents levels in 81% of all zip codes in California.

1. We used the fiscal year (FY) 2022 median family income (MFI) set by HUD, which is used in determining Section 8 Income Limits. The MFI is determined for a four-person household and was adjusted for this analysis to provide an appropriate comparison for a two-bedroom unit, per HUD guidance – see: https://www.huduser.gov/portal/datasets/hads/HADS_doc.pdf. For more information on HUD income limits in general, see: https://www.huduser.gov/portal/datasets/il.html#2022.

2. Due to low data availability in certain counties, the average two-bedroom rent is derived for the following county groups and applied to each individual county: Group 1 – Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne; Group 2 – Colusa, Glenn, Tehama, Trinity; Group 3 – Del Norte, Lassen, Modoc, Plumas, Siskiyou; Group 4 – Nevada, Sierra.

3. Following guidance from HUD and the State of California, the California Housing Partnership identified rent as affordable in this analysis if a household spends no more than 30% of income on rent and utilities.

4. It should be noted that income limits derived from HUD's median income, as opposed to the programmatic income limits set by HUD, were used in this analysis. It is important to acknowledge that recent increases in California AMIs dictated by peculiarities in the methodology established by the U.S. Department of Housing and Urban Development (HUD)HUD – including high cost of living increases – and further modified by TCAC mean that a large number of households in high-cost areas who are now classified as low-income were in many cases categorized as moderate-income just a few years ago. In other words, programs previously targeting low-income households are effectively now serving many moderate-income households even without changes to state laws or regulations. Unadjusted HUD AMIs are used in this analysis to better approximate existing income levels.

5. While Fiscal Year (FY) 2022 Fair Market Rents (FMRs) and SAFMRs were calculated with the traditional methodology, the delay of 2020 American Community Survey (ACS) 1-year estimates and the impact of the COVID-19 pandemic on rental markets led HUD to incorporate private-sector data in the determination of FY 2023 FMRs and SAFMRs. These changes are likely to influence future results. For more information, see: https://www.federalregister.gov/documents/2022/09/01/2022-18905/fair-market-rents-for-the-housing-choice-voucher-program-moderate-rehabilitation-single-room

6. Zip codes are a collection of mail delivery routes determined by the United States Postal Service (USPS), while ZIP Code Tabulation Areas (ZCTAs) are geographic representations of zip codes created by the Census Bureau. For more information, see: https://www.census.gov/programs-surveys/geography/guidance/geo-areas/zctas.html.

7. As of this analysis, 4th Quarter 2021 was the most recent crosswalk file available. For more information, see: https://www.huduser.gov/portal/datasets/usps_crosswalk.html#data.

8. The HUD-USPS crosswalk was used as the primary join method due to a poor match success rate using ZCTAs alone. For more information on HUD's ZCTA shapefiles, see: https://hudgis-hud.opendata.arcgis.com/datasets/HUD::zip-code-tabulation-area-1/about.

9. As discussed in the Opportunity Map methodology, rural areas are also difficult to accurately capture due to data unreliability at the block group level (e.g., poverty indicator) and the lack of data at the block group level (e.g., CalEnviroScreen score). See: https://www.treasurer.ca.gov/ctcac/opportunity.asp.

