

# Sourced Information with Excerpts

## **HUD Affordable Housing**

*Within the Office of Community Planning and Development, the Office of Affordable Housing Programs (OAHP) administers the following grant programs designed to increase the stock of housing affordable to low-income households.*

*The [HOME Investments Partnerships Program \(HOME\)](#) provides grants to States and local governments to fund a wide range of activities including 1) building, buying, and/or rehabilitating housing for rent or homeownership or 2) providing direct rental assistance to low-income families. It is the largest Federal block grant program for State and local governments designed exclusively to create affordable housing for low-income households.*

*The [National Housing Trust Fund \(HTF\)](#) supports the acquisition, new construction, or reconstruction of rental units for extremely low-income families or families with incomes below the poverty line, whichever is greater.*

[https://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/](https://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/)

## **Census finds record gap between rich and poor**

*Sheldon Danziger, a University of Michigan public policy professor, said while the U.S. has developed policies to combat poverty, it has trouble addressing ever-widening income inequality -- even with a growing federal deficit and previous warnings by former Federal Reserve Chairman Alan Greenspan about soaring executive pay.*

*"We're pretty good about not talking about income inequality," Danziger said.*

[http://www.nola.com/business/index.ssf/2010/09/census\\_finds\\_record\\_gap\\_betwee.html](http://www.nola.com/business/index.ssf/2010/09/census_finds_record_gap_betwee.html)

Section 8 Housing Vouchers cannot pay the difference in cost of rent and what the tenant can pay. Additionally there are not enough funds to provide Section 8 housing to all who qualify for the program.

## **Santa Clara County's Section 8 voucher program upended by tight rental market**

<http://www.mercurynews.com/2013/08/09/santa-clara-countys-section-8-voucher-program-upended-by-tight-rental-market/>

## **Public Housing and Rental Subsidies**

*Howard Husock*

*February 23, 2017*

*Many policymakers remain in thrall of the "free market" voucher. They have yet to grasp that Section 8 vouchers establish no real private market, but are instead merely a categorical income assistance program that has helped to form and perpetuate a social and economic underclass. Republicans have often acquiesced in Section 8 program's growth, while urban Democrats use the program's growing funding to shower benefits on their constituents.....*

*All these attempts ignored the fact that during 1870–1930 — when there were high levels of immigration and rapid urbanization — private builders erected many thousands of units of low-cost housing that were "affordable" to those with low incomes. Reformers who bemoaned the lack of low-income housing failed to understand the vitality of neighborhoods with modest dwellings, which served as building blocks allowing residents to own their own homes and move up the "housing ladder" to better, larger homes as they became better off.*

*For eight decades, supporters of subsidized housing have acted on the belief that private markets cannot provide adequate housing for lower-income families. New Deal administrator Harold Ickes frequently made such claims in support of housing subsidies.<sup>21</sup> Ickes claimed that "slums cannot be eradicated except on the basis of a government subsidy."<sup>22</sup> In 1935, Catherine Bauer — an influential public housing crusader at the time — claimed that private housing markets could not serve fully two-thirds of Americans, and thus most people would need public housing assistance. The same year, prominent architect Albert Mayer claimed in a *New York Times* op-ed that 50 percent of the population could not afford to rent in private dwellings.*

*The post–World War II era's explosion of home ownership quickly gave the lie to those sorts of claims, as private markets produced millions of new homes in the suburbs. Unfortunately, all sorts of federal housing subsidies had already been put into place and were difficult to repeal — even with the poor*

*performance of the subsidies and the excellent performance of the private sector in providing new housing during that era.*

*Before federal subsidy programs, and before the widespread use of detailed housing regulations and zoning ordinances, private markets did a good job of provided housing for lower-income Americans. From 1890 to 1930, for example, vast amounts of new working-class housing were built in American cities. In Philadelphia during that period some 299,000 brick row homes were built — and many of them were so solid that they are still in use. Data from that period show that a significant percentage of residents of poor neighborhoods did not live in overcrowded tenements, but instead lived in small homes that they owned or in homes where the owners lived and rented out space.*

[https://www.downsizinggovernment.org/hud/public-housing-rental-subsidies#\\_edn17](https://www.downsizinggovernment.org/hud/public-housing-rental-subsidies#_edn17)

### ***Shocking new studies: Silicon Valley's 'megacommute' even worse than L.A.***

<http://www.mercurynews.com/2016/11/02/job-boom-intensifies-traffic-and-housing-woes/>

### ***The Cost of a Hot Economy in California: A Severe Housing Crisis***

***Heather Lile, a nurse who makes \$180,000 a year, commutes two hours from her home in Manteca to the San Francisco hospital where she works, 80 miles away. "I make really good money and it's frustrating to me that I can't afford to live close to my job," said Ms. Lile.***

<https://www.nytimes.com/2017/07/17/us/california-housing-crisis.html>

### ***Bay Area traffic congestion hits worst levels ever, with San Jose No. 5 in nation***

<https://www.bizjournals.com/sanjose/news/2017/02/21/bay-area-traffic-congestion-times-san-jose.html>

### ***Roadshow: Where is all this Bay Area traffic coming from? You might be surprised***

<http://www.mercurynews.com/2016/02/23/roadshow-where-is-all-this-bay-area-traffic-coming-from-you-might-be-surprised/>

### ***Bay Area Traffic Congestion Is Worse Than Anywhere in U.S. Except L.A.***

<https://ww2.kqed.org/news/2014/06/06/bay-area-traffic-congestion-is-worse-than-anywhere-in-u-s-except-l-a/>

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## Housing:

### **Veterans' Emergency Housing Program**

*The Veterans' Emergency Housing Program started after World War 2 was the most significant turning point in the history of North American cities.*

*After WW2, returning veterans and mass immigration pushed housing demand to unprecedented heights. The result of the Veterans' Emergency Housing Program was the construction of millions of homes.*

*Before WW1, "Streetcar Suburbs" were the best option for a better life in the city. They were small communities outside the central parts of cities. They were linked by transit and made compact so people could walk to the streetcar or rail line*

*If cities were to continue developing based on the "Streetcar Suburb" pattern, there would be limited opportunity for the auto and energy industries to leverage this market. Car-oriented suburbs were a good fit.*

*Within 3 years after the war ended, 2.5 million new homes were built across the country. Homes built mostly in the suburban context. The boom would continue for years.*

