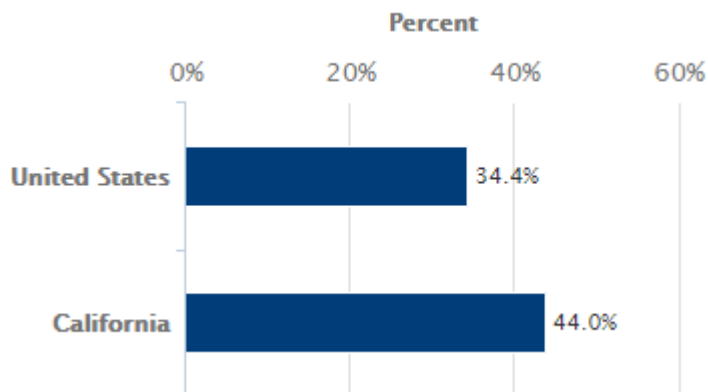


Housing Affordability in California

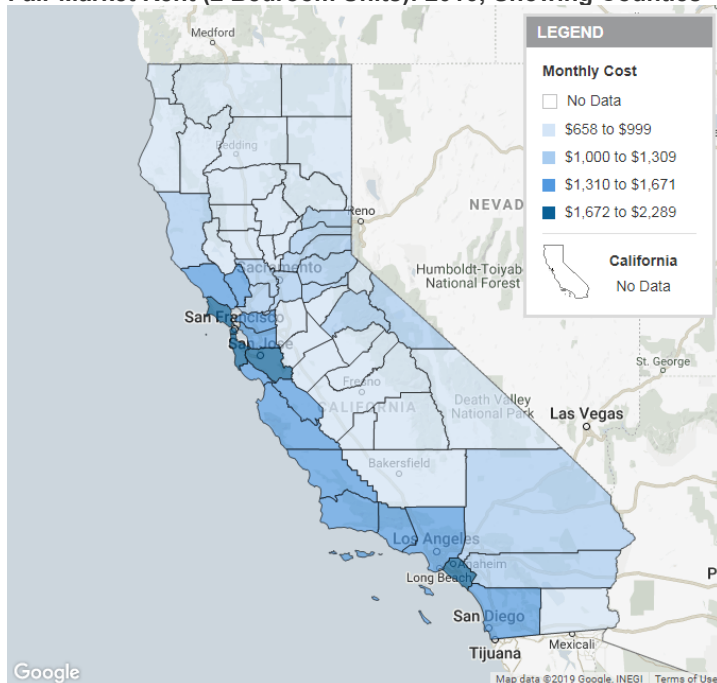
Households with a High Housing Cost Burden: 2014



Definition: Estimated percentage of households that spend 30% or more of household income on housing costs (e.g., in 2014, 44% of California households spent at least 30% of household income on housing costs). The U.S. Dept. of Housing and Urban Development considers housing "affordable" if total expenses (rent or mortgage payments, taxes, insurance, utilities, and other related payments) account for less than 30% of total household income.

Data Source: U.S. Census Bureau, [American Community Survey](#) (Sept. 2015).

Fair Market Rent (2 Bedroom Units): 2016; Showing Counties



Definition: Fair market rents are gross rent estimates that include the cost of rent and all utilities except telephone service (e.g., in fiscal year 2016, the average monthly cost of rent and all utilities except telephone service in Alameda County for a two-bedroom apartment is \$1,580). The current definition used for most areas is the 40th percentile rent, the dollar amount below which 40% of the standard quality rental housing units are rented.

Data Source: U.S. Dept. of Housing and Urban Development, [Fair Market Rents](#) (Dec.

What It Is

Kidsdata.org includes three indicators related to housing affordability:

- **Fair Market Rent (FMR):** The FMR is set at the 40th percentile rent of standard quality units, indicating that 40% of housing rented for less than the FMR.
- **Households with a high housing cost burden:** This is the estimated percentage of households that spend 30% or more of household income on housing costs.
- **Children living in crowded households:** This is the estimated percentage of children under age 18 living in households with more than one person per room of the house. "Rooms" include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches, and lodger's rooms.

Why This Topic Is Important

California housing is among the most costly in the nation, so finding affordable housing is a significant challenge for many middle- and low-income families (1). Housing typically is considered affordable if it comprises less than 30% of a family's income (2). According to 2014 estimates, only 37% of low-income children in the U.S. and 25% of low-income children in California lived in affordable housing (3). Families that spend more than half of their income on housing tend to spend much less than other families on essential items, such as food and health care (1, 2).

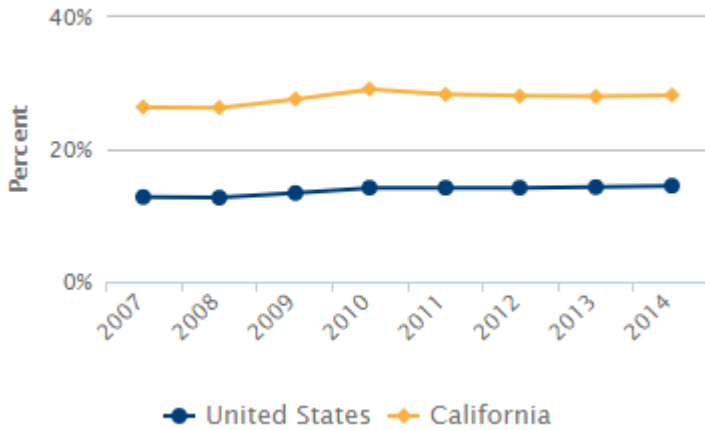
Stable, affordable, quality housing is linked to positive health outcomes for children (4). In some cases, a lack of affordable housing can result in families living in crowded households. Residential crowding may be linked to the prevalence of certain infectious diseases, poor educational attainment, and psychological distress, among other potential adverse effects (1, 4). Even if families are not in crowded homes, unaffordable or unstable housing can diminish a child's opportunities for educational success due to increased chances of moving, changing schools, and disruptions in classroom instruction (5).

How Children Are Faring

In 2014, an estimated 44% of California households experienced a high housing cost

2015).

Children in Crowded Households



Definition: Estimated percentage of children under age 18 living in households with more than one person per room of the house (e.g., in 2014, 28.2% of California children lived in households with more than one person per room). "Rooms" include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches, and lodger's rooms.

Data Source: Population Reference Bureau, analysis of data from the U.S. Census Bureau's American Community Survey microdata files (Nov. 2015).

burden (i.e., they spent 30% or more of income on housing). This figure has held relatively steady in recent years and has been consistently higher than national estimates.

In 2014, an estimated 28% of California children under age 18 lived in crowded households, nearly twice the national estimate of 15% (crowded households are defined as having more than one person per "room," which includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches, and lodger's rooms). Similar to other housing and economic measures, estimates vary at the local level; for example, among California counties with at least 10,000 residents in 2010-14, the percentage of children living in crowded households ranged from 9% to 39%.

On average, fair market rents in California counties have increased by approximately 72% since 2000 for a two-bedroom apartment. Fair market rent for a two-bedroom apartment ranged from \$658 in Modoc County to \$2,289 in San Francisco, San Mateo, and Marin counties, in fiscal year 2016.

View references for this text and additional research on this topic:
<https://www.kidsdata.org/topic/41/housing-affordability/summary>



More Data: www.kidsdata.org

Sign Up for Data Updates: www.kidsdata.org/signup

This PDF Was Generated On: 3/26/2019