KEY FINDINGS

- **134,537 low-income renter households** in San Diego County do not have access to an affordable home.

- State and federal funding for housing production and preservation in San Diego County is $631 million, a **13% decrease** from the year prior.

- **81% of extremely low-income (ELI) households** in San Diego County are paying more than half of their income on housing costs compared to 2% of moderate-income households.

- In 2023 in San Diego County, there were only **9,226 beds** available in the interim and permanent housing supply for persons experiencing homelessness.

- Renters in San Diego County need to earn **$47.67 per hour - 2.8 times** the City of San Diego minimum wage - to afford the average monthly asking rent of **$2,479**.
AFFORDABLE RENTAL HOMES

134,537 low-income renter households in San Diego County do not have access to an affordable home (PUMS 2022).

COST BURDENED HOUSEHOLDS

81% of ELI households in San Diego County are paying more than half of their income on housing costs compared to 2% of moderate-income households (PUMS 2022).

HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

In 2023 in San Diego County, there were only 9,226 beds available in the interim and permanent housing supply for persons experiencing homelessness.

- Persons Experiencing Homelessness
- LIHTC Permanent Supportive Housing (PSH)
- Homekey
- Interim Housing Supply

![Graph showing the increase in housing supply from 2013 to 2023](chart.png)
ASKING RENT TRENDS

Asking rents in San Diego County increased by 1.6% between Q4 2022 and Q4 2023.

WHO CAN AFFORD TO RENT

Renters need to earn 2.8 times the minimum wage to afford the average asking rent in San Diego County.

Average Asking Rent $2,479/Month
Income Needed to Afford Average Asking Rent $8,263/Month

City of San Diego Minimum Wage $2,921/Month $16.85/Hour
Home Health & Personal Care Aides $3,019/Month $17.42/Hour
Childcare Workers $3,161/Month $18.24/Hour
Janitors & Cleaners $3,298/Month $19.03/Hour
Retail Salespersons $3,403/Month $19.63/Hour
Medical Assistants $4,051/Month $23.37/Hour

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STATE & FEDERAL FUNDING

State and federal funding for housing production and preservation in San Diego County is $631 million, a 13% decrease from the year prior.

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>FY 2021-22</th>
<th>FY 2022-23</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Housing Bonds and Budget Allocations</td>
<td>$204,370</td>
<td>$133,460</td>
<td>-35%</td>
</tr>
<tr>
<td>State LIHTC</td>
<td>$31,899</td>
<td>$54,554</td>
<td>+71%</td>
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<tr>
<td><strong>STATE TOTAL</strong></td>
<td><strong>$236,269</strong></td>
<td><strong>$188,015</strong></td>
<td><strong>-20%</strong></td>
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<tr>
<td>Federal LIHTC</td>
<td>$397,995</td>
<td>$383,455</td>
<td>-4%</td>
</tr>
<tr>
<td>HUD Block Grants + NHTF</td>
<td>$90,968</td>
<td>$59,077</td>
<td>-35%</td>
</tr>
<tr>
<td><strong>FEDERAL TOTAL</strong></td>
<td><strong>$488,962</strong></td>
<td><strong>$442,532</strong></td>
<td><strong>-9%</strong></td>
</tr>
</tbody>
</table>

LIHTC PRODUCTION AND PRESERVATION

Low-Income Housing Tax Credit production and preservation in San Diego County increased by 130% between 2022 and 2023.
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 2024 legislative priorities on the State Policy page of chpc.net

DATA SOURCES & NOTES

AFFORDABLE RENTAL HOMES
California Housing Partnership analysis of 2021 and 2022 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 and 2022 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
CoStar Group average asking rent for two-bedroom apartments (accessed February 2024).

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, March 2024. 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