

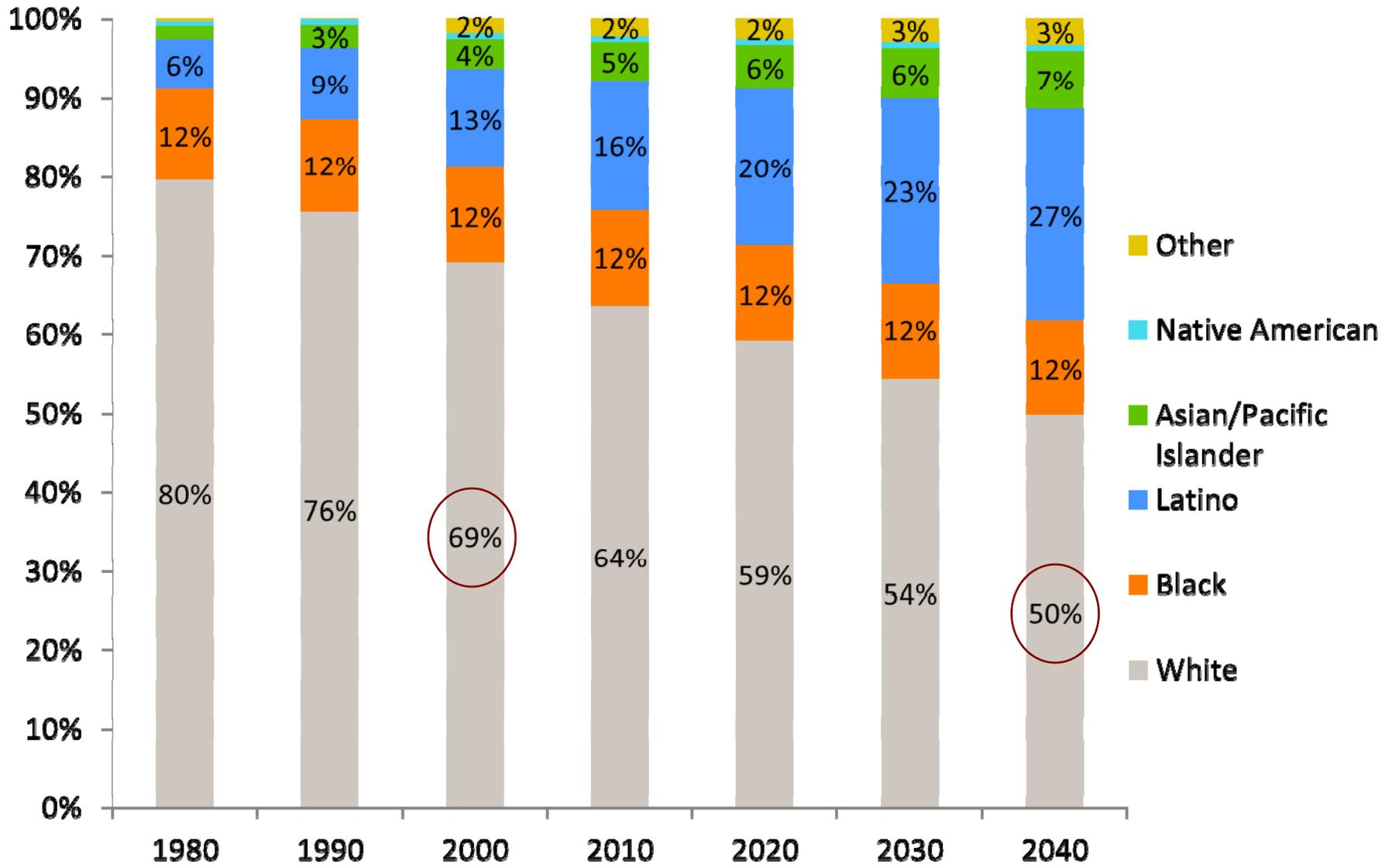


CALIFORNIA, INEQUALITY, AND HOUSING

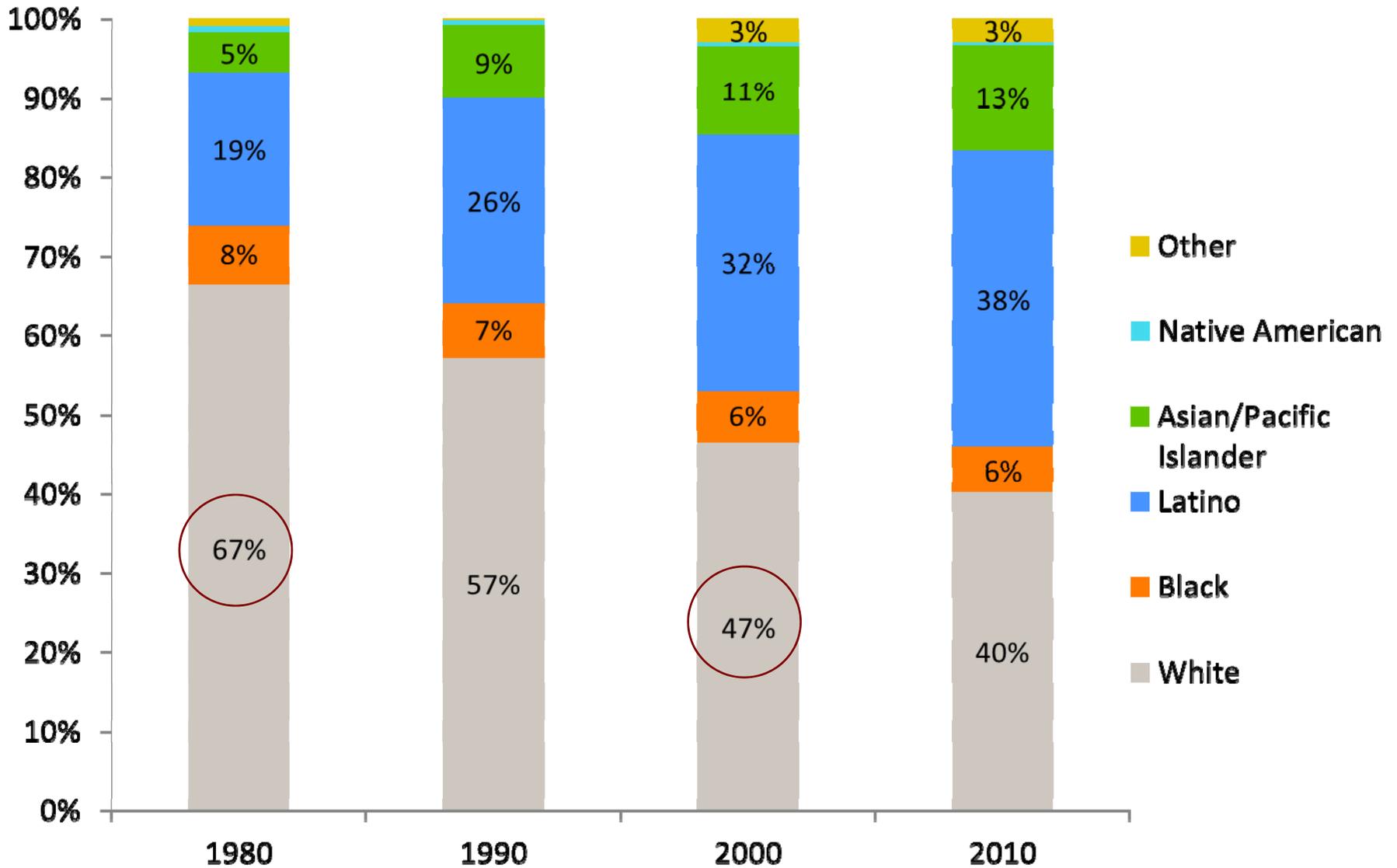
3.09.2016

JENNIFER ITO

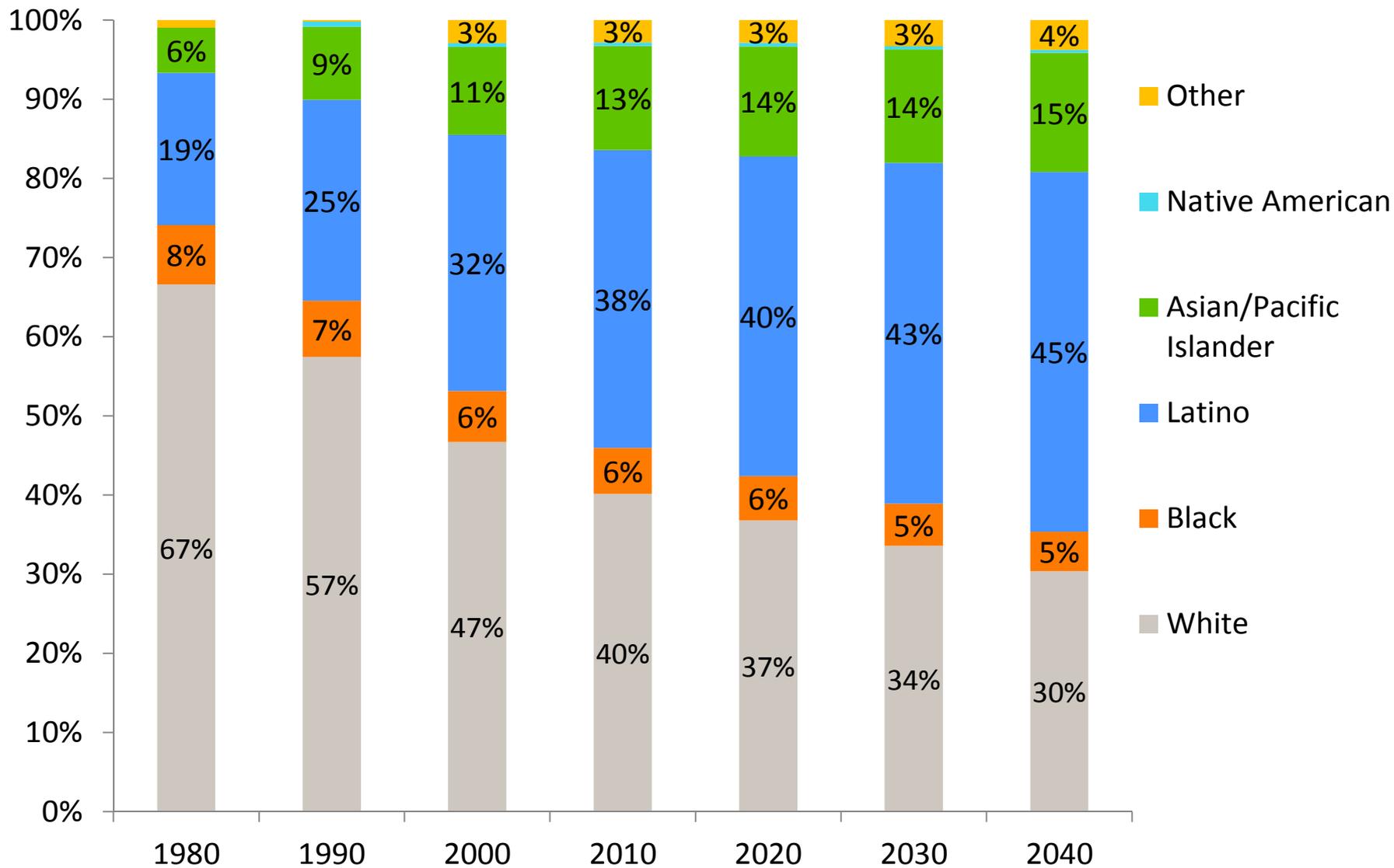
Changing Demographics United States, 1980-2040



