

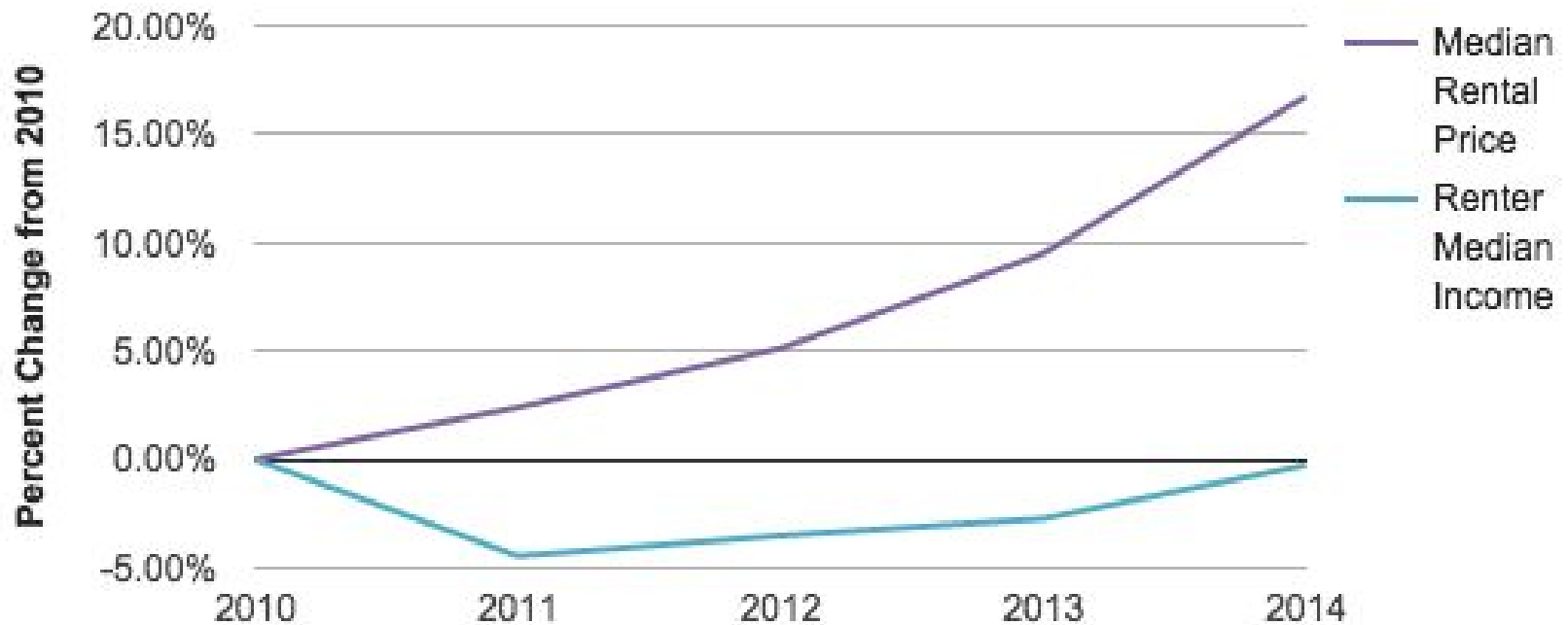
CLOSING THE JOBS/HOUSING GAP:

San Mateo Housing Task Force

October 21, 2015

Carol Galante, Faculty Director
Turner Center for Housing Innovation

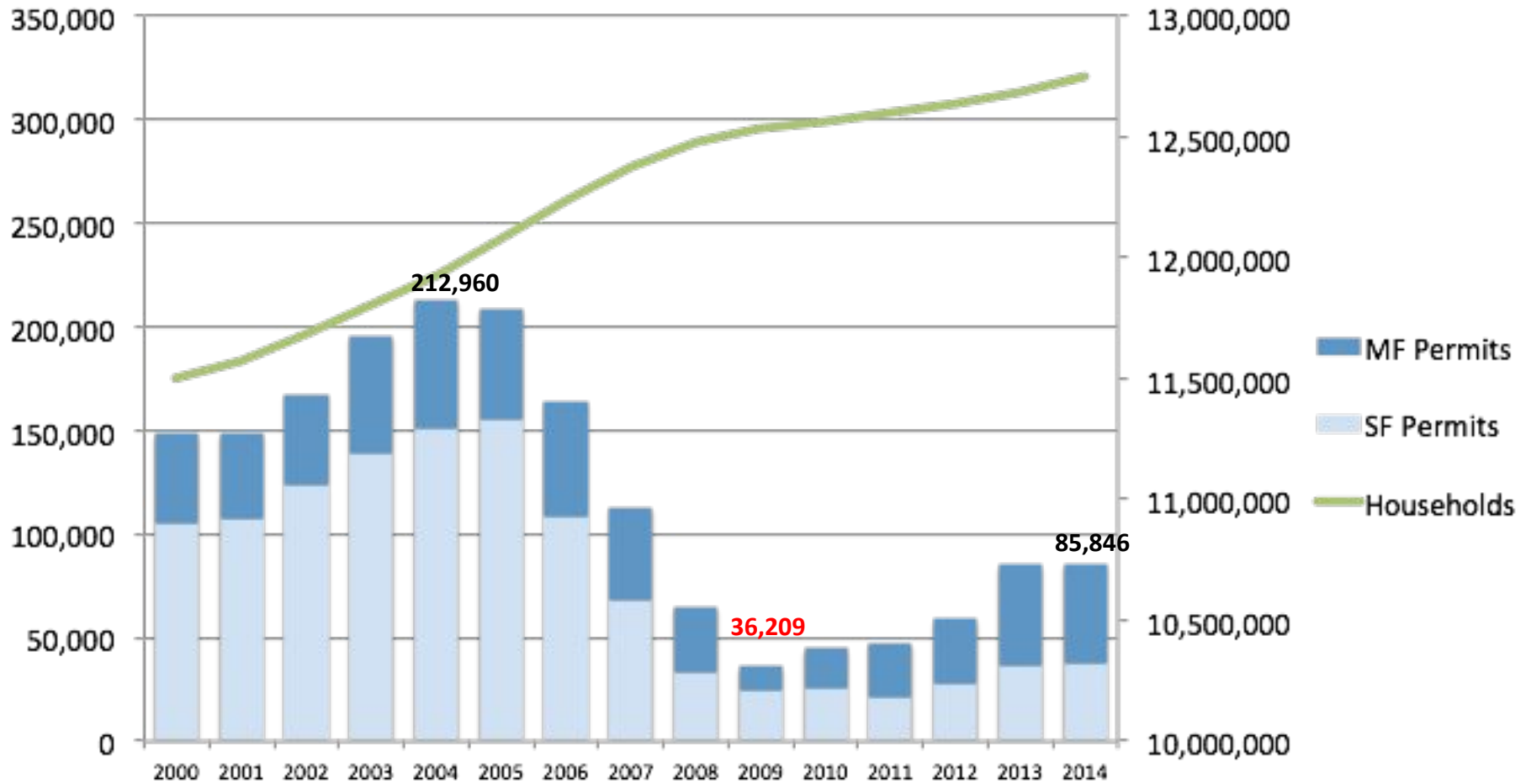
CALIFORNIA RENTS OUTPACING INCOMES



Income Data Source: 2010, 2011, 2012, 2013, 2014 ACS 1-Year Estimates, Table B25119.

