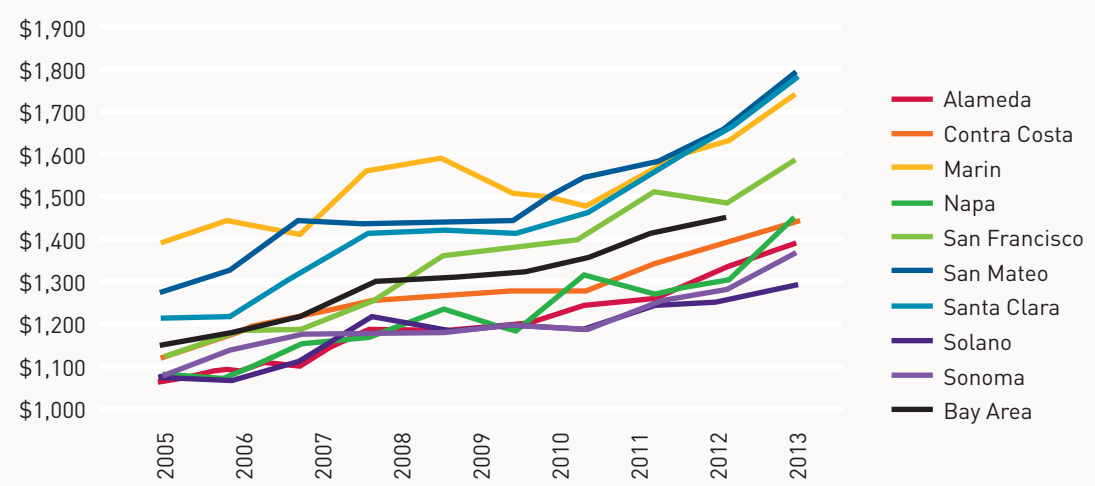




Rents in the Bay Area continue to increase due to a booming economy and chronic under-production of housing affordable to low- and moderate-income households.

Figure 5: Median Monthly Rent 2005-2014

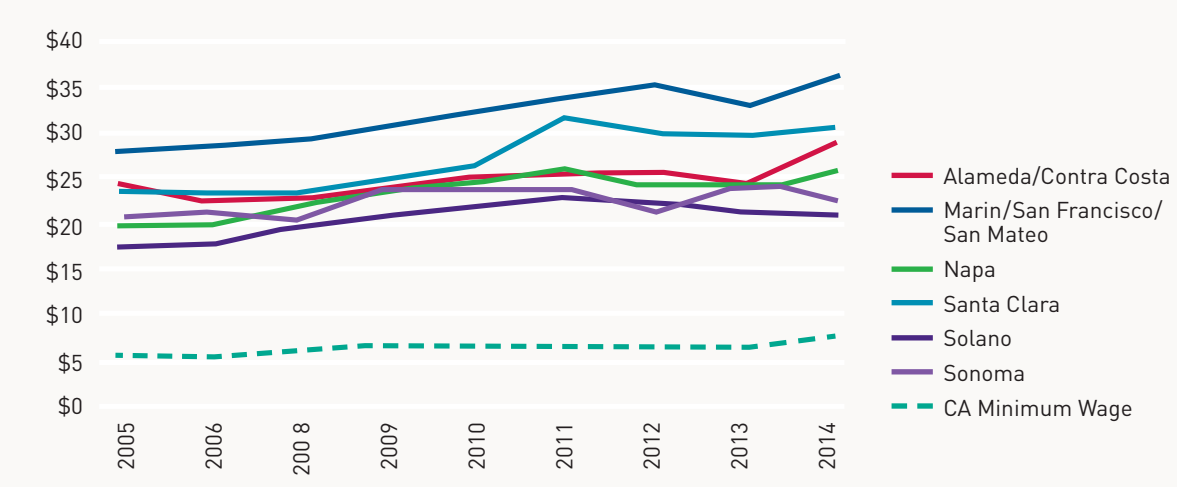


In Marin, San Francisco, and San Mateo counties, a worker would need to earn about \$38 an hour to afford a 2-bedroom apartment. In comparison, California's minimum wage was \$9 per hour in 2014.

Source: ABAG and RealFacts (not adjusted for inflation)

Low wages, high rents and lack of funding for affordable housing leaves few choices for many lower-wage households. Either they spend a higher share of their limited income on rent, double up with other families, live in sub-standard housing, or move out of their neighborhoods.

Figure 6: What You Need to Earn To Afford a 2-Bedroom Unit At Market-Rate



Source: National Low-Income Housing Coalition, ABAG, and CA Department of Industrial Relations

Calling the Bay Area Home: Tackling the Housing Affordability and Displacement Challenge

February 20, 2016

Thank you for joining us to talk about the challenges of housing affordability and displacement risk occurring throughout the Bay Area.