Changing Demographics California, 1980-2010

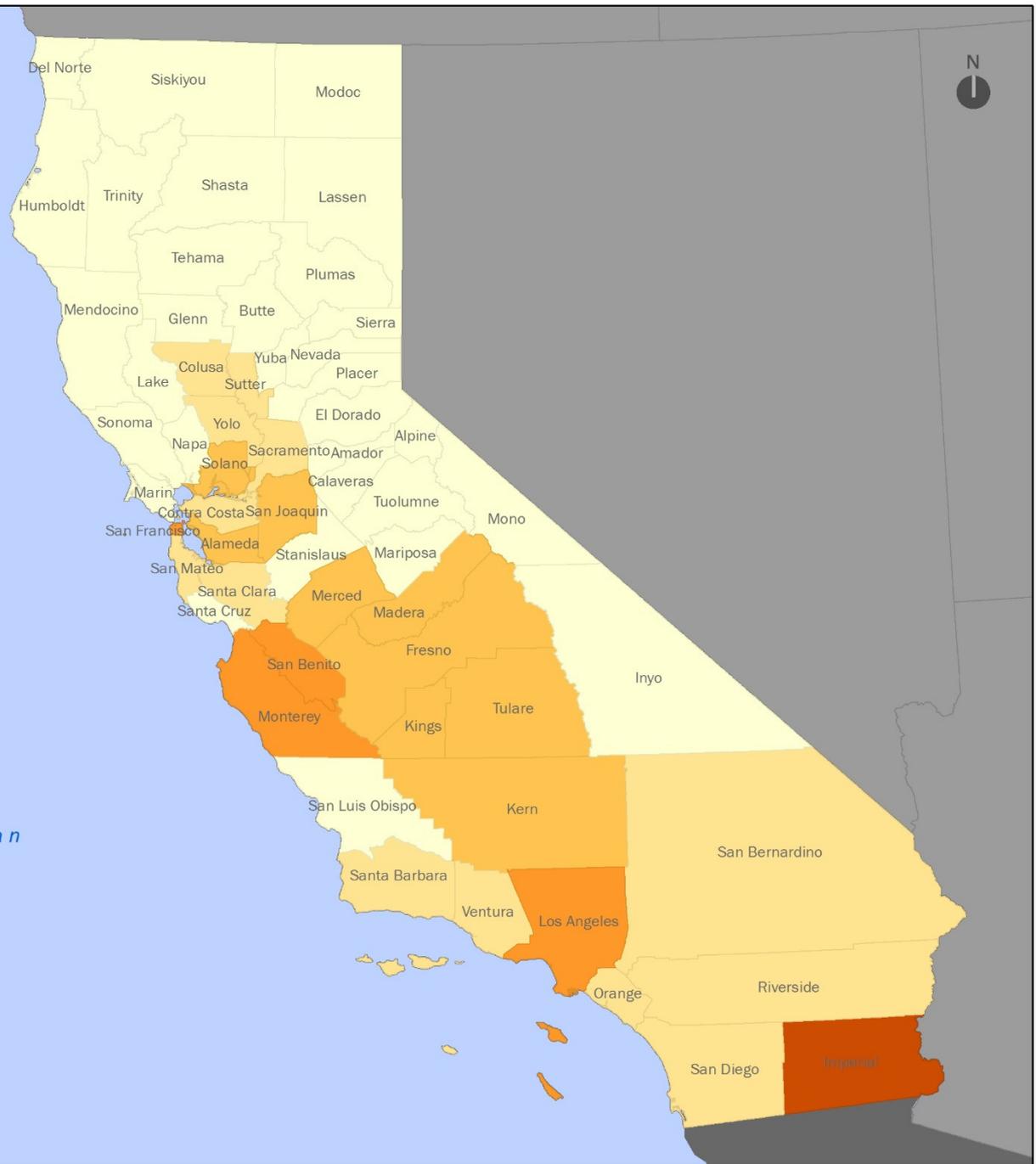


Changing Demographics,
California, 1980-2040



Percent People of Color California, 1980

Percent People of Color by County



Pacific Ocean



Percent People of Color California, 2010

Percent People of Color by County

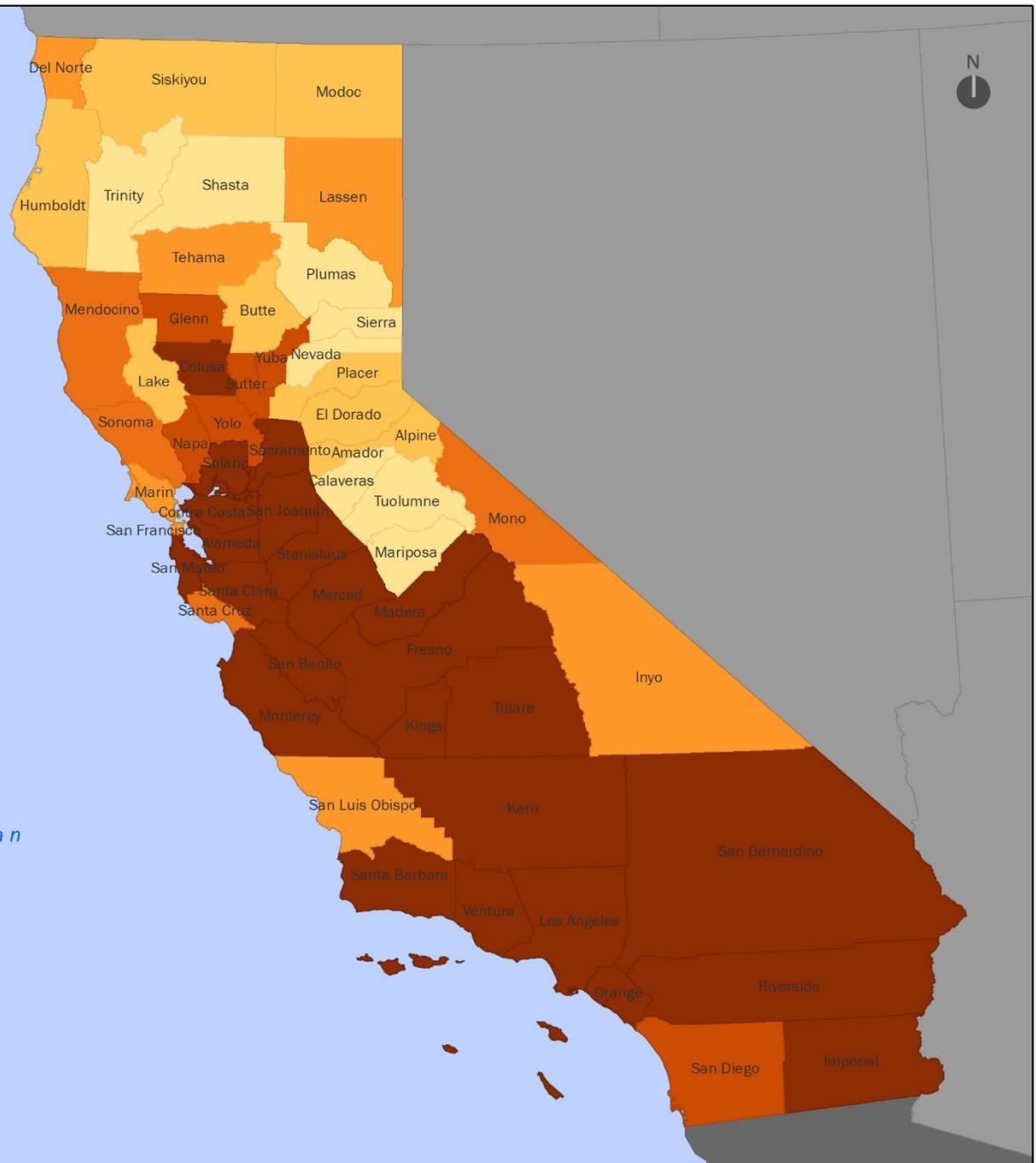