*Everyone wanted to live in the suburbs. They couldn't be built fast enough.*

*To exacerbate the transition, companies like GM, Firestone, Standard Oil (and others) took advantage of declining effectiveness of transit use and public support for traffic flow improvements. They slowly bought up many of the street car and rail lines that had provided transit to provide bus transit or increase roadway capacity.*

*With the exception of current urban development in China, there is no country in history that saw as much construction as the U.S. did in the early decades following WW2.*

<http://www.cityclock.org/program-changed-cities-forever/#.WaSJmckUk>

## **WW 2 housing -- LEVITT & SONS AND THE POST WWII HOUSING BOOM**

<http://statemuseumpa.org/levittown/one/b.html>

### **William Levitt & Sons Mass Produced Housing**

*The building of every house was reduced to 26 steps, and sub-contractors were responsible for each step. His mass production of thousands of houses at virtually the same time allowed Levitt to sell them, fully furnished with modern appliances, for as little as \$8,000 each (\$65,000 in 2009 dollars) , (\$75,356 in 2017), which, with the [G.I. Bill](#) and Federal housing subsidies, reduced the up-front cost of a house to many buyers to around \$400. [5]*

[https://en.wikipedia.org/wiki/William\\_Levitt](https://en.wikipedia.org/wiki/William_Levitt)

### **These Bay Area homes were built by Joseph Eichler to be affordable and now cost millions**

We are talking about Joseph Eichler, whose open and airy, light-filled houses sold half a century ago for around \$40,000 and are the subject of “Eichler Homes: Modernism for the Masses,” which runs through Oct. 8.

“He was about more than `slap ‘em up, get ‘em done, move on,” said Steven Eichler, the developer’s grandson, who lives in Menlo Park and curated the exhibit.

An accountant before he became a developer — he once worked for a butter-and-eggs wholesale firm in San Francisco, the exhibit points out — Joseph Eichler wanted to improve the quality of housing across the region. He built attractive homes and priced them right for middle-class families.

Alas, his egalitarian dreams have been upended.

Steven Eichler, who manages design and construction projects in under-served neighborhoods, remembers his grandfather as an outspoken, cigar-smoking man — “a large presence in a room.” Active in the Democratic Party, Joseph Eichler had a way of turning dinner-table conversation toward politics and was famous for his anti-discrimination position on housing. He sold houses to anyone regardless of race or religion, and, in 1958, he resigned from the National Association of Home Builders when it failed to support a non-discrimination policy.

<http://www.mercurynews.com/2017/07/23/these-bay-area-homes-were-built-to-be-affordable-and-now-cost-millions/>

## **How Anti-Growth Sentiment, Reflected in Zoning Laws, Thwarts Equality**

*But a growing body of economic literature suggests that **anti-growth sentiment**, when multiplied across countless unheralded local development battles, is a major factor in **creating a stagnant and less equal American economy**.*

*It has even to some extent changed how Americans of different incomes view opportunity.*

*Unlike **past decades, when people of different socioeconomic backgrounds tended to move to similar areas**, today, less-skilled workers often go where jobs are scarcer but housing is cheap, instead of heading to places with the most promising job opportunities, according to research by Daniel Shoag, a professor of public policy at Harvard, and Peter Ganong, also of Harvard.*

*One reason they're not migrating to places with better job prospects is that rich cities like San Francisco and Seattle have gotten so expensive that working-class people cannot afford to move there. Even if they could, there would not be much point, since whatever they gained in pay would be swallowed up by rent.*

***The lost opportunities for development may theoretically reduce the output of the United States economy by as much as \$1.5 trillion a year**, according to estimates in a recent paper by the economists Chang-Tai Hsieh and Enrico Moretti.*

***"You don't want rules made entirely for people that have something, at the expense of people who don't,"** said Jason Furman, chairman of the White House Council of Economic Advisers.*

<https://www.nytimes.com/2016/07/04/business/how-anti-growth-sentiment-reflected-in-zoning-laws-thwarts-equality.html>

<http://eml.berkeley.edu/~moretti/growth.pdf>

## **California Contributes 13.3% to the United States Economy**

<https://blogs.voanews.com/all-about-america/2015/09/18/heres-how-much-each-state-contributes-to-us-economy/>

## **California could be losing \$20 Billion a year due to a lack of housing development**

<https://www.nytimes.com/2016/07/04/business/how-anti-growth-sentiment-reflected-in-zoning-laws-thwarts-equality.html>

<http://eml.berkeley.edu/~moretti/growth.pdf>

### ***More than one-third of schoolchildren are homeless in shadow of Silicon Valley***

***Tech economy is drawing new inhabitants and businesses but is contributing to dislocation, leaving families, teachers and even principals with housing woes***

<https://www.theguardian.com/society/2016/dec/28/silicon-valley-homeless-east-palo-alto-california-schools>

### ***Palo Alto homelessness rises 26 percent***

***Housing costs and availability still major culprits, county census finds***

<https://paloaltoonline.com/news/2017/06/30/palo-alto-homelessness-rises-26-percent>

## **State and Local Housing Programs After WWII**

### **In New York in 1947**

\$435 mil for 54,000 units in 1947 equals about **\$8,055 per unit of housing in New York**

inflation eleven times \$4.785 bil for 54,000 units **\$88,817 per unit of housing.**

[https://www.jstor.org/stable/41831901?seq=1#page\\_scan\\_tab\\_contents](https://www.jstor.org/stable/41831901?seq=1#page_scan_tab_contents)

<https://data.bls.gov/cgi-bin/cpicalc.pl?cost1=8%2C055.00&year1=194707&year2=201707>

### **Cost to Build a House in Tracy, California**

**Building Journal.com**

**Building Calculator**

At a 33% cost to contractor and design fees

\$160,000 for a 1,200 sq ft house at least expensive

\$133.23 per sq.ft

Reducing the contractor and design fees down to 15%

\$140,000 for a 1,200 sq ft house at least expensive

\$116.70 per sq.ft

\$117,000 for 1,000 sq ft house at least expensive

\$117.18 per sq.ft

<http://www.buildingjournal.com/residential-estimating.html>

## **Small House Plans**

<https://www.houseplans.net/house-plans-under-1000-sq-ft/>

<https://www.houseplans.net/house-plans-1001-1500-sq-ft/>

## **Tracy Land**

152 acres/ (66,621,120 sq.ft), for \$2 million.

