

HOUSING FOR ALL ALLIANCE

132 So 10th Street

San Jose, CA 95112

September 9, 2018

Dear Mayor and City Council,

RE: Measure V allocation of funds:

Attached you will find a chart from the National Low Income Housing Coalition dated 6/26/18 endorsed by Senators Kamala Harris and Dianne Feinstein. Not surprisingly, it indicates that the State of California has a dramatic shortage in affordable and available housing. Still, the actual number is astonishing! You will see that State-wide we are over a million housing units short of the need for Extremely Low Income sector of our population. This translate to the sad reality that there are only 22 housing units available for every 100 people in the lowest income range with 44 % of them holding jobs.

Also taking into account the recently released Grand Jury of Santa Clara County report titled *Affordable Housing Crisis* that indicates "San Jose is 36,000 units short of meeting BMR (below market rate) objectives". Of this total the latest HUD report of 2017 shows San Jose with a current deficit of more than 21,000 housing units for the ELI range.

In light of this information we urge you to reconsider allocation of Measure V funds for housing where it is most needed:

50% Extremely Low Income
25% Very Low Income
25% Low Income

Once this fair and equitable allocation is made the next big hurdle, as again pointed out in the Grand Jury report, will be not only to have the units permitted but also to ensure that they are built.

Sincerely,

Karen Kieffer Gillette /on behalf of
Housing for All Alliance

2018 CALIFORNIA HOUSING PROFILE

Across California, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Kamala D. Harris and Dianne Feinstein

KEY FACTS

1,387,142
OR
23%

Renter Households that are extremely low income

\$24,300

Maximum income of 4-person extremely low income households (state level)

-1,083,466

Shortage of rental homes affordable and available for extremely low income renters

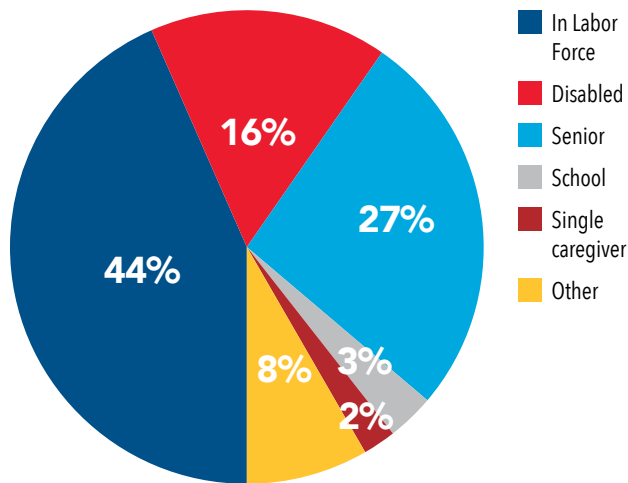
\$67,976

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

77%

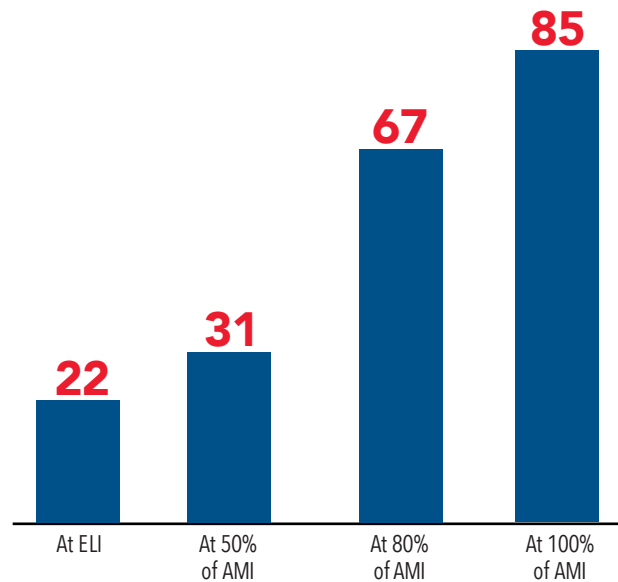
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



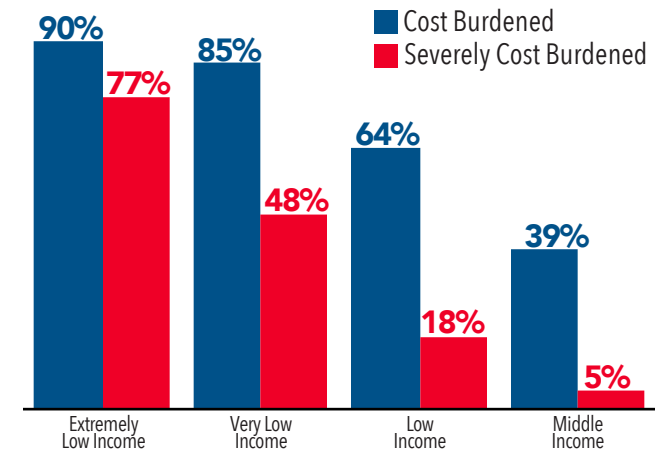
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, 1-adult caregiver of a child under 7 or a person with a disability, and other. Nationally, 10.5% of extremely low income renter householders are non-disabled/non-senior adult caregiver of a young child or disabled person, more than three-quarters of whom are in the labor force and 2% of whom are in school.
Source: 2016 ACS PUMS.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2016 ACS PUMS

HOUSING COST BURDEN BY INCOME GROUP



Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.
Source: NLIHC tabulations of 2016 ACS PUMS.