Pacific Ocean

0 50 100 200 Miles

Percent People of Color California, 2040

Percent People of Color by County

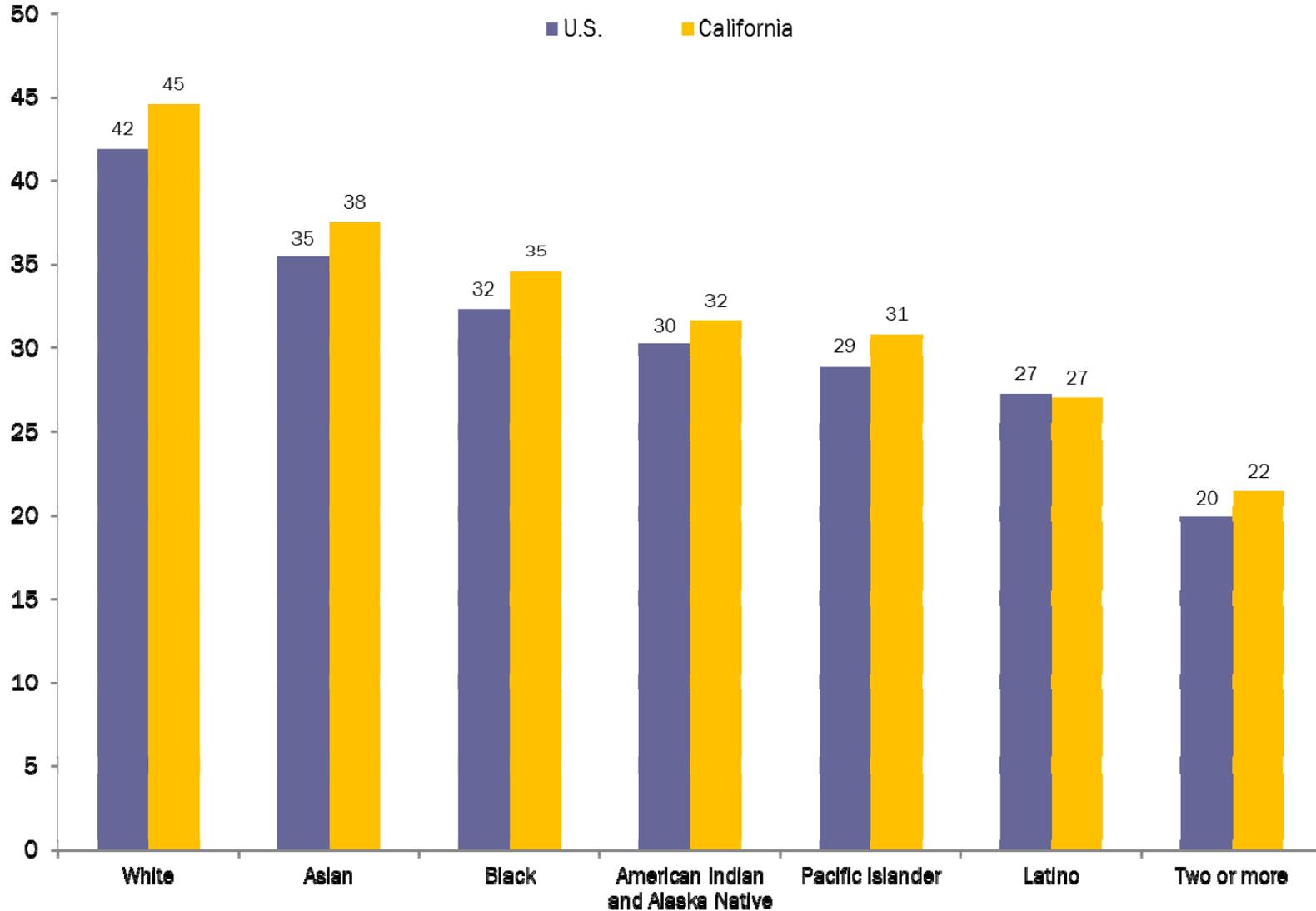


Pacific Ocean



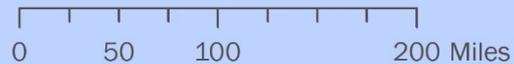
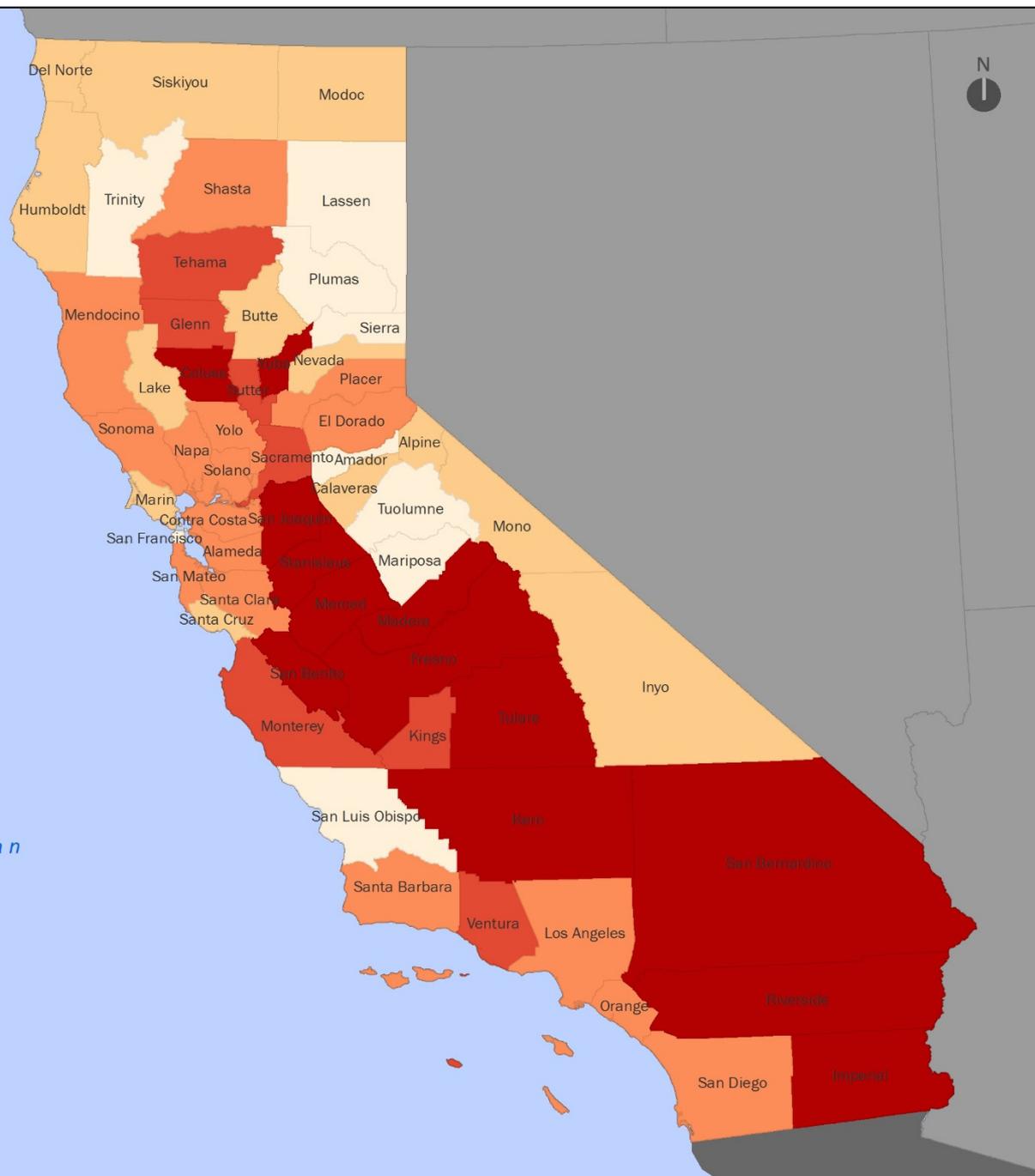
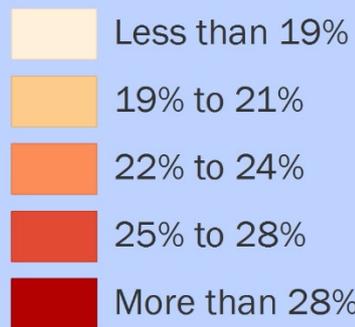
THE NEW GENERATION GAP