Appendix B. Detailed Data Findings

Analysis of Changes in Housing Affordability & Area Median Income by County

| County	% AMI Needed to Afford Average 2-Bedroom Rent (2021)	Bedroom-Adjusted AMI	% Change in HUD's Bedroom-Adjusted AMI (2021-2022)	% Change in Average 2-Bedroom Rent (2021-2022)[1,2]
Alameda	81.5%	$128,520	13.7%	3.5%
Alpine	46.7%	$85,050	16.4%	1.4%
Amador	50.9%	$77,940	11.2%	1.4%
Butte	65.9%	$76,500	24.3%	4.7%
Calaveras	49.0%	$81,000	10.2%	1.4%
Colusa	58.9%	$66,960	10.9%	3.4%
Contra Costa	69.6%	$128,520	13.7%	1.4%
Del Norte	59.4%	$57,240	5.5%	2.2%
El Dorado	73.9%	$91,980	12.2%	2.7%
Fresno	79.1%	$65,610	16.1%	4.0%
Glenn	68.0%	$57,960	11.2%	3.4%
Humboldt	58.8%	$71,730	22.6%	4.4%
Imperial	66.0%	$57,510	13.7%	3.3%
Inyo	53.3%	$74,430	11.6%	1.4%
Kern	79.6%	$61,110	13.7%	5.0%
Kings	80.5%	$61,200	3.3%	4.1%
Lake	49.5%	$62,280	3.1%	1.3%
Lassen	51.3%	$66,330	2.1%	2.2%
Los Angeles	119.8%	$81,990	13.9%	3.6%
Madera	60.6%	$67,950	20.0%	1.9%
Marin	75.0%	$149,400	11.0%	1.0%
Mariposa	65.8%	$60,300	6.5%	1.4%
Mendocino	72.6%	$64,530	8.8%	1.5%
Merced	66.5%	$65,790	10.1%	3.0%
Modoc	59.4%	$57,240	8.7%	2.2%
Mono	55.2%	$71,820	1.1%	1.4%
Monterey	96.6%	$81,090	11.4%	1.8%
Napa	87.7%	$107,460	17.6%	-1.1%
Nevada	57.3%	$88,560	9.6%	4.5%
Orange	101.5%	$107,190	11.6%	3.9%
Placer	84.3%	$91,980	12.2%	-0.2%

(see next)

Analysis of Changes in Housing Affordability & Area Median Income by County

County	% AMI Needed to Afford Average 2-Bedroom Rent (2021)	Bedroom-Adjusted AMI	% Change in HUD's Bedroom-Adjusted AMI (2021-2022)	% Change in Average 2-Bedroom Rent (2021-2022)[1,2]
Plumas	45.8%	$74,160	12.7%	2.2%
Riverside	96.2%	$78,660	12.8%	4.6%
Sacramento	73.5%	$91,980	12.2%	2.5%
San Benito	62.9%	$94,590	15.9%	1.4%
San Bernardino	96.5%	$78,660	12.8%	2.9%
San Diego	100.0%	$96,210	12.4%	5.9%
San Francisco	96.4%	$149,400	11.0%	0.2%
San Joaquin	89.2%	$76,500	14.9%	2.1%
San Luis Obispo	77.1%	$98,280	11.7%	1.1%
San Mateo	86.9%	$149,400	11.0%	2.6%
Santa Barbara	108.5%	$90,090	11.1%	7.1%
Santa Clara	81.3%	$151,650	11.4%	6.2%
Santa Cruz	96.9%	$107,370	6.6%	2.1%
Shasta	57.8%	$80,820	29.2%	3.0%
Sierra	62.7%	$81,000	6.1%	4.5%
Siskiyou	60.3%	$56,430	11.2%	2.2%
Solano	78.7%	$97,830	9.5%	2.4%
Sonoma	78.6%	$101,520	9.2%	3.1%
Stanislaus	84.5%	$71,370	15.1%	3.1%
Sutter	67.3%	$68,310	13.6%	2.4%
Tehama	55.2%	$71,460	44.4%	3.4%
Trinity	78.7%	$50,130	3.3%	3.4%
Tulare	73.9%	$60,210	15.5%	1.1%
Tuolumne	52.3%	$75,870	11.5%	1.4%
Ventura	97.0%	$103,860	16.8%	2.4%
Yolo	75.0%	$95,940	20.3%	5.0%
Yuba	59.7%	$68,310	13.6%	3.1%