12,000 sq. ft. lots = 551 lots or 456 lots per suburb measurement

That is \$3,629.76 per lot or \$4,385.96 per lot per suburb measurement

<http://www.landwatch.com/San-Joaquin-County-California-Land-for-sale/pid/25033699>

## **Cost of Tracy Homes**

Median Listing Price \$560K Median Closing Price \$496K

## **Price Per Sq. Ft. Tracy Homes**

\$200 1,200 sqft. House costs \$240,000

<http://www.realtor.com/local/95377>

## **Palo Alto Land**

7,500 sqft lot in Palo Alto sold for \$2.6 million

<https://www.cnbc.com/2017/05/04/this-silicon-valley-teardown-just-sold-for-2-6-million.html>

<http://abag.ca.gov/planning/research/forecasts.html>



### ***For millennials in Silicon Valley, buying a home is pretty much a nightmare***

*A new report shows that between 2005 and 2015, the rate of home ownership among millennials in the San Jose metro plunged faster than anywhere else in the country — a 34.8 percent decrease “in the heart of Silicon Valley,” as the report puts it.*

***And ponder this: The average millennial in San Jose would have to sock away 15 percent of his or her annual income for 27.9 years in order to afford a 20 percent down payment on a home. The average value of a millennial-owned home in San Jose is \$737,077***

<http://www.siliconbeat.com/2017/06/27/millennials-silicon-valley-buying-home-pretty-much-nightmare/>

### ***Bay Area housing crisis splits young and old***

#### ***New poll pinpoints sharp generational divisions***

*A separate poll released Thursday by the council showed that 40 percent of Bay Area residents — and **46 percent of the region’s millennials** — are considering leaving the region because of congested roadways and exorbitant housing costs. Those costs have marched higher in recent years as the local economy has generated more jobs while the supply of available housing has shrunk.*

<http://www.mercurynews.com/2017/04/06/bay-area-housing-crisis-splits-old-young/>

### ***20,000 Homeless Bay Area Schoolchildren – How Did We Get Here?***

#### ***KCBS Cover Story Series: Our Homeless Schoolkids***

*“Then we see families like Vicky, who are holding down full-time jobs as a substitute teacher, but can’t make ends meet because housing is so expensive.”*

<http://sanfrancisco.cbslocal.com/2014/12/17/20000-homeless-bay-area-schoolchildren-how-did-we-get-here/>

### ***Growing Number of Americans Can’t Afford to Buy or Rent***

<https://smartasset.com/insights/growing-number-of-people-cant-afford-to-buy-or-rent-their-homes>

## ***What you want to know about California's failed housing affordability law***

*Developers in Bay Area cities and counties, for instance, nearly met the region's goal for above-moderate income housing, compared with building only 28% of the moderate- and low-income housing goals [during the eight years leading up to 2014](#).*

*The problem is that there's not enough housing getting built, period. Reports from the [state's legislative analyst](#), [the state's housing department](#) and [McKinsey Global Institute](#) have argued developers need to double the roughly 100,000 homes they build each year to stabilize housing costs.*

<http://www.latimes.com/politics/la-pol-sac-housing-shortage-law-questions-20170705-htmstory.html>

## ***Bay Area real estate: To buy a median priced home, you now need income over \$179,000***

*California buyers needed a minimum annual income of \$110,890 to qualify for a single-family home priced at \$553,260, the statewide median in the second quarter of 2017. Compare that to the first quarter of 2012, when a minimum income of \$56,320 was needed to purchase a home priced at \$279,190, the median at the time*

<http://www.mercurynews.com/2017/08/11/bay-area-real-estate-to-buy-a-median-priced-home-you-now-need-income-over-179000/>

## ***The Department of Housing and Urban Development (HUD) recommends spending no more than 30% of your income on housing.***

<https://www.aol.com/article/finance/2017/07/17/the-least-affordable-housing-markets-in-america/23034082/>

## ***California Senate passes package of bills aiming to address housing crisis***

<http://www.latimes.com/politics/essential/la-pol-ca-essential-politics-updates-california-senate-passes-package-of-1496339298-htmstory.html>

***In their own words regarding California's current affordable housing law, Section 65400 of the Gov. Code.***

*"What I'm seeing here is an elaborate shell game," Perez said. "Because we're kind of lying. It's the only word I can come up with. We have no intention of actually building the units." **Herb Perez Foster City city councilman***

*Foster City city councilman, (Herb Perez), says his city won't approve the homebuilding it's planning for*

*"The system is so broken," **Wiener** said. "It gives the public a false sense that a step has been taken toward having more housing when in fact it's just an illusion."*

*One of the main criticisms of the law is that it hasn't spurred enough new home building. Fewer than half of the 1.5 million new homes the law said developers would need to build over eight years leading up to 2014 — the law's most recent reporting period — were built.*

*"The law has been completely ineffective at addressing the issue of housing affordability," said Paavo Monkkonen, an associate professor of urban planning at UCLA.*

*"I think the most important part of this is that there's complicity on the part of the state," Perez said. "They created this fake thing that they know no one has any intention of doing, and then they say they've done something about housing."*

*These and similar examples across California show that the housing law is a "complete farce," Wiener said*

*"Many local communities basically run a scam where they spend all sorts of time — lots of public hearings, lots of public discussion — and then it's over and you have this collection of paper sitting on a shelf," **Wiener said**. "It doesn't result in any additional housing."*

<http://www.latimes.com/projects/la-pol-ca-housing-supply/>

***Between 2010 and 2016, the Bay Area added 500,000 jobs but only 50,000 homes, and the jobs-housing gap and affordability problems continue to grow apace.***

<http://www.sfoxaminer.com/senate-bill-35-will-help-create-affordable-homes-vulnerable-populations/>

## ***Five cities miss out on affordable housing funds***

*This couple is certainly not alone. According to the County Manager's Office, **between 2010 and 2014, 54,600 new jobs were created in San Mateo County, while only 2,100 new housing units were built, or one home for every 26 jobs***

*This mismatch of housing and jobs is forcing workers to choose between driving long distances to work (causing terrible traffic) or living in substandard housing. Families with secure jobs that would be considered well paying in most of the country are living in unsafe and unstable conditions.*

[http://www.smdailyjournal.com/opinion/five-cities-miss-out-on-affordable-housing-funds/article\\_100cbaf6-7aec-11e7-8913-f3f8406f46bf.html](http://www.smdailyjournal.com/opinion/five-cities-miss-out-on-affordable-housing-funds/article_100cbaf6-7aec-11e7-8913-f3f8406f46bf.html)