Median Age by Race/Ethnicity, 2010



Youth Population, 2010 California

Percent Youth Population by County

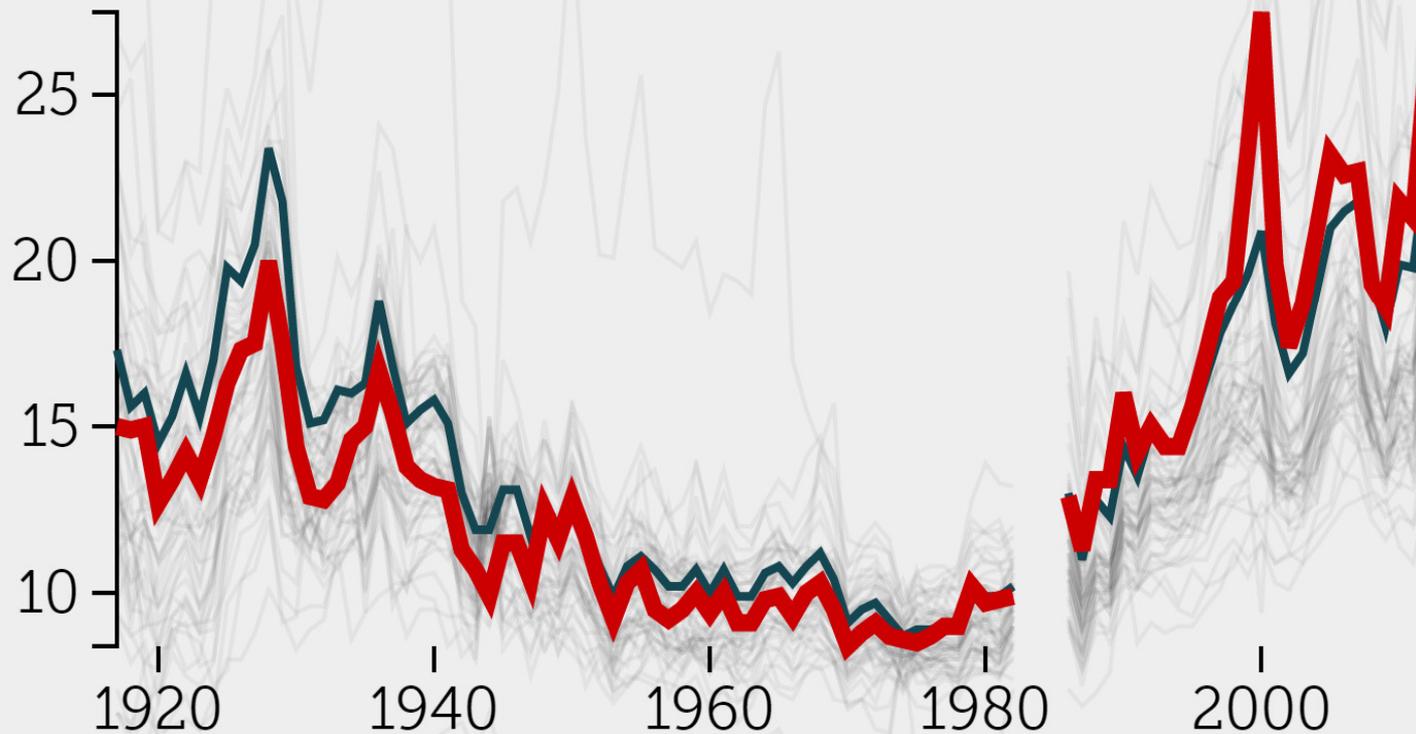


Pacific Ocean

CHALLENGE OF INEQUALITY

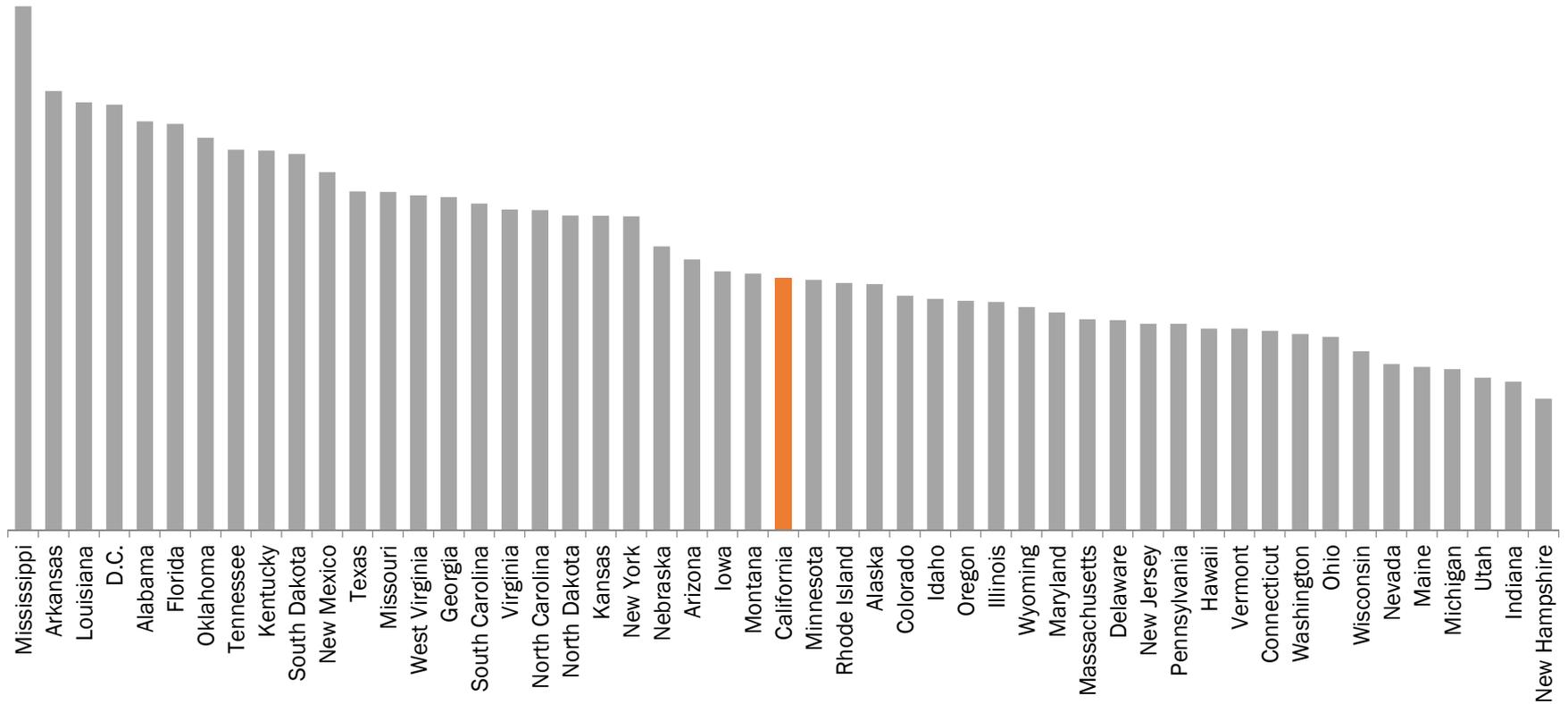
Share of all income held by the top 1%, 1917-2012

