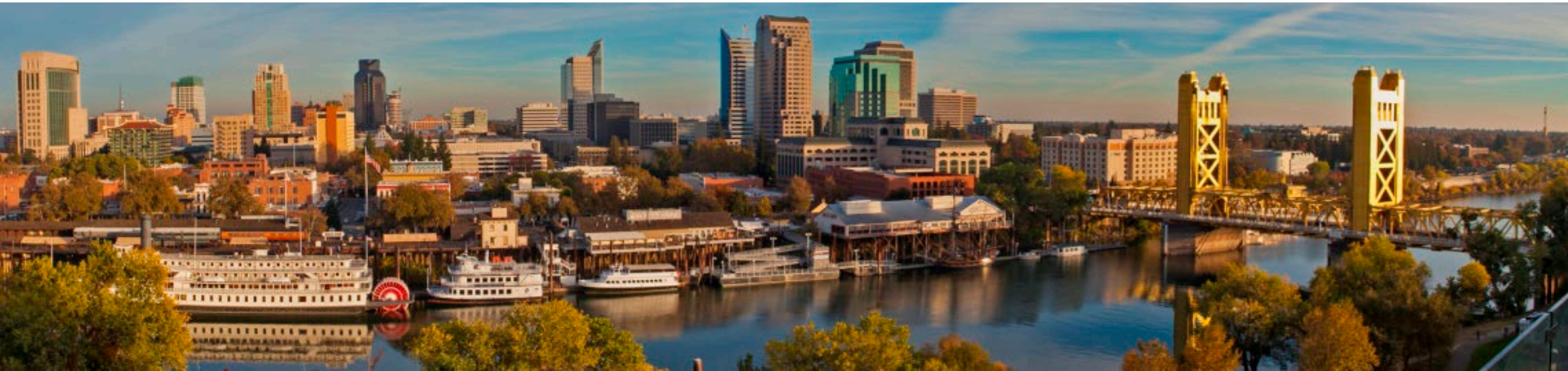


SACRAMENTO HOUSING WORKSHOP #2



SACRAMENTO HOUSING CONSTRUCTION (2002-2017)

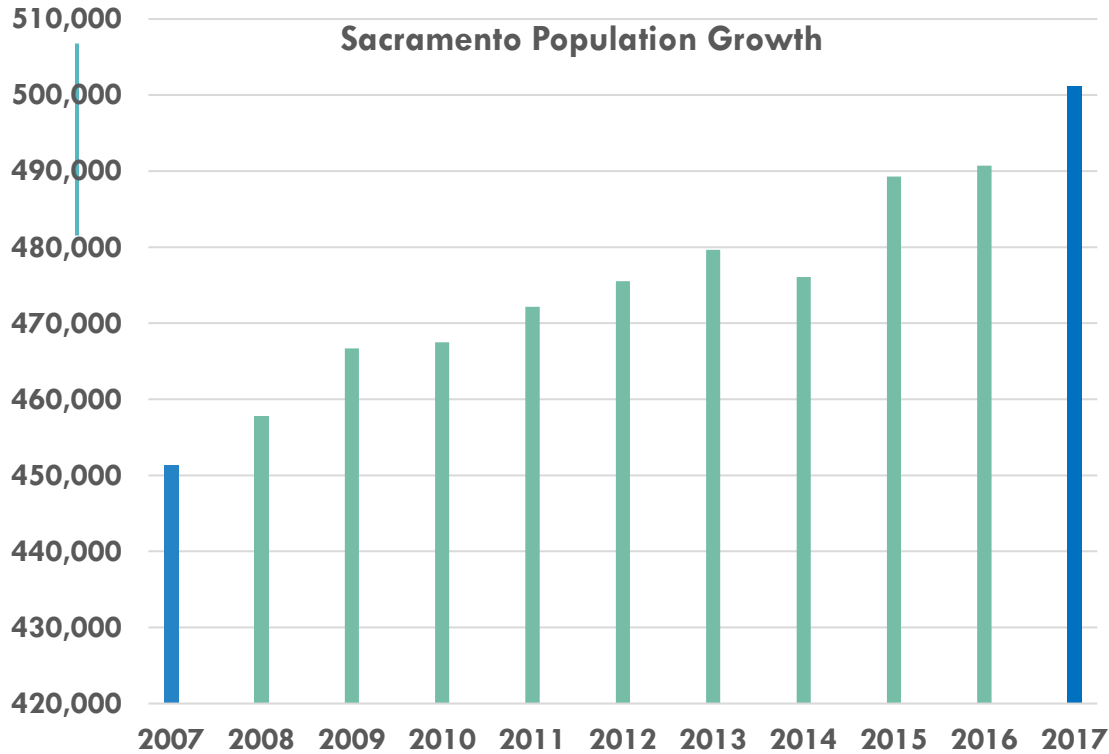


SOURCE: GENERAL PLAN 2035 LIVABILITY INDEX

HOUSING PRODUCTION

Increases in Population

- ❑ Slow Recovery from Economic Recession
- ❑ Increased Labor Costs
- ❑ Increased Material Costs
- ❑ Reductions in Affordable Housing Funding