## ***We found which Bay Area cities aren't pulling their weight on housing***

*For the entire Bay Area in 2016, there were 3.6 million employed people and 2.6 million units of housing. That means we had just a little more than 1.0 million more jobs than housing units,*

<https://sf.curbed.com/2016/10/12/12945854/bay-area-cities-jobs-housing-san-jose-palo-alto-sf>

## ***California's housing crisis – it's even worse than you think***

*Half the state's households struggle to afford the roof over their heads. Homeownership—once a staple of the California dream – is at its lowest rate since World War II. Nearly 70 percent of poor Californians see the majority of their paychecks go immediately to escalating rents.*

<http://www.eastbaytimes.com/2017/08/28/californias-housing-crisis-its-even-worse-than-you-think-6/>

## ***Rents keep jumping in San Mateo***

### ***Rates are the highest in the Bay Area; among the nation's most expensive***

*While the growth rate lags behind the rest of the state by a few percentage points, that may come as little consolation to those paying the city's median rental price of **\$3,400 for a one-bedroom unit and \$4,300 for a two-bedroom unit, according to the rent report.***

[http://www.smdailyjournal.com/news/local/rents-keep-jumping-in-san-mateo/article\\_93489724-91ed-11e7-9d9e-f7261884ce36.html](http://www.smdailyjournal.com/news/local/rents-keep-jumping-in-san-mateo/article_93489724-91ed-11e7-9d9e-f7261884ce36.html)

**California lawmakers have tried for 50 years to fix the state's housing crisis.  
Here's why they've failed**

<http://www.latimes.com/projects/la-pol-ca-housing-supply/>

**What you want to know about California's failed housing affordability law**

*Housing markets are regional. Even if there's enough new homebuilding in one city, if there's insufficient growth nearby the problem will persist. So while San Clemente met its overall housing goal, the data show, Irvine and Santa Ana missed theirs by thousands.*

*Also, the housing targets themselves might require reevaluation. The independent Legislative Analyst's Office found recently that Bay Area counties were on track to meet their overall housing goals during the current eight-year period that ends in 2023. **But the Bay Area is adding hundreds of thousands more jobs than homes, which is driving up the demand for housing beyond what the targets had anticipated.***

*The problem is that there's not enough housing getting built, period. Reports from the [state's legislative analyst](#), [the state's housing department](#) and [McKinsey Global Institute](#) have argued **developers need to double the roughly 100,000 homes they build each year to stabilize housing costs.***

<http://www.latimes.com/politics/la-pol-sac-housing-shortage-law-questions-20170705-htmstory.html>

**Silicon Valley's Housing Crisis:  
How did we get here, and what can we do about it?  
Policy brief prepared by  
Silicon Valley Community Foundation  
and the Center for Continuing Study of the California Economy (CCSCE)  
May 2017**

*Between 2007 and 2016 Silicon Valley needed to build 175,000 units of housing when to keep up with demand but it only built 69,503, that's a deficit of 105,497 units.*

*less than half (40 percent) of first-time homebuyers in Santa Clara County and just 29 percent in San Mateo County could afford to purchase the median priced home in 2016.*

*Between 2011 and 2016, median wages increased by 14 percent while median rental rates increased by 45 percent, with many renters experiencing even higher increases.*

*While housing costs have soared, wage gains for most low- and middle-income occupations increased much more slowly (between 2.2 and 10.6 percent) compared to the overall median gain of 14 percent. Median wage growth for food prep occupations was the only exception to this trend, helped in recent years by increases in the minimum wage.*

#### *A Shortage of New Housing is a Major Driver of Rapidly Increasing Costs*

*One of the reasons that housing costs are so high is that housing production has been limited. For example, Silicon Valley added 344,149 residents between 2007 and 2016. To keep pace with this population growth and maintain household size at the 2007 level, an **estimated 130,094 units of new housing would have been needed in the region. However, only 69,503 units were issued building permits.** The gap between supply and demand is even more pronounced when considering demographic trends such as fewer children and older residents. Those trends should have pushed the average household size down, resulting in a need for an even greater number of housing units. **A conservative estimate of the new housing units that were needed to keep pace with this demographic change is 175,000 – more than double the number of units issued permits.***

*When people pay more than 30 percent of income toward housing costs, they are considered “housing cost burdened,” and when they pay more than 50 percent, they are considered severely housing cost burdened. In San Mateo and Santa Clara counties, nearly half of all renters are housing cost burdened, and nearly 40 percent in San Francisco are in that category. Median monthly rents in those areas are \$2,783 and \$3,888, respectively.*

*Maximize use of local public surplus lands for affordable housing development. Surplus land means land owned by an agency of the state or any local agency, such as a city, county or school district, that is no longer necessary for the agency’s use*

#### *Conclusion*

*Affordable housing is essential to the health and well-being of the region’s residents. We all have a stake in addressing the region’s housing crisis. By championing the policy recommendations described above, we believe there is great potential to increase the supply of affordable housing, reduce traffic congestion and improve air quality, and help employers find employees who no longer have to face long and expensive commutes. We also hope these policy recommendations will inspire a broad coalition of support, including those committed to social justice, environmental protection and a strong, vibrant and inclusive economy.*

<https://www.siliconvalleycf.org/sites/default/files/publications/housing-brief-spring.pdf>

## ***The big lie about California's housing crisis***

*California now has the highest poverty rate in the country thanks to the cost of housing. **Since 2005, more than 2.5 million Californians have been forced to leave the state in search of a home they can afford.***

*In recent years, foreclosed homes have been snapped up in bulk by real estate speculators and corporate landlords who turn them into rentals — thus killing the American dream for thousands by taking homes off of the homeownership market. One of the biggest owners of single-family home rentals in California are no longer mom-and-pop landlords but mega Wall Street corporations like Blackstone and Colony Starwood. Instead of predatory mortgages, **we're now seeing predatory rentals.***

[http://www.smdailyjournal.com/opinion/guest\\_perspectives/the-big-lie-about-california-s-housing-crisis/article\\_013d9028-7659-11e7-84c5-e3e07253f9cb.html](http://www.smdailyjournal.com/opinion/guest_perspectives/the-big-lie-about-california-s-housing-crisis/article_013d9028-7659-11e7-84c5-e3e07253f9cb.html)

## ***Bay Area building boom may not end housing shortage***

***Studio in San Francisco goes for \$2,950***

*In San Francisco, developer Equity Residential is offering one month free rent at the new Azure Apartments in Mission Bay and at Potrero 1010, a 453-unit complex going up by the Interstate 280 extension. One-bedroom apartments at the Azure start at \$3,825 a month. At 1010 Potrero, the most affordable unit is **a studio for \$2,950.***