■ California
■ United States



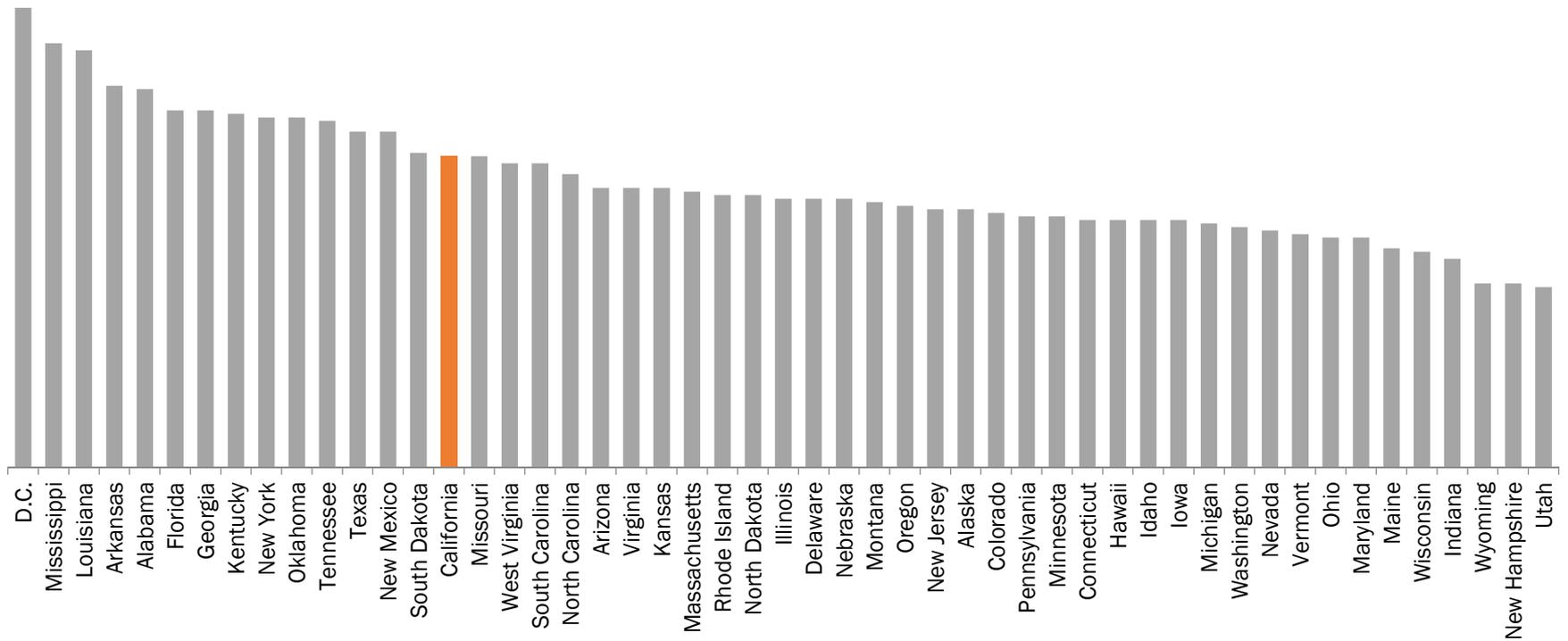
CHALLENGE OF INEQUALITY

Household* Gini Coefficient, 1969



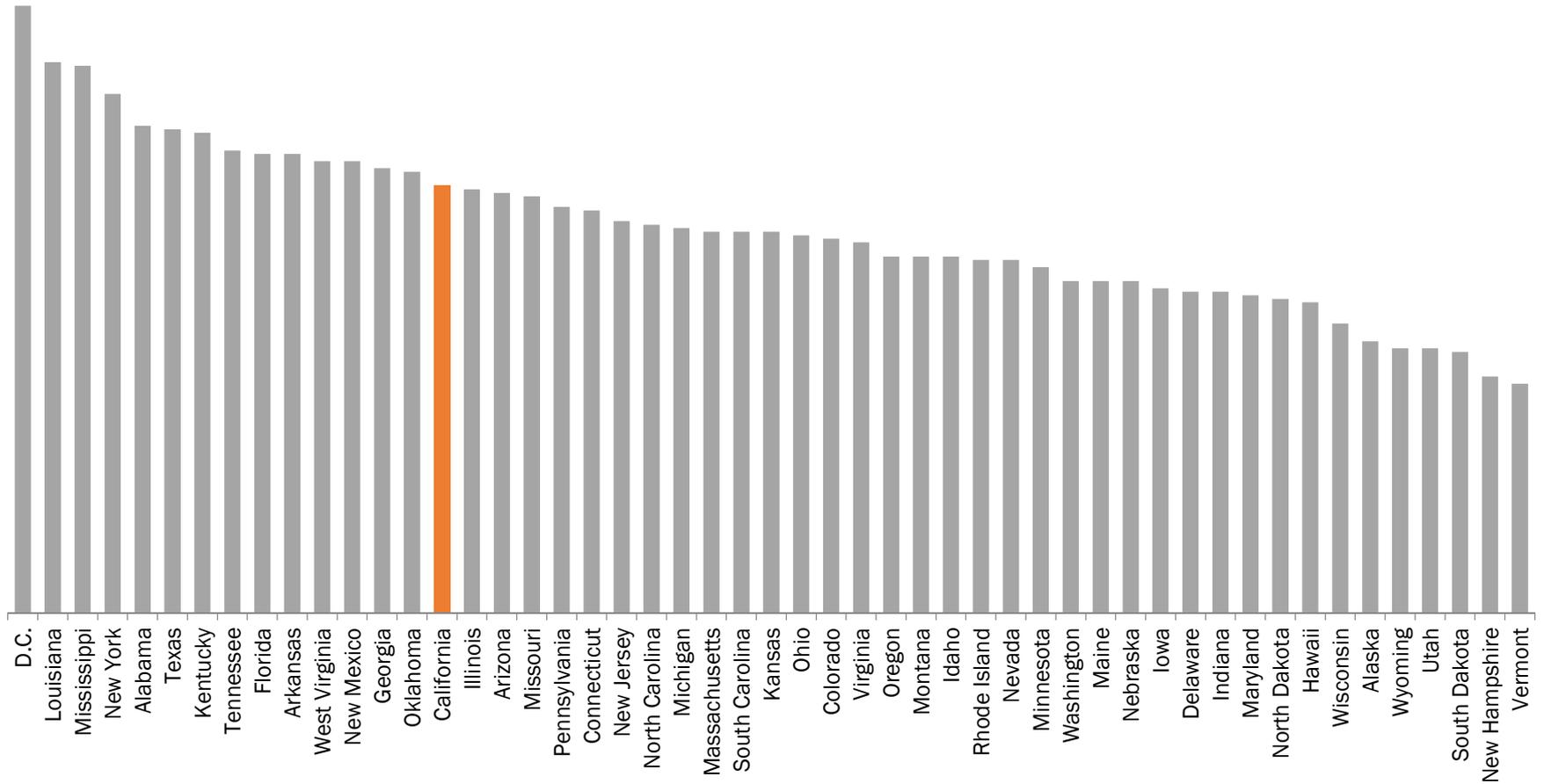
CHALLENGE OF INEQUALITY

Household Gini Coefficient, 1979



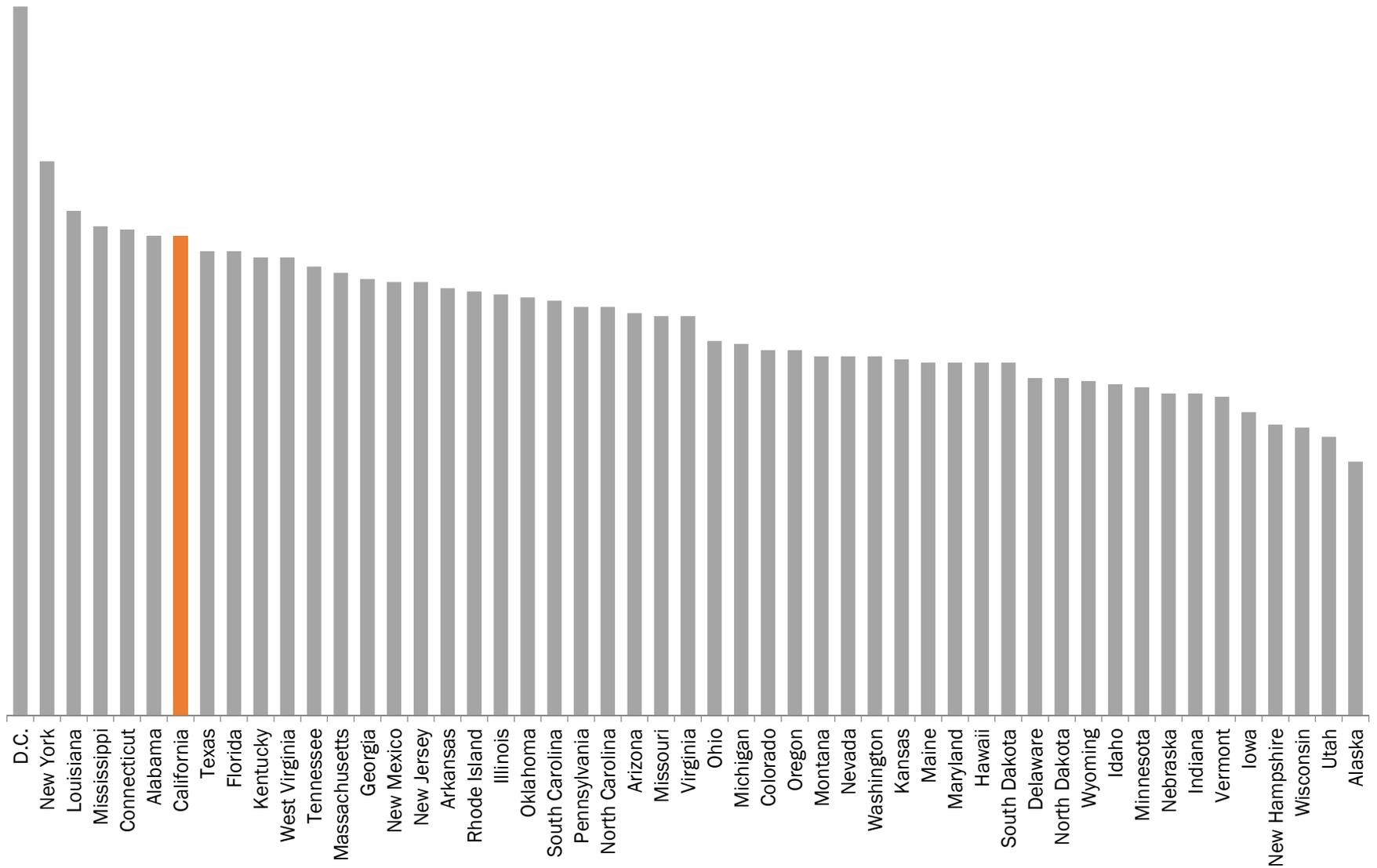
CHALLENGE OF INEQUALITY

Household Gini Coefficient, 1989



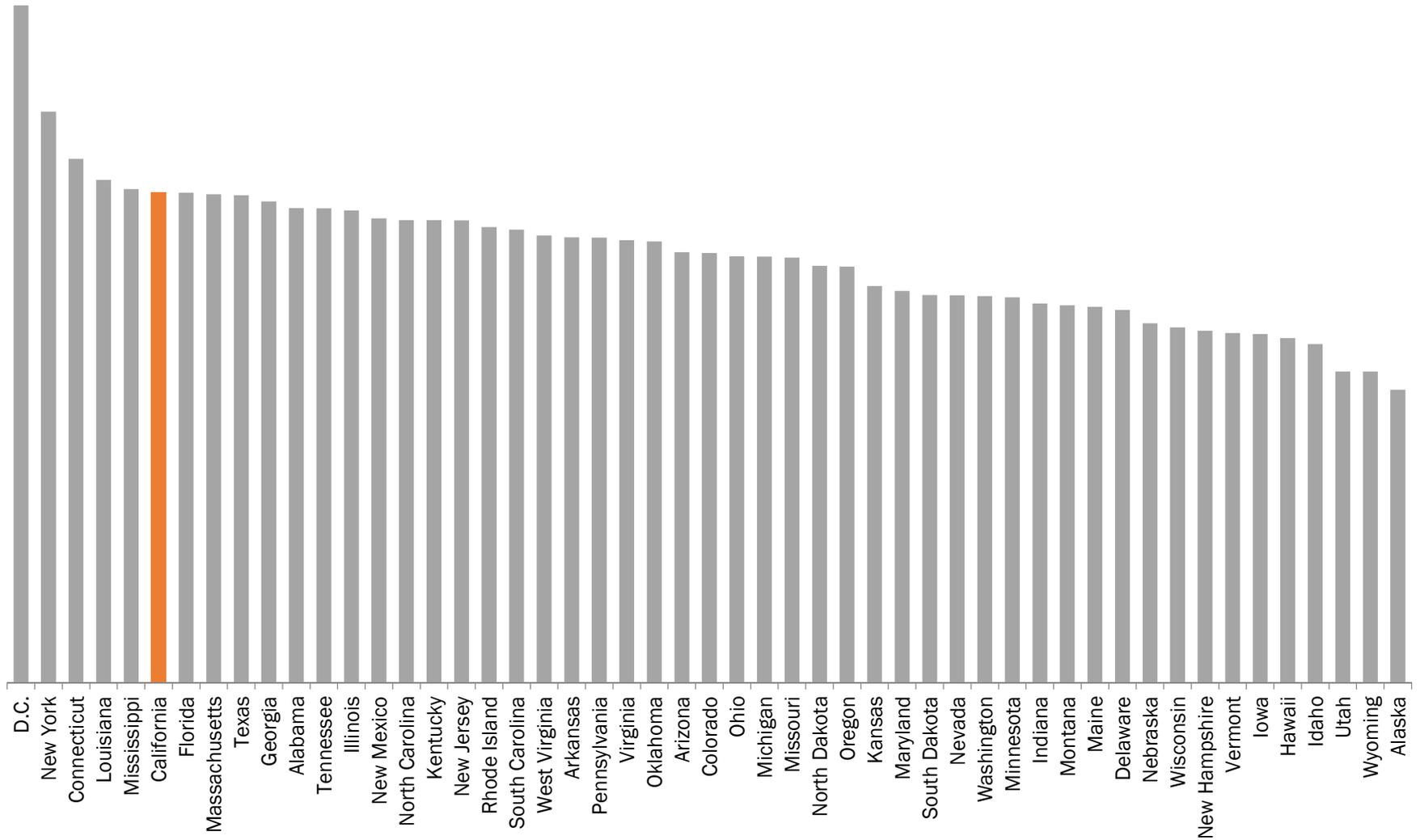
CHALLENGE OF INEQUALITY