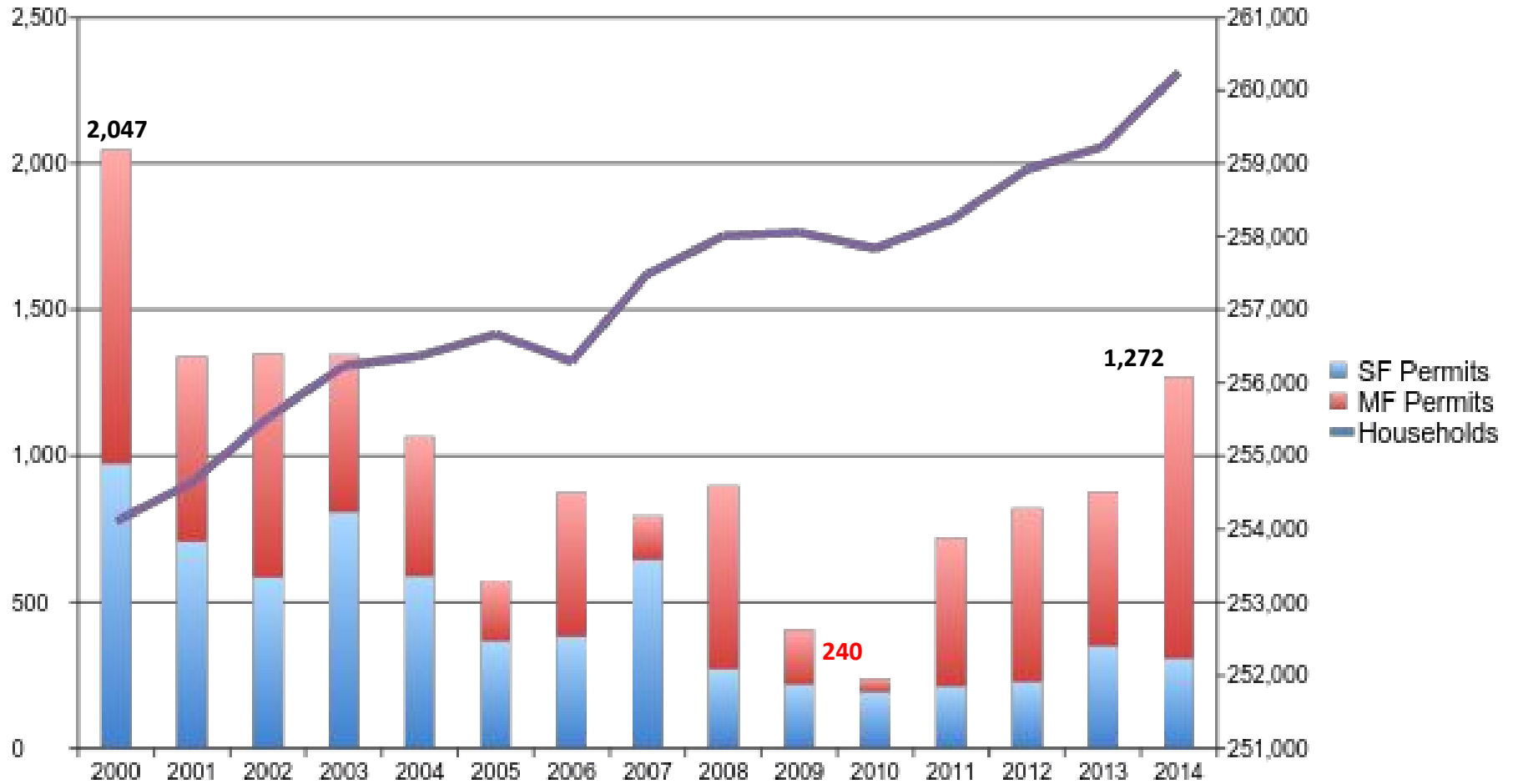
Rental Price Data Source: Zillow Rent Index, All Homes, 2010-2014.

CALIFORNIA HOUSEHOLD GROWTH AND NEW HOUSING PERMITS (2000-2014)



Source: Construction Industry Research Board/California Homebuilding Foundation and DOF 2014.

