



PRICED OUT

A Regional Report

Senator Fran Pavley

The Housing Situation in the 27th Senate 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 an average two-bedroom apartment, a family needs an annual income of \$57,880 in Los Angeles County and \$57,440 in Ventura County — significantly more than nursing aides, paramedics, and preschool teachers earn.

Homeownership is even further out of reach. As of October 2012, median sales prices were still very high in district communities like Calabasas (\$1,007,500), Westlake Village (\$780,000), and Thousand Oaks (\$500,000). Even with home prices dropping, a home buyer in the district must earn, on average, more than \$74,777 a year to afford a median-priced home (\$352,750) — assuming near-perfect credit, sufficient savings for a down-payment and zero monthly debt (e.g. car payments, student loans, credit cards).

In Los Angeles County alone:

Affordable Homes Needed: 1,050,170
Affordable Homes Available: 851,970
Shortage: 198,200



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

VERY-LOW-INCOME EARNERS*

Nursing Aides and Orderlies	\$ 26,808
Bank Tellers	\$ 26,911
Receptionists	\$ 28,601
EMTs and Paramedics	\$ 30,732
Preschool Teachers	\$ 31,736

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

LOW-INCOME EARNERS**

Tax Preparers	\$ 42,704
Payroll Clerks	\$ 43,949
Mental Health Counselors	\$ 49,708
Licensed Nurses	\$ 50,390
Police Dispatchers	\$ 51,741

**below 80% 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 many of the working families in the 27th 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.

Environment

Affordable homes contribute to California's efforts to protect the environment. To reduce construction costs and rents, affordable homebuilders build more compactly, using land, water, and energy resources more efficiently. Most affordable-home developments are in locations closer to jobs and daily needs, increasing options for walking and public transit use, and reducing vehicle travel, greenhouse gas emissions, and development pressure on agricultural land and open space.

Health Care

A supply of homes that are affordable to all benefits individual health. A recent study on 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." Homeless children, persons with mental illnesses, veterans, and older adults are especially at risk for health problems. 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.

From the stability of a home, it is much easier to contact health-care providers, receive appointment reminders, maintain relationships with doctors and practitioners, and obtain medications.

When medical assistants, nurses' aides, surgical technicians, medical receptionists, and others can afford to live in the area, it also increases hospitals' and clinics' ability to recruit and retain key, lower-paid staff to provide health-care services.

Recent homeless counts found more than 51,000 adults and children are homeless on any given night in Los Angeles County, and more than 1,800 in Ventura County.