Renters in Santa Clara County need to earn $58.06 per hour - 3.2 times the City of Mountain View's minimum wage - to afford the average monthly asking rent of $3,019.

52,592 low-income renter households in Santa Clara County do not have access to an affordable home.

71% of extremely low-income households in Santa Clara County are paying more than half of their income on housing costs compared to 1% of moderate-income households.

In 2022 in Santa Clara County, there were only 4,096 beds available in the interim and permanent housing supply for persons experiencing homelessness.

State and federal funding for housing production and preservation in Santa Clara County is $942 million, a 97% increase from the year prior.
AFFORDABLE RENTAL HOMES

52,592 low-income renter households in Santa Clara County do not have access to an affordable home.

COST BURDENED HOUSEHOLDS

71% of ELI households in Santa Clara County are paying more than half of their income on housing costs compared to 1% of moderate-income households.

HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

In 2022 in Santa Clara County, there were only 4,096 beds available in the interim and permanent housing supply for persons experiencing homelessness.
ASKING RENT TRENDS

Asking rents in Santa Clara County increased by 5.1% between Q4 2021 and Q4 2022.

![Graph showing asking rent trends from 2000 to 2022.]

WHO CAN AFFORD TO RENT

Renters need to earn 3.2 times the minimum wage to afford the average asking rent in Santa Clara County.

<table>
<thead>
<tr>
<th>Income Needed to Afford Average Asking Rent</th>
<th>Average Asking Rent</th>
<th>City of Mountain View Minimum Wage</th>
<th>Home Health &amp; Personal Care Aides</th>
<th>Childcare Workers</th>
<th>Janitors &amp; Cleaners</th>
<th>Retail Salespersons</th>
<th>Medical Assistants</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,200 /Month</td>
<td>$3,019 /Month</td>
<td>$3,146 /Month</td>
<td>$2,989 /Month</td>
<td>$3,475 /Month</td>
<td>$3,577 /Month</td>
<td>$3,698 /Month</td>
<td>$4,665 /Month</td>
</tr>
<tr>
<td>$5,000 /Month</td>
<td>$10,683 /Month</td>
<td>$10,360 /Month</td>
<td>$10,208 /Month</td>
<td>$10,660 /Month</td>
<td>$10,913 /Month</td>
<td>$11,476 /Month</td>
<td>$12,330 /Month</td>
</tr>
<tr>
<td>$8,000 /Month</td>
<td>$14,006 /Month</td>
<td>$13,280 /Month</td>
<td>$13,000 /Month</td>
<td>$13,660 /Month</td>
<td>$13,876 /Month</td>
<td>$14,276 /Month</td>
<td>$15,065 /Month</td>
</tr>
<tr>
<td>$10,000 /Month</td>
<td>$15,000 /Month</td>
<td>$14,200 /Month</td>
<td>$14,000 /Month</td>
<td>$14,600 /Month</td>
<td>$14,800 /Month</td>
<td>$15,200 /Month</td>
<td>$15,800 /Month</td>
</tr>
<tr>
<td>$12,000 /Month</td>
<td>$16,000 /Month</td>
<td>$15,200 /Month</td>
<td>$15,000 /Month</td>
<td>$15,600 /Month</td>
<td>$15,800 /Month</td>
<td>$16,200 /Month</td>
<td>$16,800 /Month</td>
</tr>
</tbody>
</table>

Average income needed to afford the average asking rent in Santa Clara County.

Average minimum wage for various occupations.
STATE & FEDERAL FUNDING

State and federal funding for housing production and preservation in Santa Clara County is $942 million, a 97% increase from the year prior.

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>FY 2020-21</th>
<th>FY 2021-22</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Housing Bonds and Budget Allocations</td>
<td>$34,717</td>
<td>$208,221</td>
<td>500%</td>
</tr>
<tr>
<td>State LIHTC</td>
<td>$7,079</td>
<td>$66,066</td>
<td>833%</td>
</tr>
<tr>
<td><strong>STATE TOTAL</strong></td>
<td>$41,796</td>
<td>$274,287</td>
<td>556%</td>
</tr>
<tr>
<td>Federal LIHTC</td>
<td>$315,906</td>
<td>$549,820</td>
<td>74%</td>
</tr>
<tr>
<td>HUD Block Grants + NHTF</td>
<td>$120,286</td>
<td>$117,724</td>
<td>-2%</td>
</tr>
<tr>
<td><strong>FEDERAL TOTAL</strong></td>
<td>$436,192</td>
<td>$667,544</td>
<td>53%</td>
</tr>
</tbody>
</table>

LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in Santa Clara County decreased by 19% between 2021 and 2022.
Solving California's affordable housing crisis requires a long-term, comprehensive, evidence-based set of policy solutions at scale, similar to those described in the Roadmap Home 2030. By pairing clear goals with synergistic policy and system-change strategies that can have an effect over time, the investments made today will bring about the outcomes many Californians have been longing for.

The Roadmap provides a bold vision for solving California's affordable housing and homelessness challenges. Learn more at roadmaphome2030.org

WHAT CAN STATE LEADERS DO TO HELP?

The Partnership supports a robust slate of 2023 legislative priorities on the State Policy page of chpc.net

DATA SOURCES & NOTES

AFFORDABLE RENTAL HOMES
California Housing Partnership analysis of 2021 1-year American Community Survey (ACS) Public Use Microdata Sample (PUMS) data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

COST BURDENED HOUSEHOLDS
California Housing Partnership analysis of 2021 1-year American Community Survey (ACS) Public Use Microdata Sample (PUMS) data with HUD income levels. Methodology was adapted from NLIHC gap methodology. *Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

ASKING RENT TRENDS

WHO CAN AFFORD TO RENT

FUNDING FOR HOUSING
California Housing Partnership analysis of HCD Program Awards and Annual Reports, U.S. Department of Housing and Urban Development (HUD) CPD Appropriations Budget Reports, California Housing Finance Agency (CalHFA) Mixed Income Program, California Business, Consumer Services and Housing Agency (BCHS) Program Reports, California Strategic Growth Council (SGC) Affordable Housing Sustainable Communities Program, and federal and state Low-Income Housing Tax Credits (LIHTC).

LIHTC PRODUCTION AND PRESERVATION
California Housing Partnership's Preservation Database, April 2023. Please note that this data does not include manager units or market rate units created through the LIHTC program.

This report was produced by the California Housing Partnership | chpc.net
Lead Researcher: Danielle M. Mazzella, Senior Research Manager
ALL CALIFORNIA COUNTIES: chpc.net/publications/housing-need-reports