*In the Bay Area, there are **2.7 people per household**, but “**we are building only one house for every five people we add,**” said Steven Levy, director of the Center for Continuing Study of the California Economy. In the nine-county region, “**we are building 20,000 (units) a year, but we need 30,000 to 35,000 to keep pace.**”*

<http://www.sfchronicle.com/business/networth/article/Bay-Area-building-boom-may-not-end-housing-7223711.php#photo-9731658>

## ***LA Must Build Twice As Much To Meet Apartment Demand***

*Apartment building in LA needs to nearly double its pace if the city is going to get any relief from the housing crunch, a new study shows. **The city of Los Angeles will need more than 164,000 new apartment units by 2030 to keep up with demand,** according to a study released Monday by the National Multifamily Housing Council and the National Apartment Association*

<https://patch.com/california/pacificpalisades/la-must-build-twice-much-meet-apartment-demand>

## **Apartment Data For California**

### *The Demand*

New research shows that demand for apartments is on the rise. Whether it's young professionals, couples, families or empty nesters, **this state will add 664k new apartment households by 2030**

<https://www.weareapartments.org/data/state/california>

## **U.S. Needs 4.6M New Apartments by 2030**

WASHINGTON, D.C., June 12, 2017 – Delayed marriages, an aging population and international immigration are **increasing a pressing need for new apartments, to the tune of 4.6 million by 2030**, according to a new study commissioned by the National Multifamily Housing Council (NMHC) and the National Apartment Association (NAA). It's important to note that:

- *Currently, nearly 39 million people live in apartments, and the apartment industry is quickly exceeding capacity;*
- *In the past five years, an average of one million new renter households were formed every year, which is a record amount; and,*
- *It will take building an average of at least 325,000 new apartment homes every year to meet demand; yet, on average, just 244,000 apartments were delivered from 2012 through 2016.*

<http://www.nmhc.org/News/US-Needs-4-6M-New-Apartments-by-2030-to-Keep-Pace-with-Demand/>

## **The Poverty Level**

<http://www.ppic.org/publication/poverty-in-california/>



## Tracy, Calif.

Daytime population change due to commuting: -12,657 (-14.5%)

Workers who live and work in this city: 14,431 (33.9%)

**Population 89,274**

<http://www.city-data.com/city/Tracy-California.html>

<https://www.google.com/search?q=population+of+tracy%2C+ca&ie=utf-8&oe=utf-8>

## Palo Alto, Calif.

Daytime population change due to commuting: +63,122 (+94.4%)

Workers who live and work in this city: 9,825 (31.8%)

**Population 67,024**

<http://www.city-data.com/city/Palo-Alto-California.html>

<https://www.google.com/search?q=population+of+palo+alto&og=population+of+palo+alto&ags=chrome..69i57j0l4.7577j1j8&sourceid=chrome&ie=UTF-8>

## ***California lawmakers have tried for 50 years to fix the state's housing crisis.***

### ***Here's why they've failed***

***Herand Der Sarkissian, a former La Cañada Flintridge planning commissioner who approved the city's housing plan, said in an interview it didn't make sense for the state to try to force low-income housing into La Cañada Flintridge because the city's high land costs made it fiscally irresponsible. He added that any state efforts to integrate housing of all income levels into wealthy communities are doomed.***

*"People like people of their own tribe," Der Sarkissian said. "I think the attempt to change it is ludicrous. Be it black, be it white. People want to be with people who are like them. To force people through legislation to change in that way is impractical."*

*—Herand Der Sarkissian, a former La Cañada Flintridge planning commissioner*

*None of the multifamily housing called for in the La Cañada Flintridge housing plan has been built.*

*In Redondo Beach, officials told the state in 2014 they would work toward the city's housing goal by supporting a proposed commercial and residential development with 180 apartments — nine of them*

*reserved for very poor families — to replace a run-down strip mall and parking lot along the Pacific Coast Highway. The city zoned the land for that amount of housing.*

<http://www.latimes.com/projects/la-pol-ca-housing-supply/>

### ***Jobs and Businesses Moving Out of State:***

*Nearly 40% of Torrance’s 147,000 residents now pay more than 30% of their incomes on housing, according to federal data. In 2014, Toyota Motor Corp. decided to relocate its North American headquarters — and 3,000 jobs — from Torrance to Plano, Texas, [citing as one factor the Lone Star State’s lower cost of living.](#)*

<http://www.latimes.com/projects/la-pol-ca-housing-supply/>

### **Numerous Articles**

- <http://www.pasadenastarnews.com/business/20160809/how-many-businesses-have-left-california-this-report-claims-to-have-an-answer>
- <http://www.investors.com/politics/editorials/california-wont-fall-into-the-sea-its-moving-to-texas-instead/>
- <http://www.thehtgroup.com/ht-blog/place-look-companies-moving-texas>
- <https://www.dallasnews.com/business/economy/2017/03/15/californias-poor-flock-texas-west-coast-homes-jobs-fall-reach>
- <http://money.cnn.com/2016/11/04/pf/people-moving-out-california/index.html>
- <http://www.foxandhoundsdaily.com/2017/04/misguided-state-policies-lead-companies-leaving-california/>
- <http://www.thegatewaypundit.com/2017/02/nestle-joins-thousands-companies-leaving-california-anti-capitalist-lawmakers-activists/>
- <http://www.mercurynews.com/2017/04/24/leaving-california-after-slowing-the-trend-intensifies/>

### **Orchards In Palo Alto**

<http://www.mercurynews.com/2017/04/28/photo-exhibit-highlights-when-orchards-ruled-the-valley/>

<http://archives.pahistory.org/cdm4/results.php?CISOOP1=exact&CISOFIELD1=CISOSEARCHALL&CISOROOT=/PAHA&CISOBBOX1=Orchards+--+California+--+Palo+Alto>

## California tax

<http://www.nolo.com/legal-encyclopedia/california-state-business-income-tax.html>

California's current population is 39.5 million and is expected to grow to 44.1 million by 2030.

