

Housing



Rent Burden in Affordable Housing

Community and Economic Development Committee

November 23, 2020 Item 4 **Jacky Morales-Ferrand**

Director

Housing Department

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Senior Development Officer Housing Department

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Direction from City Council (10/1/19)

- Prepare a report on rent burdened households in affordable housing developments
- Provide potential policy and or program recommendations regarding allowable rent increases in affordable housing developments





Rent Burden Defined

Rent-Burdened

Household spends **over 30%** of its income on rent.

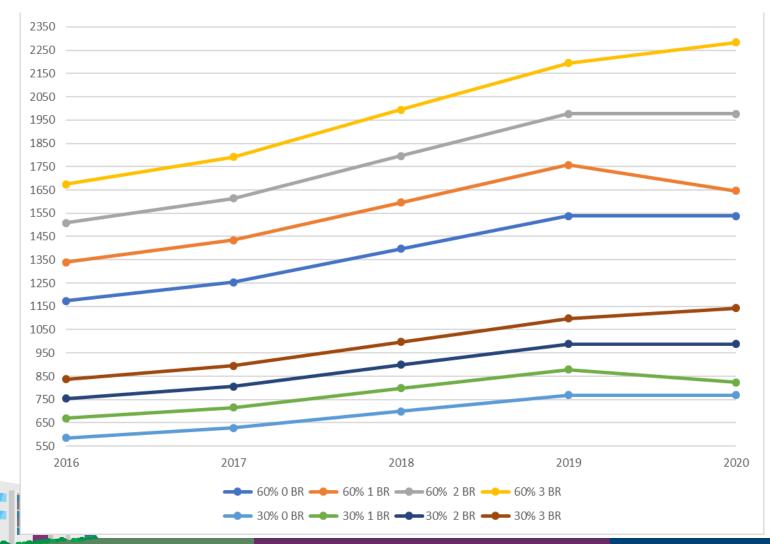
Severely Rent-Burdened

Household spends **over 50%** of household income on rent.





Allowable Rent Increases – 2016-2020





Overall Rent Burden Data – 9889 Apts

48%

4,739

Were unburdened

8%

811

Had rent burden of 70% or greater

31%

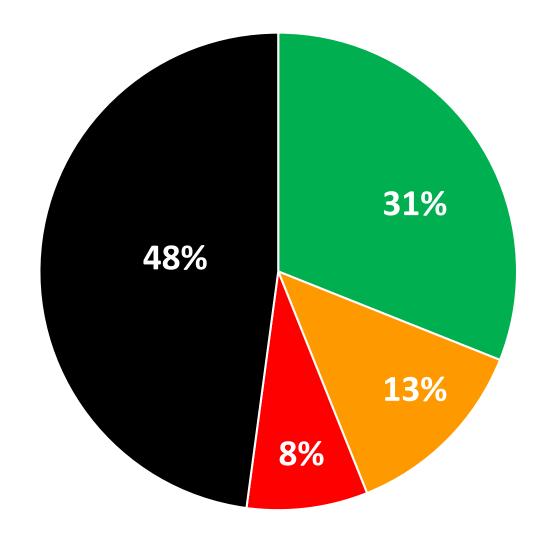
3,073

Unburdened with subsidy assistance

13%

1,276

Had rent burden of 50% or greater







Rent Burden Data – 2,978 Senior Apts

28%

835

Were unburdened

11%

322

Had rent burden of 70% or greater

44%

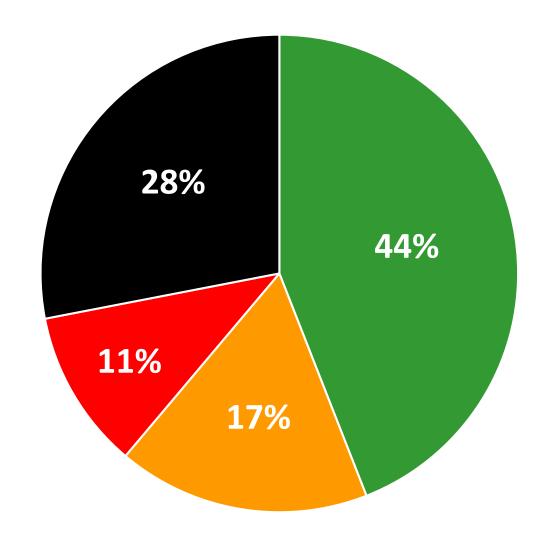
1,312

Unburdened with subsidy assistance

17%

509

Had rent burden of 50% or greater







Rent Burden Data – 1,610 ELI Apts

37%

599

Were unburdened

11%

181

Had rent burden of 70% or greater

36%

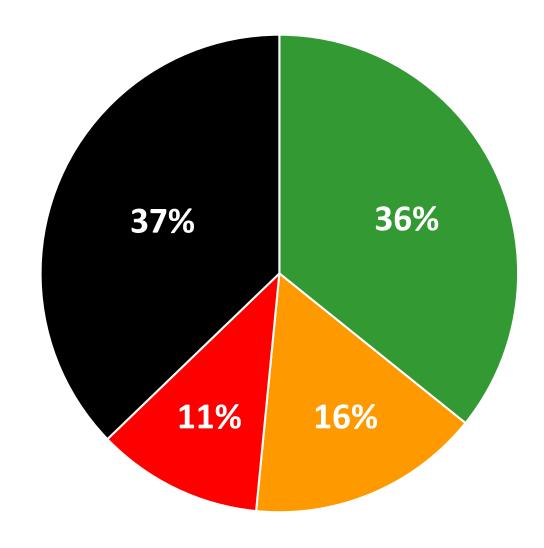
576

Unburdened with subsidy assistance

16%

254

Had rent burden of 50% or greater





Homeless Prevention Program Data

- 19% of households seeking assistance lived in affordable developments
- Majority were seniors and extremely low-income households

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Next Steps

- Working Group
- Equity Analysis
- Legal Analysis
- Refinance Requests
- Ongoing Monitoring
- ★ Follow-up Report in fall 2021

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