

Report on Demand for Affordable Housing for Families with Children

June 13, 2019

Neighborhood Services & Education Committee

Rachel VanderVeen

Item d(3)

Families with Children Households

Jurisdiction	Total Households	# of Households With Children	% of Households With Children
Santa Clara County	604,204	232,014	38.4%
Contra Costa County	375,364	140,011	37.3%
Alameda County	545,138	188,618	34.6%
San Francisco	345,811	62,246	18.0%
<i>City of San José</i>	<i>319,558</i>	<i>123,989</i>	<i>38.8%</i>

Source: Housing for Families with Children Report commissioned by San Francisco in 2017

Housing Demand

San José Households

- **38% families with children**
- **20% severely cost burdened**



City Programs that Address the Need for Low-Income Housing

Rent Stabilization

Number of Bedrooms	Number of Apartments	% of Total Apartments	Average Rent
Studio	2,262	7.9%	\$1,453
One Bedroom	12,992	45.5%	\$1,644
Two Bedroom	11,929	41.8%	\$1,971
Three Bedroom	1,363	4.8%	\$2,339
Four Bedroom	25	0.1%	\$2,849

Source: Rent Registry as of April 15, 2019 with data for 28,571 (75% of the 38,008 apartments subject to the Apartment Rent Ordinance)

City Programs that Address the Need for Low-Income Housing

Affordable Apartments

Number of Bedrooms	Number of Apartments	% of Total Apartments
SRO and Beds	68	0.4%
Studio	1,932	12.1%
One Bedroom	6,925	43.2%
Two Bedroom	4,849	30.3%
Three Bedroom	2,091	13.1%
Four Bedroom	148	0.9%

Source: Housing Department database of 16,000 affordable units; excludes apartments reserved for seniors (age 62 and older)

City Programs that Address the Need for Low-Income Housing

Upcoming Development

Number of Bedrooms	Number of Apartments	% of Total Apartments
Studio	546	41%
One Bedroom	335	25%
Two Bedroom	278	21%
Three Bedroom	165	12%
Four Bedroom	0	0%

Source: Housing Department Managed Pipeline tracking document for the 1,324 new affordable housing units in the managed pipeline and waitlist.

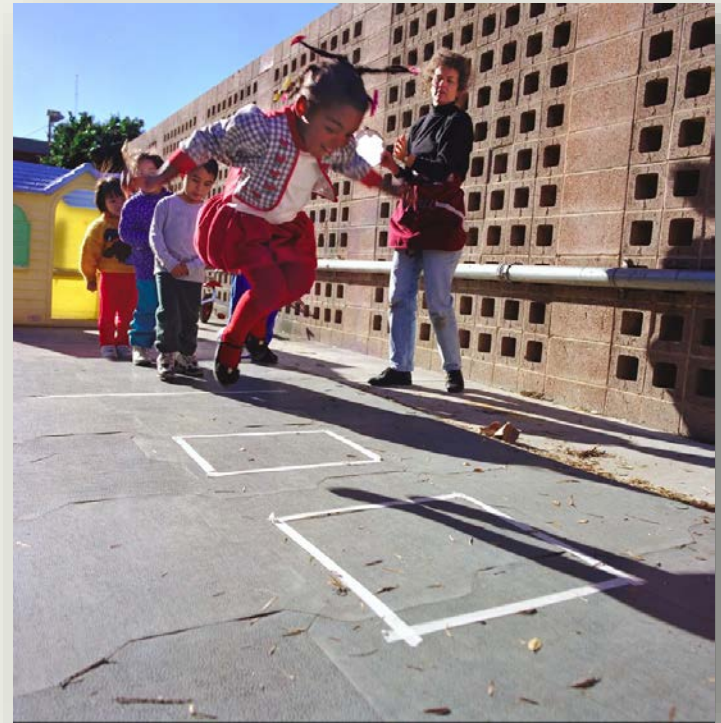
Determining Demand

- **Affordability and apartment size**
- **Potential overcrowding**
- **Limited funding**



Efforts in Family Friendly Affordable Housing

- **Further study**
 - Demand
 - Affordability
 - Overcrowding
- **Priority Setting**
 - Resources
 - Priority



Questions for the Committee

- **What aspects of housing would you like to understand further as it relates to families with children?**
- **What are potential policy ideas we should research?**
- **Deeper study should be added to future Council Priority Setting**

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