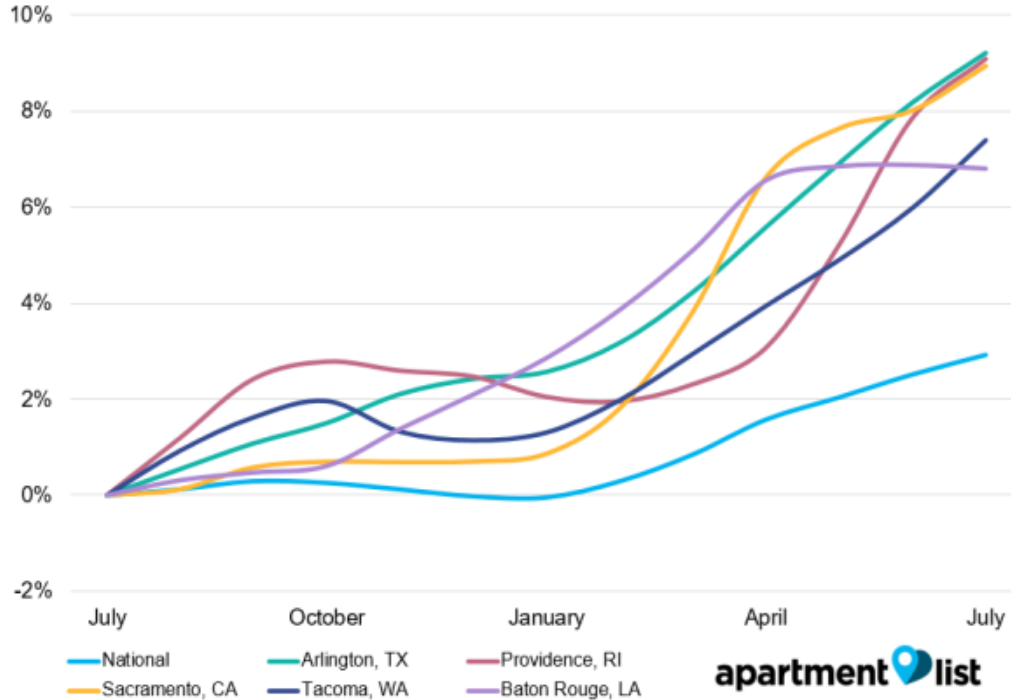


Growth

- City added over 10,000 residents in 2017
- 1.5% in 2017 - highest growth city in State
- over 50,000 residents added in past 10 years