## California Population

[http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/documents/E-1\\_2017PressRelease.pdf](http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/documents/E-1_2017PressRelease.pdf)

[http://www.ppic.org/content/pubs/report/R\\_116HJ3R.pdf](http://www.ppic.org/content/pubs/report/R_116HJ3R.pdf)

*California has the nation's highest poverty rate, when factoring in cost-of-living 20.6 percent,*

<http://www.politifact.com/california/statements/2017/jan/20/chad-mayes/true-california-has-nations-highest-poverty-rate-w/>

According to the CPM, 20.6% of Californians lacked enough resources—about \$30,000 per year for a family of four, more than \$6,000 higher than the official poverty line—to meet basic needs

two-fifths (40.0%) of state residents were poor or near poor in 2014.

<http://www.ppic.org/publication/poverty-in-california/>

## Homeless

118,142 people are homeless in California.

The national average ratio of homeless people to total population is one in every 588 people, while in the golden state it is one in 332.

<http://247wallst.com/economy/2017/03/05/california-has-the-most-unsheltered-homeless-people/>

Limiting the sale price or monthly rental of housing which can be built under the program to \$10,000 and \$80 per month respectively-administered by the NHA. pg. 13

<http://scholarship.law.duke.edu/cgi/viewcontent.cgi?article=2295&context=lcp>

### **Study: Majority of L.A.'s 1 Million Poor People Live in Unaffordable or Substandard Housing**

<http://ktla.com/2017/08/10/study-majority-of-l-a-s-1-million-poor-people-live-in-unaffordable-or-substandard-housing/>

### **HUD estimates half a million low-income LA renters at risk of losing homes**

<http://www.scpr.org/news/2017/08/09/74523/in-la-half-a-million-low-income-renters-at-risk-at/>

**L.A. keeps building near freeways**, even though living there makes people sick Are you one of the 2.5 million Southern Californians already living in the pollution zone?

<http://www.latimes.com/projects/la-me-freeway-pollution/>

### **California exports its poor to Texas, other states, while wealthier people move in**

Friends in Texas suggested he relocate. He now works at a Walmart in Houston, making a little north of \$10 an hour. He works 40 hours a week, riding his bike about 7 miles to work many days. He does not pay state income tax. His rent is just over \$500, with utilities.

<http://www.sacbee.com/news/state/california/article136478098.html>

California's High Housing Costs: Causes and Consequences

<http://www.lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx>

Gas Leaks, Mold, and Rats: Millions of Americans Live in Hazardous Homes

A new report highlights the consequences of growing up in neighborhoods of "concentrated disadvantage."

"There is a shortage of supply of high-quality, affordable housing, and we need more federal investment," says Sarah Edelman, the director of housing policy for CAP. [Only one in four people](#) who are eligible for federal rental assistance actually get it, due to insufficient funding.

<https://www.theatlantic.com/business/archive/2016/07/gas-leaks-mold-and-rats-millions-of-americans-live-in-hazardous-homes/492689/>

## Why Chinese People Buy So Many Homes in Palo Alto

It's not just because it's nice: Foreign home purchases by China's wealthy tell us a lot about the country's economy.

Over the past two years, Chinese buyers have been snapping up property in the city, driving up prices and possibly contributing to an [emerging bubble](#). Chinese nationals have tripled their share of home purchases in Palo Alto since 2011, now accounting for around [15 percent of transactions in the city](#) according to Ken Deleon, founder of Deleon Realty, a local firm that has invested heavily in catering to Chinese buyers.

<https://www.theatlantic.com/china/archive/2013/11/why-chinese-people-buy-so-many-homes-in-palo-alto/281234/>

***Exclusive interview: Palo Alto mayor Patrick Burt fires back at housing critics "Palo Alto's greatest problem right now is the Bay Area's massive job growth."***

<https://sf.curbed.com/2016/8/23/12603188/palo-alto-mayor-housing-interview>

***We found which Bay Area cities aren't pulling their weight on housing An exclusive analysis of regional jobs and housing with surprising conclusions***

<https://sf.curbed.com/2016/10/12/12945854/bay-area-cities-jobs-housing-san-jose-palo-alto-sf>

## Water Tunnel:

<https://ww2.kqed.org/science/2016/07/25/about-that-17-billion-water-project-delta-tunnels-101/>

## Terraced Farming:

<https://www.extension.purdue.edu/extmedia/ae/ae-114.html>

<https://www.mnn.com/lifestyle/arts-culture/blogs/9-examples-terrace-farming-around-world>

<https://www.niftyhomestead.com/blog/terrace-farming/>

[https://www.google.com/search?q=terraced+farming+italy&tbm=isch&imgil=G4DRZwc6ho5KUM%253A%253BROGa8FfwybdBVM%253Bhttps%25253A%25252F%25252Fwww.mnn.com%25252Flifestyle%25252Farts-culture%25252Fblogs%25252F9-examples-terrace-farming-around-world&source=iu&pf=m&fir=G4DRZwc6ho5KUM%253A%252CROGa8FfwybdBVM%252C &usg=\\_\\_TTaTWd0EN8ciqAzHzYCiwiDsguY%3D&biw=1163&bih=706&dpr=1&ved=0ahUKewiuoNjgu7UAhVDIVQKHd1YBwCQyjcIog&ei=LLJaWa7aGMOq0gLdsZW4Bg#imgrc=G4DRZwc6ho5KUM:&spf=1499116116917](https://www.google.com/search?q=terraced+farming+italy&tbm=isch&imgil=G4DRZwc6ho5KUM%253A%253BROGa8FfwybdBVM%253Bhttps%25253A%25252F%25252Fwww.mnn.com%25252Flifestyle%25252Farts-culture%25252Fblogs%25252F9-examples-terrace-farming-around-world&source=iu&pf=m&fir=G4DRZwc6ho5KUM%253A%252CROGa8FfwybdBVM%252C &usg=__TTaTWd0EN8ciqAzHzYCiwiDsguY%3D&biw=1163&bih=706&dpr=1&ved=0ahUKewiuoNjgu7UAhVDIVQKHd1YBwCQyjcIog&ei=LLJaWa7aGMOq0gLdsZW4Bg#imgrc=G4DRZwc6ho5KUM:&spf=1499116116917)

**Water:**

<http://www.sierranevada.ca.gov/our-region/ca-primary-watershed>

<http://www.watereducation.org/photo-gallery/california-water-101>

<http://www.watereducation.org/photo-gallery/california-water-101>

<http://www.sciencedirect.com/science/article/pii/S037837741400211X>

**Israel Water**

<http://www.jta.org/2017/06/21/news-opinion/united-states/israeli-company-that-produces-water-from-air-launches-first-pilot-program-in-florida>