1. CoStar regularly updates its annual rental estimates. The average 2-bedroom rent in both 2021 and 2022 reflects data accessed on October 2022. As such, 2021 rent estimates provided here may not exactly match those provided in the 2021 version of this policy brief and should not be directly compared.
2. Due to low data availability in certain counties, the average two-bedroom rent is derived for the following county groups and applied to each individual county: Group 1 – Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne; Group 2 – Colusa, Glenn, Tehama, Trinity; Group 3 – Del Norte, Lassen, Modoc, Plumas, Siskiyou; Group 4 – Nevada, Sierra.
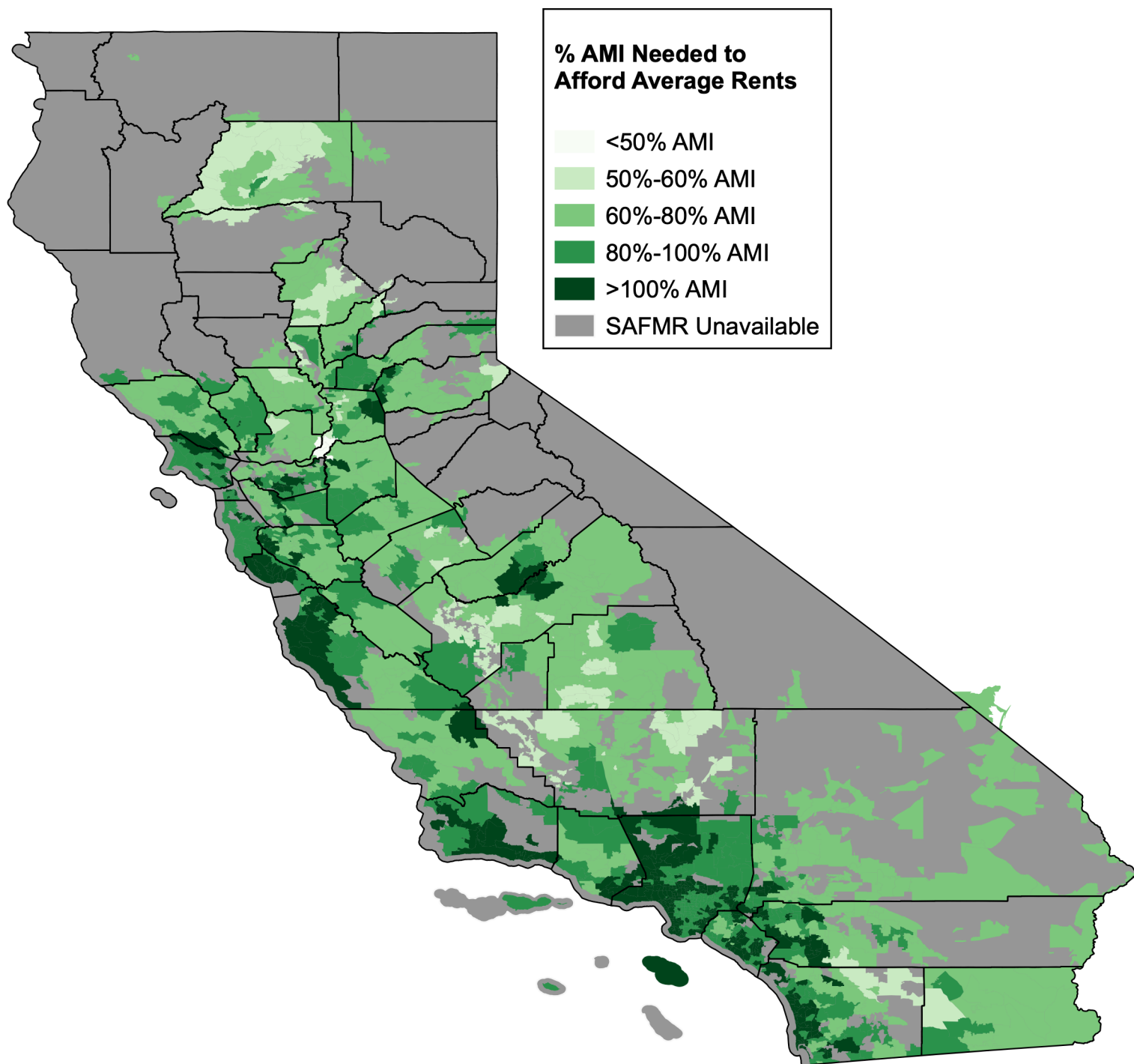*Sources: California Housing Partnership analysis of average rent data from CoStar Group, accessed October 2021; and TCAC 2021 Income Limits data available at https://www.treasurer.ca.gov/ctcac/2021/supplemental.asp.*