POPULATION GROWTH

Cities with Fastest Growing Rents

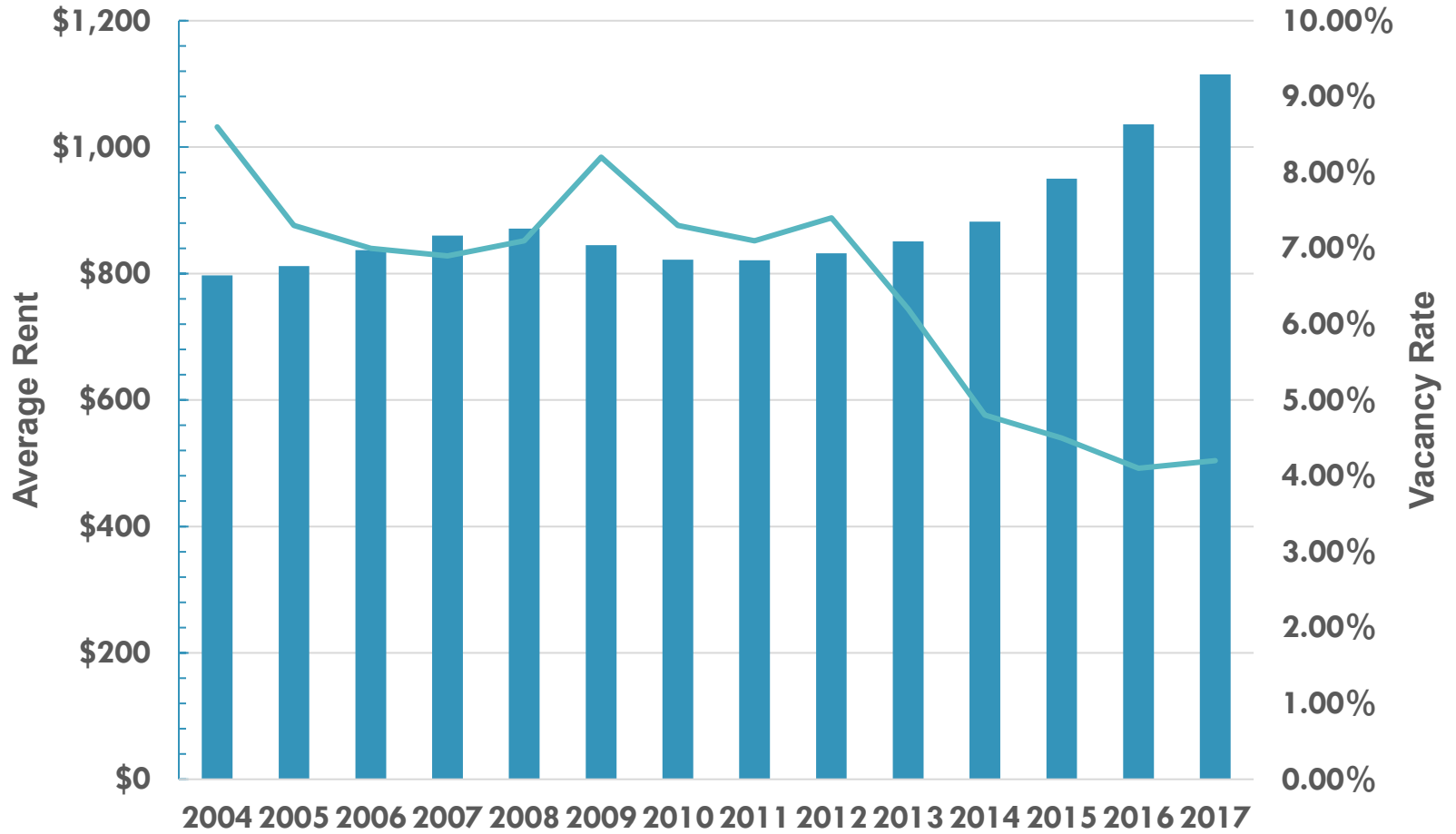


Rental Increases

- ❑ Sacramento led nation in rent increases in 2017
- ❑ In 2017 rents increased 9.3% (according to Apartment List, Inc.)
- ❑ Increased number of renters
- ❑ Income has remained relatively flat

RENTS INCREASING

Sacramento Monthly Rent and Vacancy Rate



Source: Co-Star Multi-family History, Aug. 2018

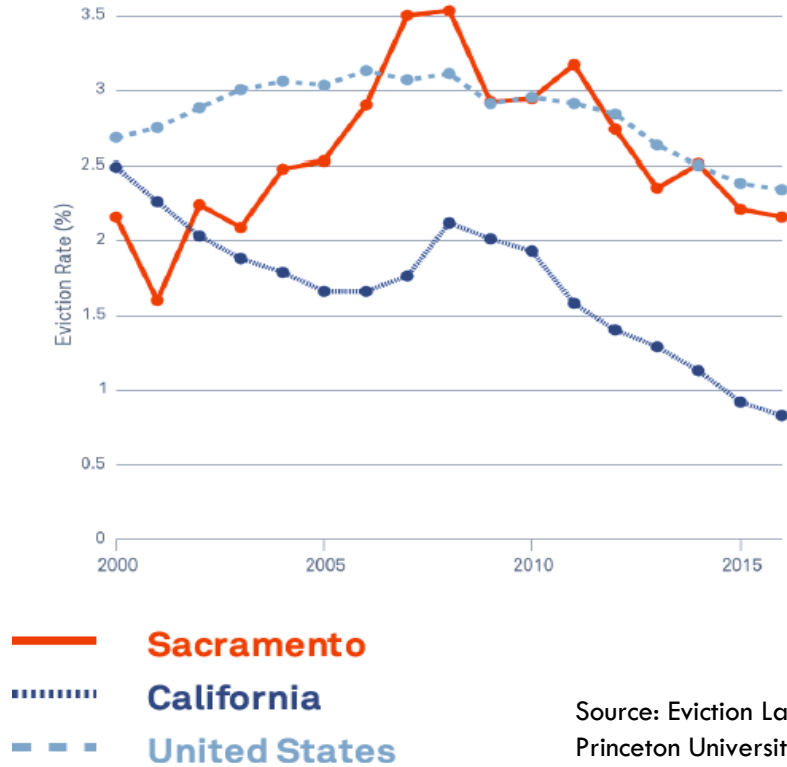
Number of Renters who are Cost Burdened by Income Level

Income Level (Renters Only)	Total Renters	Cost Burden >30 percent*	Cost Burden >50 percent
Household Income ≤ 30% AMI	27,175	21,590 (79%)	18,705 (69%)
Household Income 30-50% AMI	16,470	13,890 (84%)	5,880 (36%)
Household Income 50-80% AMI	17,105	9,080 (53%)	1,080 (6%)
Household Income 80-100% AMI	8,360	1,680 (20%)	20 (.2%)
Household Income >100% AMI	24,945	1,265 (5%)	85 (.3%)
Total	94,055	47,505 (51%)	25,770 (27%)

Source: Comprehensive Housing Affordability Strategy, 2011-2015

*30 percent cost burden includes >50 percent

COMPARISON OF EVICTION RATES OVER TIME



Source: Eviction Lab,
Princeton University,
8/2018

Evictions

- Eviction Lab found 2,044 evictions in Sacramento in 2016 (eviction rate of 2.16%)
- 2.5 times higher than 2016 statewide average of .83%
- Statewide eviction rate appears to be double that of Just Cause cities like San Francisco (.25%), Glendale (.48%), Santa Monica (.29%)

EVICTIONS