<http://water-gen.com/technology-2/technology/>

<http://water-gen.com/>

**Sustainability:**

<https://www.treepeople.org/about/what-we-do>

**Israel Farming**

<http://www.haaretz.com/israel-news/business/.premium-1.650436>

<https://www.csmonitor.com/1987/0519/dsand.html>

<https://www.israel21c.org/the-top-12-ways-israel-feeds-the-world/>

**True Cost of Living is Created by Policy Makers****California Housing Costs vs. Wages:**

California and cities like San Francisco and Palo Alto have recently raised the minimum wage. California's is \$10.00 per hour and will increase to \$11.00 per hour in 2019 and up to \$15.00 an hour in 2023. S.F. is at \$14.00 per hour and will increase to \$15.00 in a year. Palo Alto's minimum wage is \$12.00 and will increase to \$15.00 by 2019. (a)(b)

Rents statewide are increasing approximately 3% a year. (c)

Raising the minimum wage over the last 52 years even the significant increases going on now have not reduced the cost of living. Rising pay rates have not kept pace with housing costs. Why was housing cheaper, the cost of living less in 1965 than 2017? Housing costs and therefore the cost of living was cheaper in 1965 because there was great supply of housing.

HUD states that families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. Thus anything beyond 30% for basic housing is an unnecessary expense. Any revenue derived beyond 30% has been obtained through exploiting a broken economy and fraudulent housing market.

**In 1965:**

A one bedroom apartment rented for \$87.50 to \$130 a month.  
The federal minimum wage was \$1.15 which equals \$200 a month at 40 hrs. a week.  
43.5% to 65.0% of income to Housing Cost.

**In 1975:**

A one bedroom apartment rented for \$87.50 to \$130 a month.  
The federal minimum wage was \$2.10 which equals \$336 a month at 40 hrs. a week.  
37% to 44.6% of income to Housing Cost.

**In 2011:**

A one bedroom apartment rented for \$1,100 to \$1,650  
The federal minimum wage was \$7.25 an hour which equals \$1,160 a month at 40 hrs. a week.  
94.8% to 142.2% of income to Housing Cost.

**In 2017**

A one bedroom apartment rented for \$2,833  
The Palo Alto minimum wage is \$12.00 an hour which equals \$1,920 a month at 40 hrs. a week.  
147.5% of income to Housing Cost.

**In 2019**

A one bedroom apartment will rent for \$3,005

The Palo Alto minimum wage will be \$15.00 an hour which equals \$2,400.00 a month at 40 hrs. a week.

125.2% of income to Housing Cost.

**Federal Minimum Wage: Pay before taxes (40hrs per week)**

|         |       |                   |
|---------|-------|-------------------|
| 1965    | 1.25  | \$200 per month   |
| 1970    | 1.60  | \$256 per month   |
| 1975    | 2.10  | \$336 per month   |
| 1980    | 3.10  | \$496 per month   |
| 1990    | 3.80  | \$608 per month   |
| 2000    | 5.15  | \$824 per month   |
| 2010/11 | 7.25  | \$1,160 per month |
| 2017    | 12.00 | \$1,920 per month |
| 2019    | 15.00 | \$2,240 per month |

**One bedroom Apartment in Palo Alto**

|       |            |                             |            |
|-------|------------|-----------------------------|------------|
| 1965: | \$87.50    | to                          | \$130.00   |
| 1970: | \$115.00   | to                          | \$165.00   |
| 1975: | \$125.00   | to                          | \$150.00   |
| 1980: | \$385.00   | to                          | \$400.00   |
| 1990: | \$600.00   | to                          | \$775.00   |
| 2000: | \$1,200.00 | to                          | \$1,600.00 |
| 2011: | \$1,100.00 | to                          | \$1,650.00 |
| 2017: | \$2,833.00 |                             |            |
| 2019: | \$3,005.00 | (est. based upon inflation) |            |

**Percentage of a Single Person's Minimum Wage Income Used On Housing Cost**

In 1965 43.5% to 65.0% of income to Housing Cost



|            |                  |                           |
|------------|------------------|---------------------------|
| In 1970    | 44.9% to 64.4%   | of income to Housing Cost |
| In 1975    | 37.0% to 44.6%   | of income to Housing Cost |
| In 1980    | 77.6% to 80.0%   | of income to Housing Cost |
| In 1990    | 98.8% to 127.4%  | of income to Housing Cost |
| In 2000    | 145.6% to 194.0% | of income to Housing Cost |
| In 2010/11 | 94.8% to 142.2%  | of income to Housing Cost |
| In 2017    | 147.5%           | of income to Housing Cost |
| In 2019    | 125.2%           | of income to Housing Cost |

## **PALO ALTO Home Costs Indicative of the State Home Costs:**

In **1965** it took 4.5 years' salary of a custodian to purchase a 2 bedroom house in Palo Alto, California.

In **1975** it took 8.5 years' salary of a delivery driver to purchase a 3 bedroom house in Palo Alto, California.

In **2011** it took 40 to 54 years' salary of a delivery driver to purchase a 3 bedroom house in Palo Alto, California.

In **2017** it takes 47 to 65 years' salary of a delivery driver to purchase a 3 bedroom house in Palo Alto, California.

In 1965 a 2 bedroom house cost \$23,000.00

In 1965 a 4 bedroom house cost \$36,000.00

In 1965 a Machinist earned \$8,500.00 a year

In 1965 a Custodian earned \$5,100.00 a year

A Machinist's yearly salary was 37% of the cost of a 2 bedroom house.

A Machinist's yearly salary was 23.6% of the cost of a 4 bedroom house.

A Custodian's yearly salary was 22% of the cost of a 2 bedroom house.

A Custodian's yearly salary was 14% of the cost of a 4 bedroom house.

In 1975 a 3 bedroom house cost \$61,000.00

In 1975 a Delivery Driver earned \$7,200.00

A Delivery Driver's yearly salary was 11.8% of the cost of a medium quality house.

In 2011 a 3 bedroom house costs \$1,200,000.00

In 2011 a Delivery Driver earned \$22,000.00 to \$30,000.00 a year

A Delivery Driver's yearly salary was 1.8% to 2.5% of the cost of a low-end quality house.

A person's yearly income of the cost of an average house in Palo Alto went from 22% to 11.8% to 2.5% of in 45 years.

In 2017 the median price of a house in Palo Alto is \$2,600,000.00

In 2017 the cheapest 3 bedroom 1 bath house in Palo Alto goes for \$1,900,000 but will likely sell for more.