Appendix C. Percent of AMI Needed to Afford Average Rents
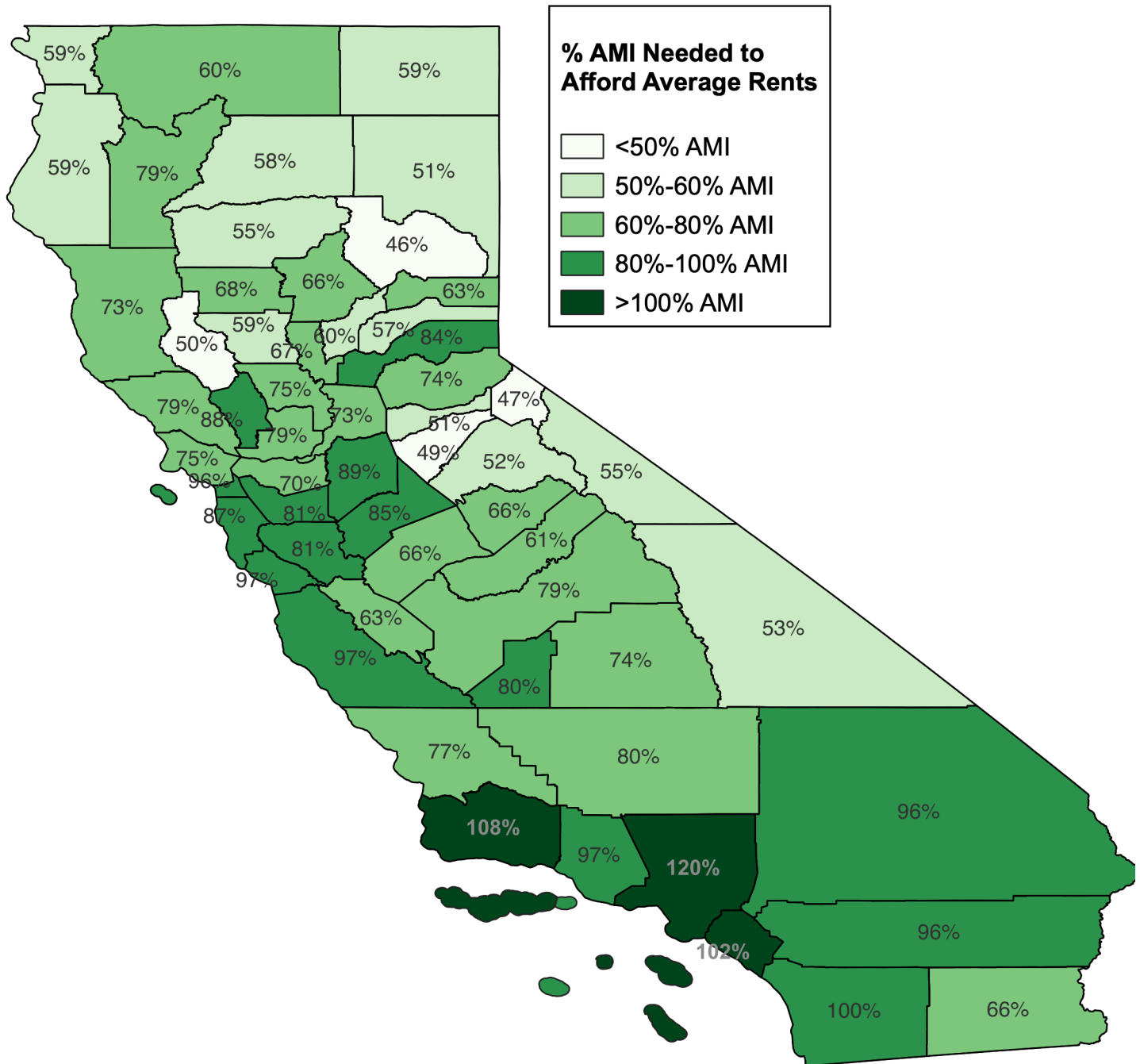
% AMI Needed to Afford Average Rents

- <50% AMI
- 50%-60% AMI
- 60%-80% AMI
- 80%-100% AMI
- >100% AMI

Source: California Housing Partnership analysis of FY 2022 HUD SAFMRs; HUD-United States Postal Service (USPS) ZIP Code Crosswalk Files, 4th Quarter 2021; HUD Zip Code Tabulation Area (ZCTA), April 2021; TCAC/HCD Opportunity Map, 2022

Appendix D. Percent of AMI Needed to Afford Average Rents by Zip Code

% AMI Needed to Afford Average Rents

- <50% AMI
- 50%-60% AMI
- 60%-80% AMI
- 80%-100% AMI
- >100% AMI
- SAFMR Unavailable

Source: California Housing Partnership analysis of FY 2022 HUD SAFMRs; HUD Zip Code Tabulation Area (ZCTA), April 2021; Bedroom-adjusted HUD Median Family Income, FY 2022
* Zip codes are approximated by Zip Code Tabulation Areas (ZCTAs) in this map. Of the 2,125 statewide zip codes, 613 did not have matching ZCTAs and are thus not shown on this map.