Household Gini Coefficient, 1999



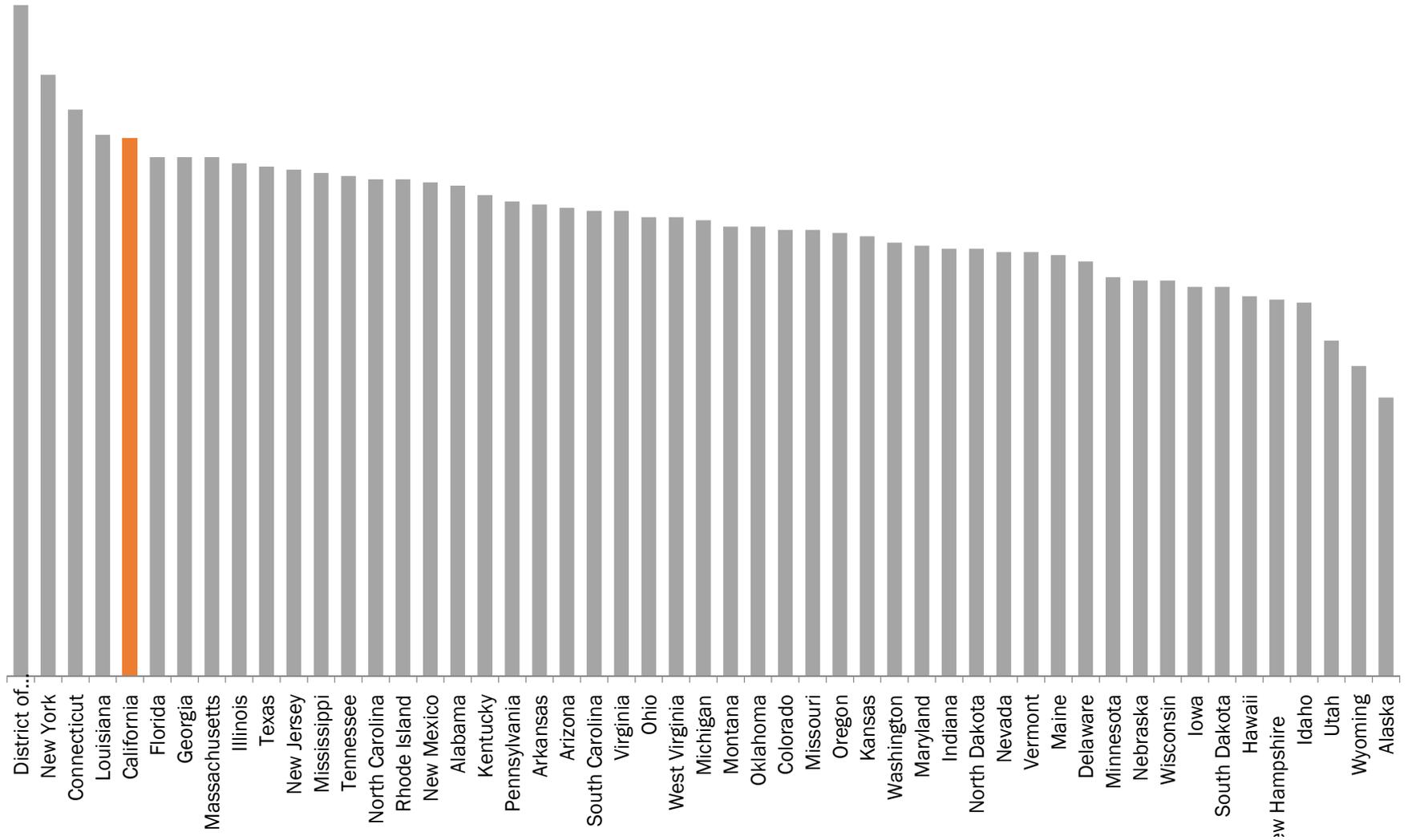
CHALLENGE OF INEQUALITY

Household Gini Coefficient, 2010*



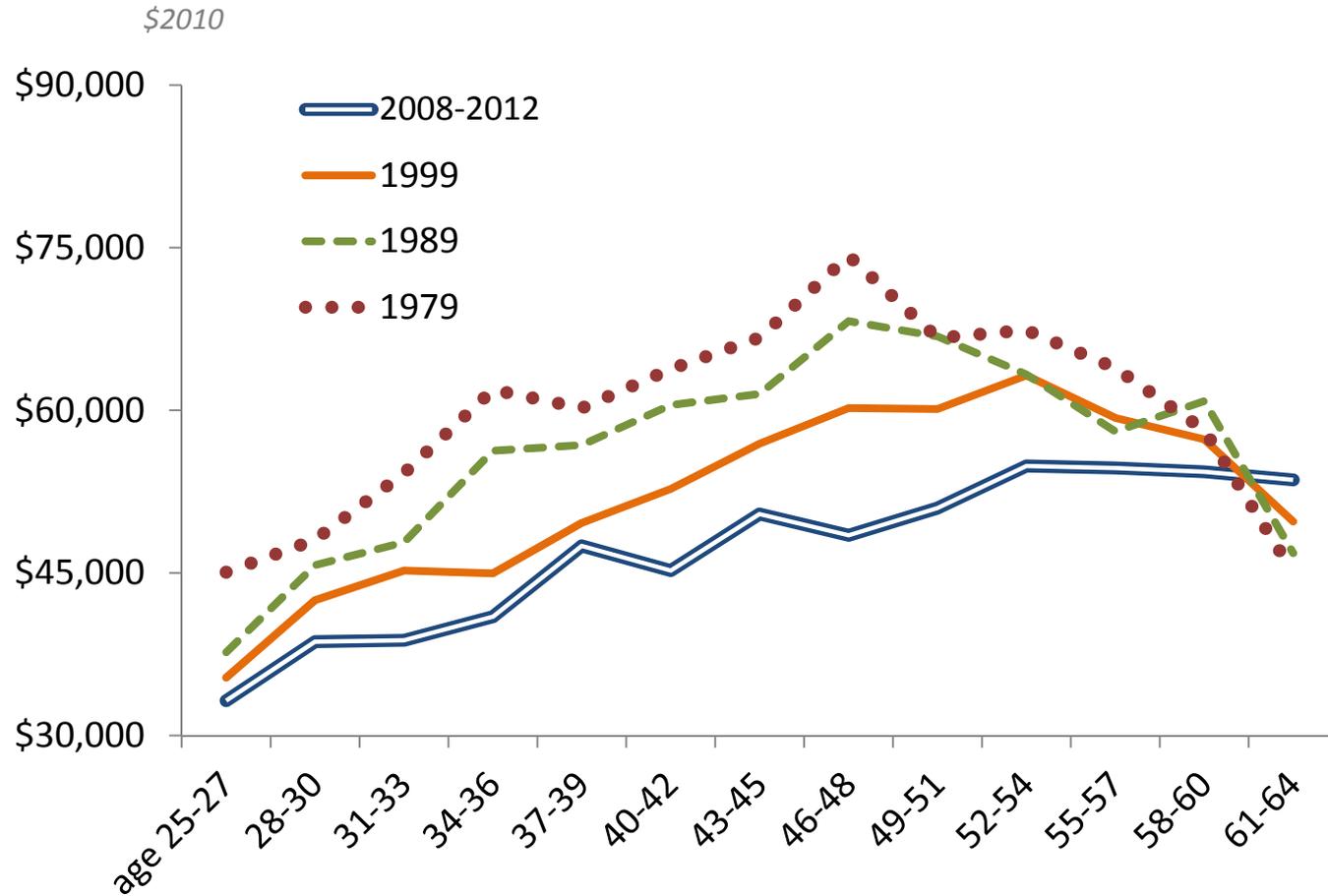
CHALLENGE OF INEQUALITY

Household Gini Coefficient, 2013



NOT YOUR FATHER'S PROBLEM...

Median Household Income by Age of Household, Fresno Metro, 1979-2012

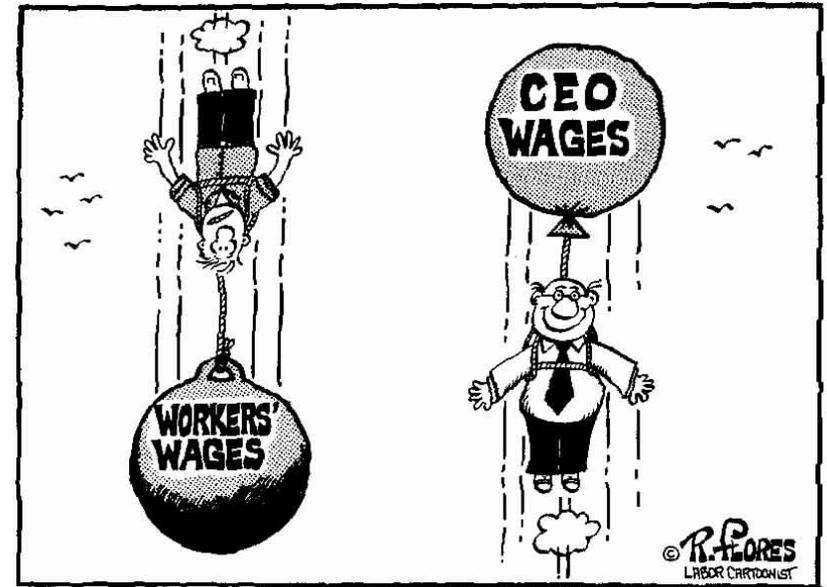
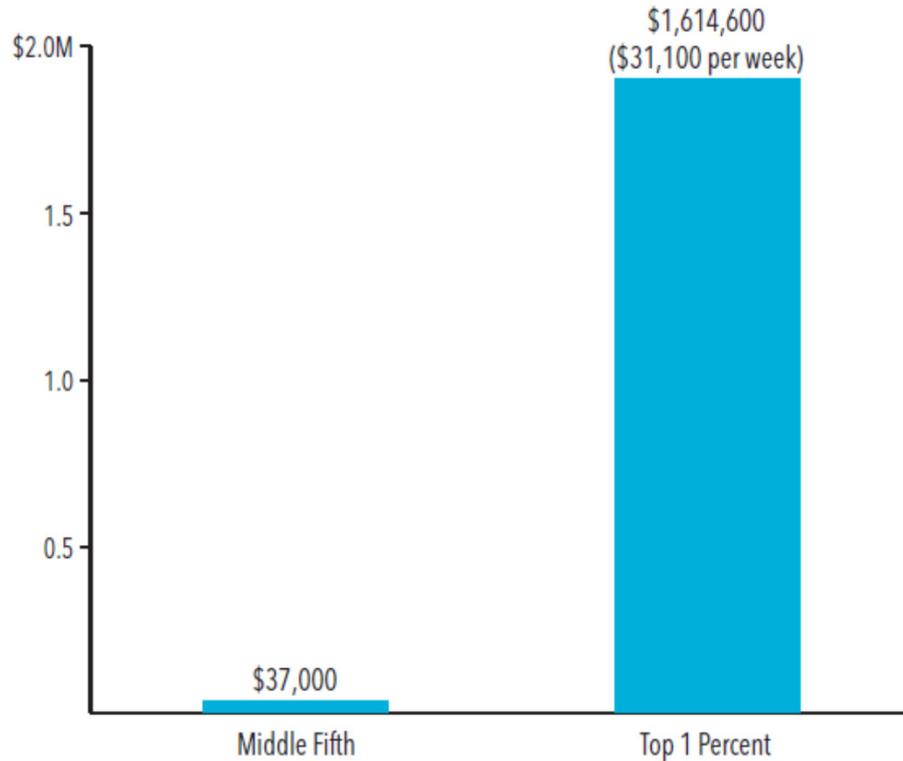