Today, we come together as a region, not only to identify the challenges before us, but also to seek solutions.

Today's Program

8:30 am Registration

9:00 am Opening Remarks

Fred Blackwell, CEO, The San Francisco Foundation

Libby Schaaf, Oakland Mayor and MTC Commissioner

Julie Pierce, ABAG President, MTC Commissioner and Clayton Councilmember

David Campos, Supervisor, City and County of San Francisco and MTC Commissioner

Setting the Stage With Personal Experiences

Melissa Jones, North Bay Organizing Project, Forestville

Reyna Gonzalez, Faith in Action, San Mateo

Theola Polk, East Bay Housing Organizations, Oakland

9:30 am Opening Panel

Moderator: Dave Cortese, Santa Clara County Supervisor, MTC Chair, and ABAG Executive Board

Carol Galante, Faculty Director, Terner Center for Housing Innovation, U.C. Berkeley

Claudia Cappio, Oakland Assistant City Administrator

Bob Glover, Executive Officer, Building Industry Association

Jennifer Martinez, Executive Director, Faith in Action Bay Area

Questions from the audience

10:30 am Break – Move into Group Discussions

10:45 am Group Discussions

11:45 am Lunch/

Perspectives from Outside the Region

Nela Richardson, Chief Economist, Redfin

Robert Feldstein, City of Seattle, Director of the Office of Policy & Innovation

12:45 pm Reports Back from Group Discussions

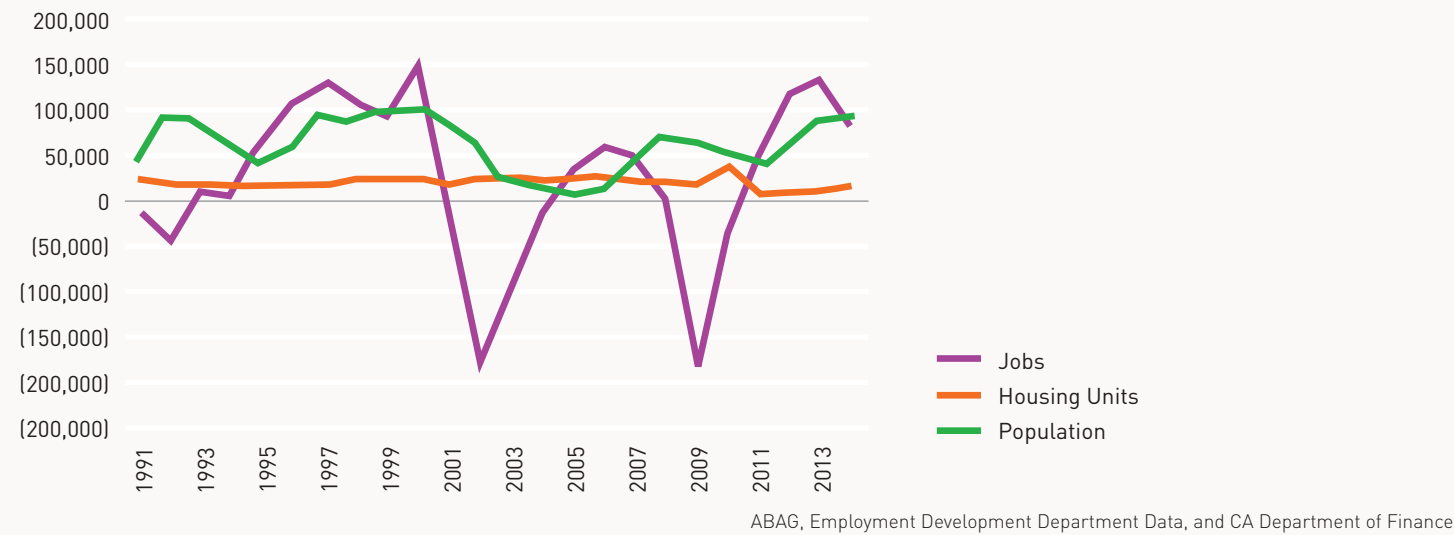
1:15 pm Wrap-up: **Fred Blackwell**, CEO, The San Francisco Foundation