SAN MATEO COUNTY HOUSEHOLD GROWTH & NEW HOUSING PERMITS (2000-2014)



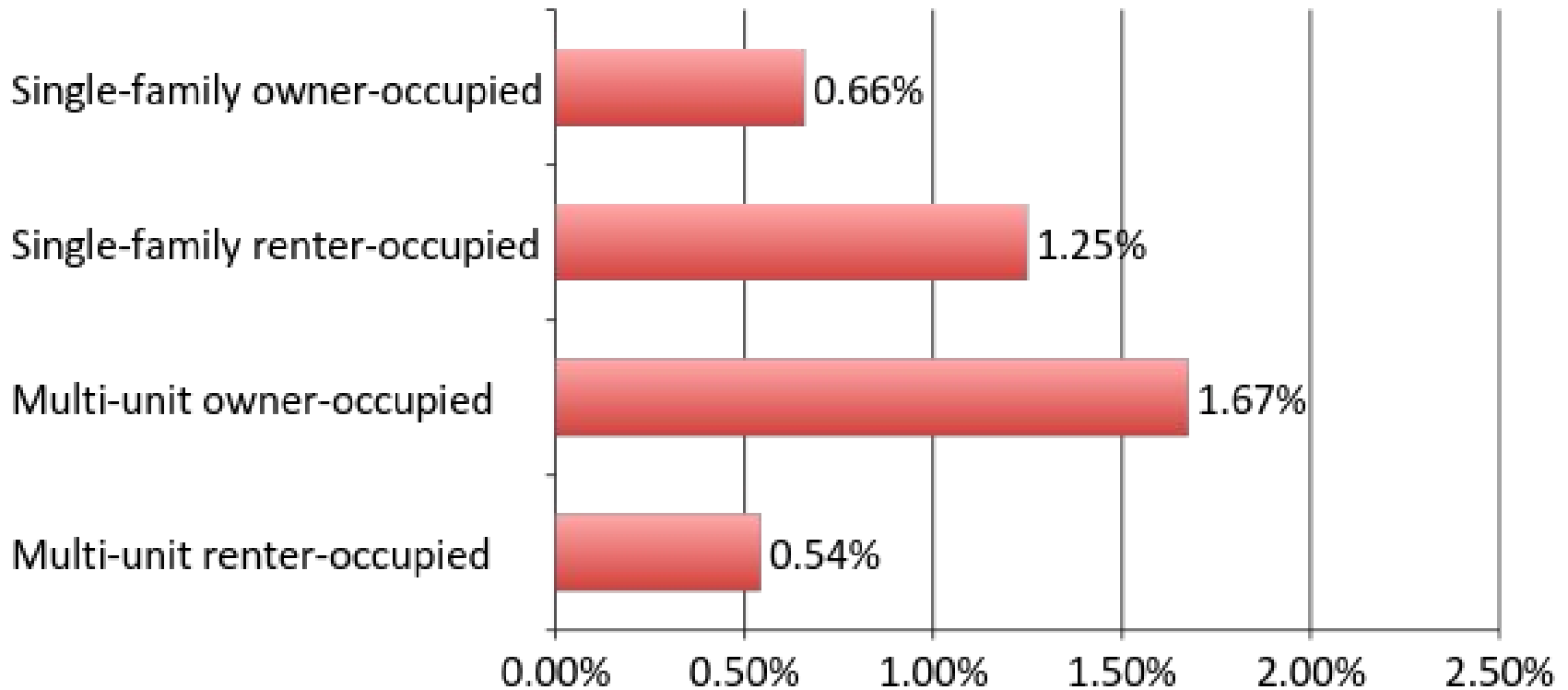
Source: San Mateo County and CA DOF 2000-2014.

USA: ALL GROWTH IN OCCUPIED HOUSING UNITS SINCE 2006 HAS BEEN IN RENTALS

	2006 (millions)	2014 (millions)	Change, 2006-2014 (millions)	Change, 2006-2014 (%)
Single-family owner-occupied	65.5	65.2	-0.3	-0.4%
Single-family renter-occupied	11.3	15.2	+3.9	+34%
Multi-unit owner-occupied	4.2	4.0	-0.2	-6%
Multi-unit renter-occupied	23.4	26.1	+2.7	+12%
All occupied housing units (includes other housing types)	111.6	117.3	+5.6	+5%

IN CALIFORNIA IN PAST YEAR, MORE OF ALL HOUSING TYPES; BUT MULTI-FAMILY OWNERSHIP LEAD

California Change in occupied housing units, by type
2013-2014



NO SLOWDOWN IN SINGLE-FAMILY RENTALS IN USA OR CALIFORNIA

Rental share of occupied single-family detached homes