Source: IPUMS

Note: \$2010 used given it is the midpoint between 2008-2012

INCOME & ECONOMIC INEQUALITY

Californians' Average Adjusted Gross Income, 2013



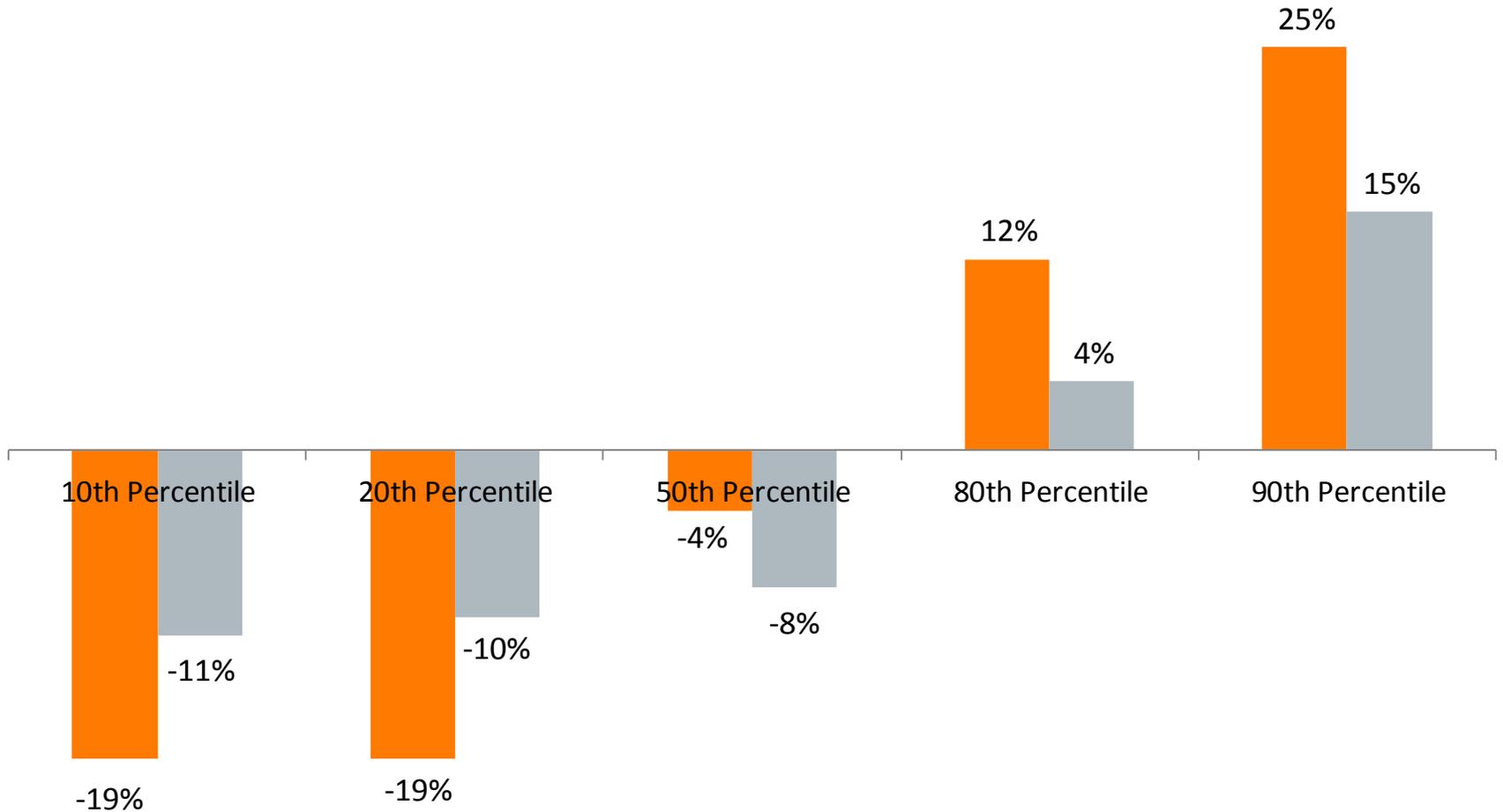
Note: Figures are in 2013 dollars and are rounded to the nearest hundred.
Source: Franchise Tax Board

Source: California Budget and Policy Center

ECONOMIC INEQUALITY

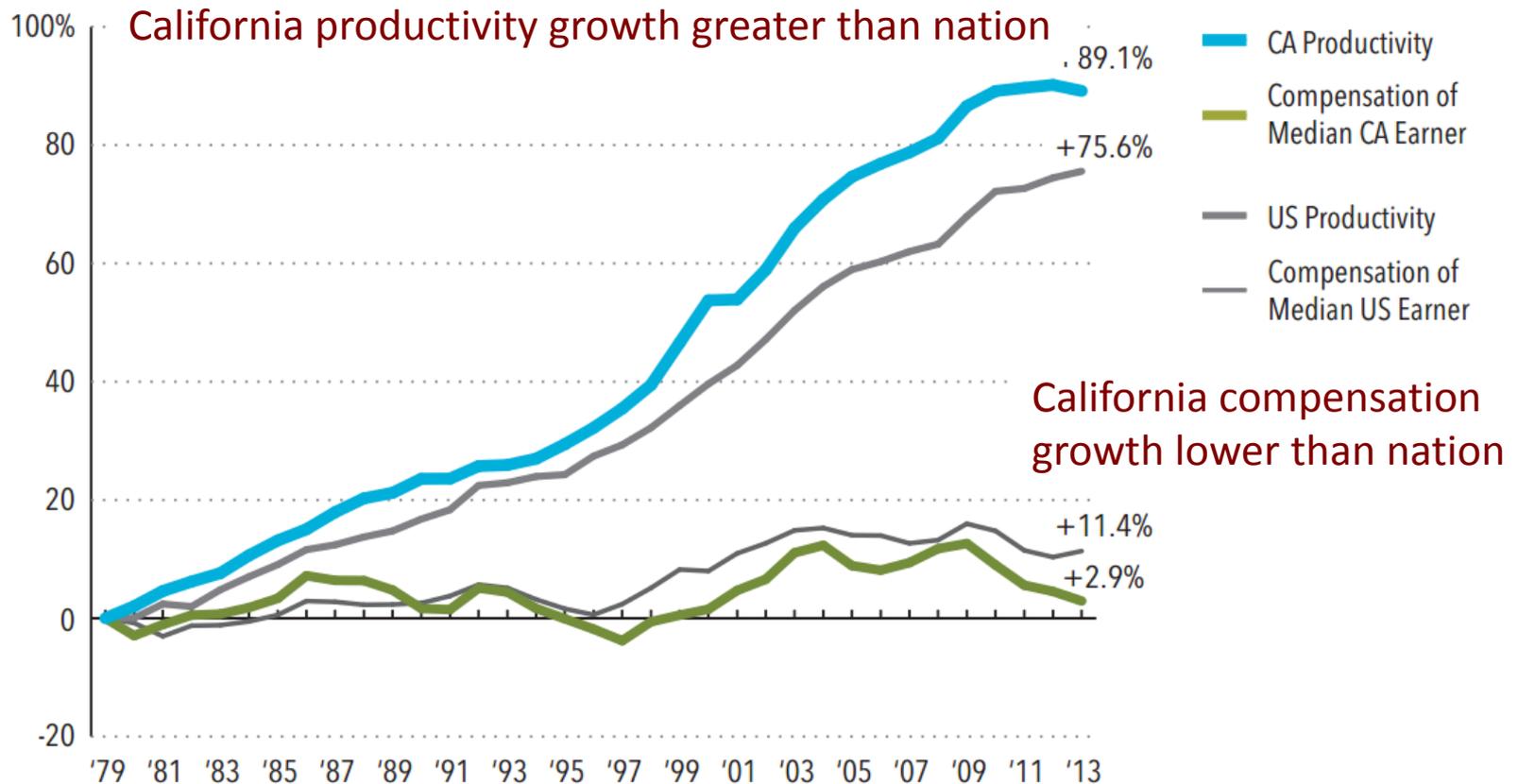
Income Percentiles, Earned Income for Full-Time Workers 25-64 (\$2010)
U.S. and California, 1980-2010*

California United States



ECONOMIC INEQUALITY

Percent Change in Inflation-Adjusted Compensation and Productivity Since 1979

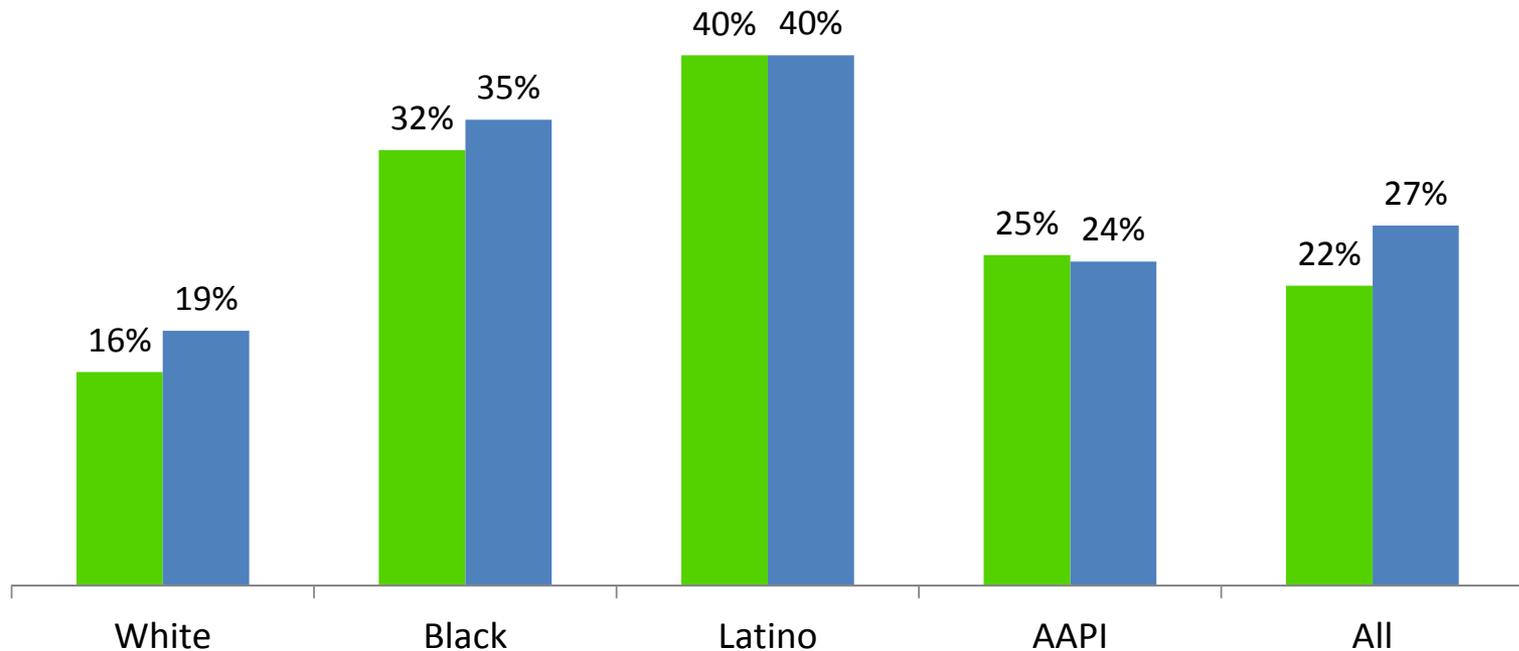


Note: Data are for production or nonsupervisory workers ages 18 to 64. "Compensation" includes wages plus the value of additional benefits such as employer contributions to health care or retirement plans.
Source: Economic Policy Institute analysis of US Bureau of Economic Analysis, US Bureau of Labor Statistics, and US Census Bureau data