In 2017 a delivery driver earns \$40,000 per year a year.

A Delivery Driver's yearly salary is 1.5% to 2.1% of the cost of a low-end quality house.

A person's yearly income of the cost of an average house in Palo Alto went from: **22% to 11.8% to 2.5% to 2.1%**, (or 1.5% of the median price of house), in 52 years.

In 2017 a custodian worker earns \$36,000 a year.

In 2017 it takes 52 to 72 years' salary of a custodian to purchase a modest below average 3 bedroom house in Palo Alto.

In 2017 a construction worker earns \$64,000 a year.

In 2017 it takes 29 to 40 years' salary of a construction worker to purchase a modest below average 3 bedroom house in Palo Alto.

You know the economy is broken when the people who build the homes cannot afford to purchase the homes they build.

<https://www.zillow.com/palo-alto-ca/home-values/>

<https://www.indeed.com/salaries/Delivery-Driver-Salaries,-San-Francisco-CA>

<https://www.indeed.com/salaries/Custodian-Salaries,-San-Francisco-CA>

<https://www.sokanu.com/careers/construction-worker/salary/California/>

\* **References for wages and housing costs:** The "Palo Alto Times," the "Palo Alto Times-Tribune," the "Palo Alto Weekly," and "Craigslist"

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### California Property Inventory

<https://www.dgsapps.dgs.ca.gov/RESD/SPI-Web/wscripts/spi.asp?action=Main>

In California, rent prices increased by 0.7% from April to May. They are now up 3.8% over the last year at median prices of \$1,750 for a 1-bedroom and \$2,110 for a 2-bedroom.

<https://www.apartmentlist.com/rentonomics/california-rent-report-rentonomics/>

## June 2016 California Rent Report - Apartment List

www.apartmentlist.com

In June 2016, 1-bedroom apartments had a median rent of \$1,750, and 2-beds were at \$2,110.

See rents in San Francisco, Los Angeles, and more.

## SF's minimum hourly wage to increase to \$14 this weekend ...

*We know that in San Francisco, one of the most expensive cities in the country, **that \$14 isn't enough,**" said Lucia Lin, from the Chinese Progressive Association. "We know that many people in our communities can no longer afford to live in the city that they work."*

*San Francisco voters passed Proposition J in 2014 to increase the minimum hourly wage from \$10.74 to \$15 over four years, a compromise negotiated between a coalition of labor interests and business interests by Mayor Ed Lee. The measure passed with 77 percent approval.*

San Francisco's minimum wage will increase to \$14 per hour on Saturday, continuing the scheduled increases of a voter-approved measure that will lead The C

<http://www.sfexaminer.com/sfs-minimum-hourly-wage-increase-14-weekend/>

## California Minimum Wage

[https://www.dir.ca.gov/dlse/SB3\\_FAQ.htm](https://www.dir.ca.gov/dlse/SB3_FAQ.htm)

## New Minimum Wage Phase in Requirement 2017-2023 SB 3 ...

Labor Commissioner's Office; New Minimum Wage Phase in Requirement 2017-2023 SB 3  
Frequently Asked Questions The following Frequently Asked Questions guidance is ...

[www.dir.ca.gov](http://www.dir.ca.gov)

## **Palo Alto Minimum Wage**

[www.paloaltoonline.com](http://www.paloaltoonline.com)

Under this approach, the minimum wage would climb to \$12 in 2017 and \$13.50 in 2018 before going to \$15 on Jan. 1, 2019. Palo Alto hopped on a regional bandwagon Monday night when city officials agreed to raise the local minimum wage to \$15 an hour by 2019.

<https://www.paloaltoonline.com/news/2016/09/27/palo-alto-approves-path-to-15-minimum-wage>

## **Palo Alto market trends indicate an increase of \$338,500 (14%)**

[https://www.trulia.com/real\\_estate/Palo\\_Alto-California/market-trends/](https://www.trulia.com/real_estate/Palo_Alto-California/market-trends/)

## **Real Estate Market Trends for Palo Alto, CA - Trulia**

[www.trulia.com](http://www.trulia.com)

Palo Alto, CA real estate market data. Research home values, listing prices, avg. home sale prices, and on-demand neighborhoods on Trulia.com.

( c) Median Rents and Rent Increases

In California, rent prices increased by 0.7% from April to May. They are now up 3.8% over the last year at median prices of \$1,750 for a 1-bedroom and \$2,110 for a 2-bedroom.

<https://www.apartmentlist.com/rentonomics/california-rent-report-rentonomics/>

## **Here's how much more it costs to own vs. rent a home in every US state**

<https://www.cnbc.com/2017/04/07/heres-how-much-more-it-costs-to-own-vs-rent-a-home-in-every-us-state.html>

## June 2016 California Rent Report - Apartment List

[www.apartmentlist.com](http://www.apartmentlist.com)

In June 2016, 1-bedroom apartments had a median rent of \$1,750, and 2-beds were at \$2,110. See rents in San Francisco, Los Angeles, and more.

### Rent Increases

As of August 2017, average rent for an apartment in Palo Alto, CA is \$3,320 which is a 2.38% increase from last year when the average rent was \$3241 , and a 0.66% increase from last month when the average rent was \$3298.

One bedroom apartments in Palo Alto rent for \$2833 a month on average (a 1.09% increase from last year) and two bedroom apartment rents average \$3854 (a 3.89% increase from last year).

<https://www.rentjungle.com/average-rent-in-palo-alto-rent-trends/>

### Rent trend data in Palo Alto, California - Rent Jungle

[www.rentjungle.com](http://www.rentjungle.com)

As of July, 2017, average apartment rent within 10 miles of Palo Alto, CA is **\$3,298**. **One bedroom** apartments in Palo Alto rent for **\$2,850** a month on average and two ...

Palo Alto Rents

<https://www.rentcafe.com/average-rent-market-trends/us/ca/santa-clara-county/palo-alto/>

(a)(b) California and cities like San Francisco and Palo Alto have recently raised the minimum wage. California's is \$10.00 per hour and will increase to \$11.00 per hour in 2019 and up to \$15.00 an hour in 2023. S.F. is at \$14.00 per hour and will increase to \$15.00 in a year. Palo Alto's minimum wage is \$12.00 and will increase to \$15.00 by 2019.

(c) Rents statewide are increasing approximately 3% a year.

### **HUD No More than 30% of Income to Housing**

*Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.*

[https://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/](https://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/)