



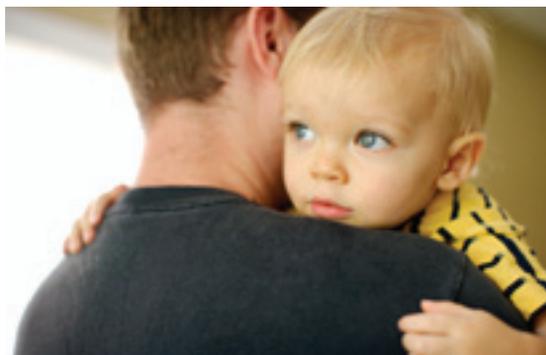
# PRICED OUT

A Regional Report

## Assemblymember V. Manuel Pérez

### The Housing Situation in the 56th Assembly District

More and more people in California find themselves priced out of the current housing market. Foreclosures have forced more people into the rental market, pushing up rents across the state.



People who are key to the local economy cannot even afford to *rent* a home. To afford a two-bedroom apartment, a family needs an annual income of \$30,040 in Imperial County and \$45,960 in Riverside County — significantly more than child care workers, nursing aides, and bank tellers earn.

Homeownership is also out of reach. As of October 2012, median home prices were still high in district communities like Brawley (\$170,500), Indio (\$185,500), and Imperial (\$190,000). Even with home prices dropping, a home buyer in the district must earn, on average, more than \$37,309 a year to afford a median-priced home (\$176,000) — assuming a near-perfect credit score, sufficient savings for a down-payment and zero monthly debt (e.g. car payments, student loans, credit cards).

### In Riverside County alone:

Affordable Homes Needed: 114,910

Affordable Homes Available: 87,330

Shortage: **27,580**



Some of the residents in your district who would benefit from more affordable homes include:

#### VERY-LOW-INCOME EARNERS\*

Child Care Workers	\$ 20,990	Teacher Assistants	\$ 25,575
Cashiers	\$ 22,379	Medical Assistants	\$ 25,844
Pharmacy Aides	\$ 22,836	Bank Tellers	\$ 25,873
Receptionists	\$ 23,804	Preschool Teachers	\$ 29,056
Nursing Aides and Orderlies	\$ 25,353	Security Guards	\$ 29,212

\*below 50% of median income for a family of four

**A range of homes affordable to all affects many of the issues that you care about.**

## **Children and Education**

Despite foreclosures and home price declines, finding an affordable home is an ongoing challenge for working families in the 56th District. Families with low incomes move 50 to 100% more frequently in search of a home they can afford, so children must move from school to school. Increasing options for families to afford a safe and stable home for their children will result in better outcomes for children. They will benefit from:

- Less exposure to violence.
- Increased school attendance.
- Reduced stress, illness, and mental-health problems.
- Having a safe place to play, do homework, and share family time.

Local schools will also benefit from increased family stability. Teachers can better plan for staffing and resources, and both teachers and classmates will experience fewer disruptions so they can focus on student achievement.

## **Health Care**

A recent study of the link between home and health reports, “Inability to afford adequate housing drives many families into overcrowded units, frequent evictions or changes of address and episodes of homelessness, all of which have consequences for the families’ health, both mental and physical.”

Without a stable home, it is much more difficult to address health problems. Homeless children, persons with mental illnesses, veterans, and older adults are especially at risk. For example:

- Homeless children have twice as many ear infections, 5 times as many stomach and diarrhea problems, and 4 times more asthma as housed children.
- Homeless veterans have high rates of hepatitis C, diabetes, prostate cancer, and HIV/AIDS, all potentially life-threatening conditions without proper treatment.
- People with mental illnesses who are homeless are disproportionate users of costly emergency rooms, hospitals, and crisis care services.

From the stability of a home, it is much easier for individuals and families to contact health-care providers, receive appointment reminders, plan transportation, obtain medications, and maintain relationships with doctors and practitioners. And when medical assistants, nurses’ aides, surgical technicians, medical receptionists, and other health-care staff can afford to live in the area, it increases the ability of clinics and hospitals to recruit and retain key, lower-paid staff.

## **Seniors**

Home affordability is also an issue for seniors. Many adult children and their parents have not been able to find homes that make economic sense. Due to high housing prices, many grandparents have seen their children and grandchildren move away to lower-cost communities, even out of state. Seniors on fixed incomes who can no longer drive are often not able to find an affordable home in their community with easy access to medical care, daily needs, and services.

When seniors have an affordable place to live, they are better able to afford medical care, prescriptions, and nutritious food. Those with access to family, neighbors, and friends are less isolated, which benefits their long-term physical and mental health. Grandchildren with nearby grandparents benefit from their life experience, love, and care. And families who live close to aging relatives are able to provide help that allows their relatives to remain at home, reducing public costs of nursing homes and other institutional care.