1:30 pm Close

The Bay Area's Housing Affordability and Displacement Challenge

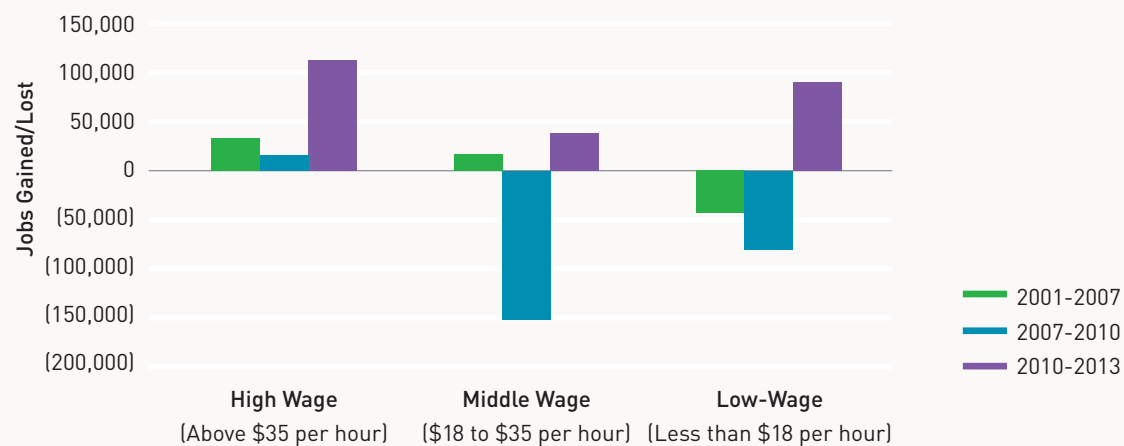
The Bay Area continues to add jobs and residents even as housing construction consistently lags demand. Dramatic swings in job creation during boom and bust cycles continue to expose the region's workers and economy to financial uncertainty.

Figure 1: Jobs, Housing and Population Trends 1991-2013



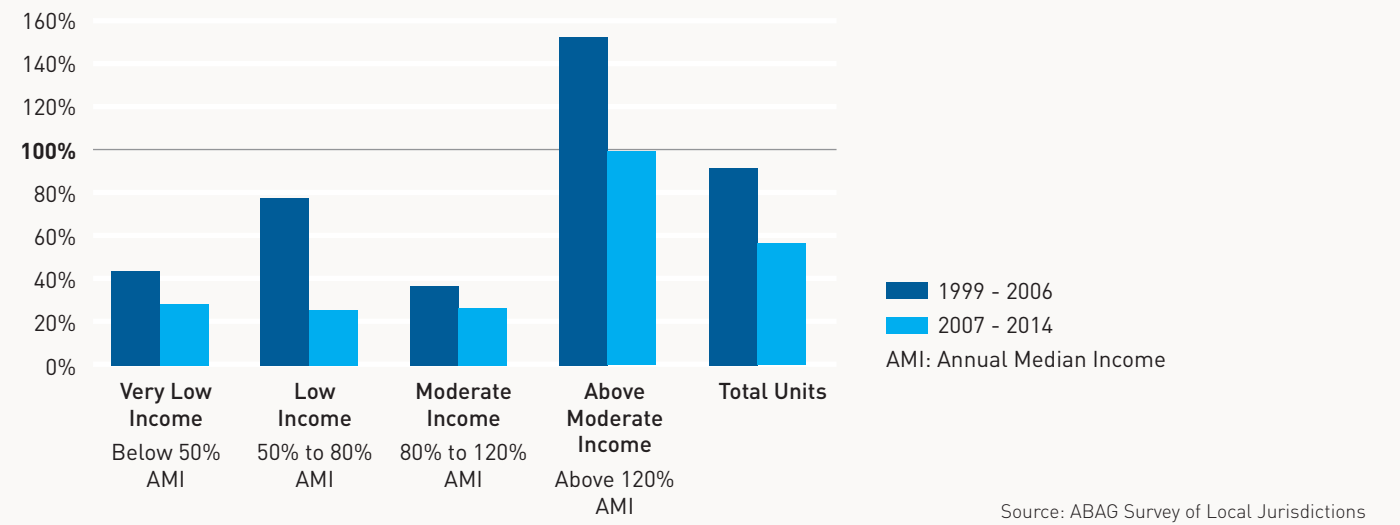
The Bay Area is failing to retain and grow middle-wage jobs that can provide economic opportunities to low-wage workers. Stagnant wages in a growing number of low-wage jobs further reduces affordability and economic self-sufficiency for more than 1 million low-income households.

Figure 2: Job Growth and Loss by Income Category 2001-2013



The Bay Area continues to under-produce housing affordable to very low, low and moderate income households. Dwindling public resources for housing limits local, regional and state response to growing displacement risk and demand for affordable housing.

Figure 3: Regional Housing Needs Allocation Permitted by Income Category 1999-2014



Low-income households spend a large share of their income on housing. More than half the households earning less than \$50,000 are rent-burdened; i.e., they spend more than a third of their income on housing.

Figure 4: Share of Household Income Spent on Housing, by Income Level 2013