PERSISTENT RACIAL GAPS

Percent of Families Living
Below 150 Percent of the Federal Poverty Line by Race/Ethnicity
California

■ 1990 ■ 2008-2012

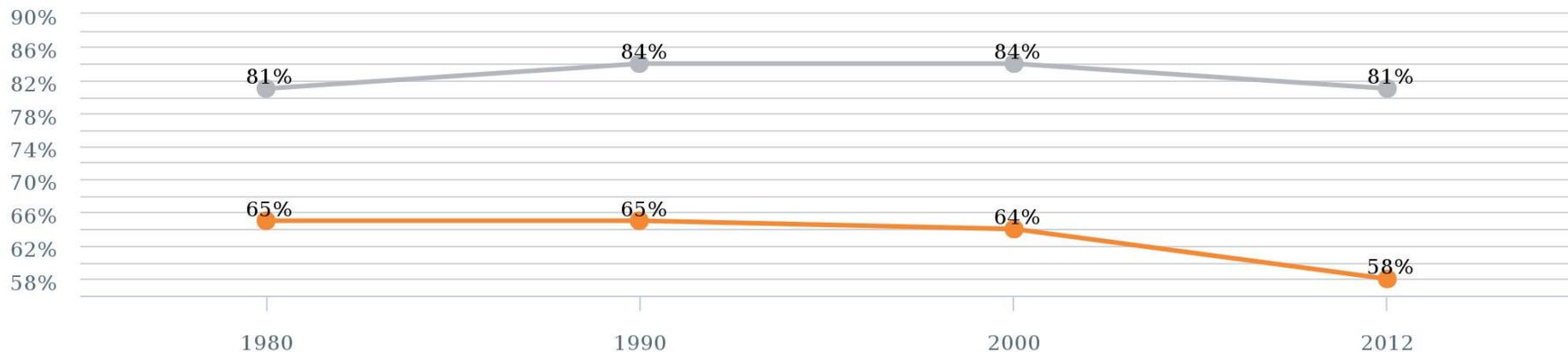


PERSISTENT RACIAL GAPS

Share of workers earning at least \$15 an hour by race/ethnicity, California, 1980-2012



White
People of color



IPUMS
PolicyLink/PERE National Equity Atlas, www.nationalequityatlas.org

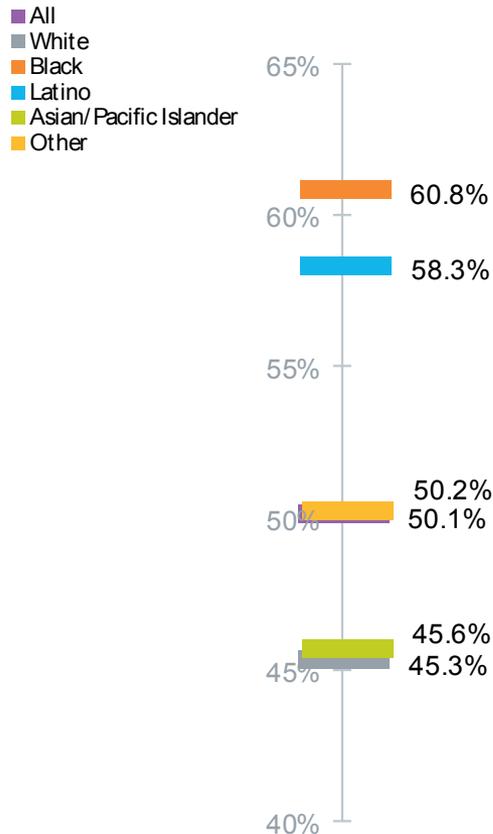
Connectedness

People of color face higher housing burdens (Bay Area)

Percent homeowners of color who are burdened by housing costs:

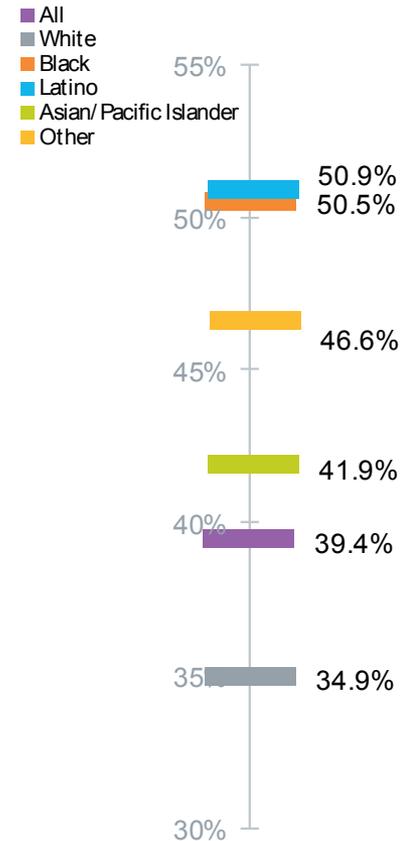
46%

Renter Housing Burden by Race/Ethnicity, 2008-2012



Source: IPUMS. Universe includes renter-occupied households with cash rent (excludes group quarters).

Homeowner Housing Burden by Race/Ethnicity, 2008-2012

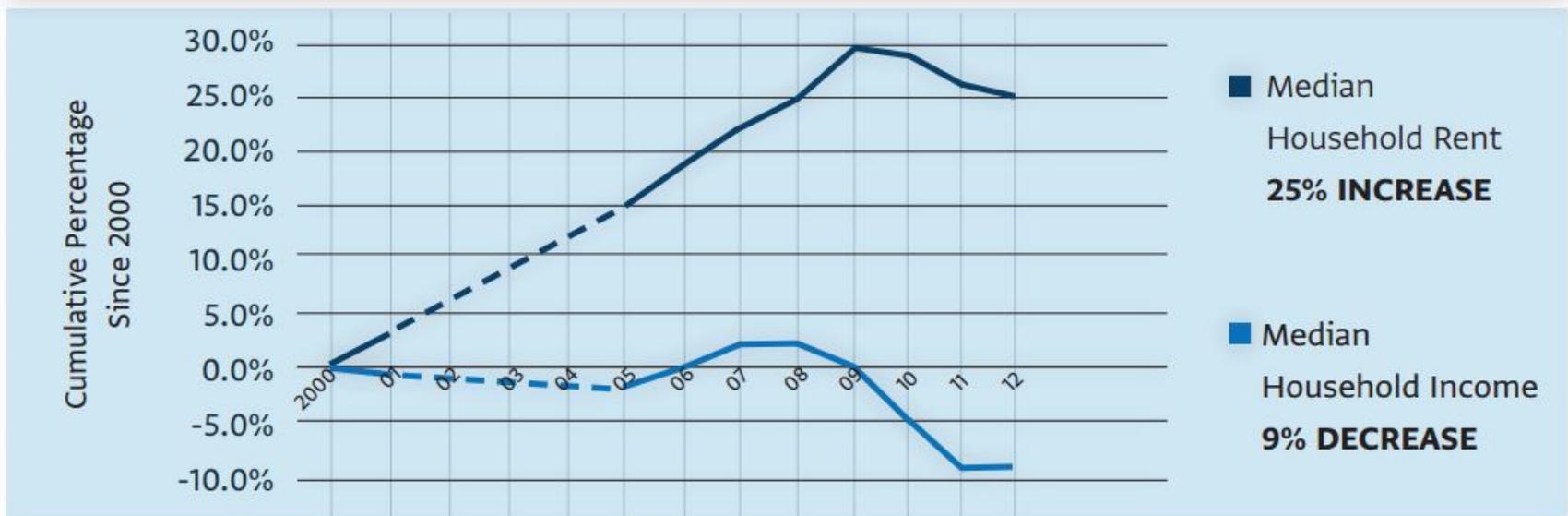


Source: IPUMS. Universe includes owner-occupied households (excludes group quarters).

HOUSING BLUES – TAKE LOS ANGELES

As wages are going down, rents are going up...

FIGURE 3 : CUMULATIVE PERCENTAGE CHANGE IN INFLATION-ADJUSTED MEDIAN INCOME AND MEDIAN RENT IN LOS ANGELES COUNTY 2000 TO 2012



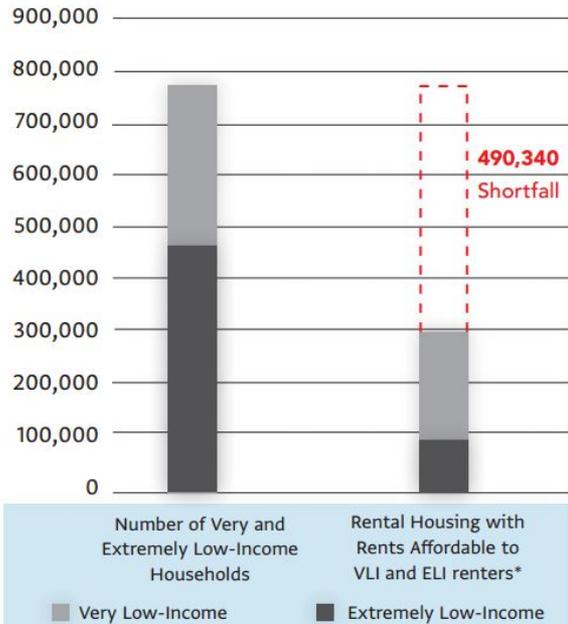
SOURCES: US Census 2000; American Community Survey 2005-2012. Median rents and incomes from 2001-2004 are estimated.

Source: California Housing Partnership Corporation. May 2014. *How Los Angeles County's Housing Market is Failing to Meet the Needs of Low-Income Families.*

http://www.chpc.net/dnld/Housing_Need_LA_Final_060414.pdf

HOUSING BLUES – TAKE LOS ANGELES

FIGURE 1: SHORTFALL OF AFFORDABLE AND AVAILABLE HOMES IN LOS ANGELES COUNTY



*Not all units with rents affordable to low-income households are occupied by low income households.

SOURCE: NLIHC Analysis of 2006-2010 CHAS data

...and so L.A. County has the **largest shortfall of affordable homes** in California—made worse by state and federal **disinvestment in housing**.

TABLE 2: CHANGE IN LA COUNTY'S MAJOR AFFORDABLE HOUSING FUNDING SOURCES FY 2007/08 TO 2012/13*

FUNDING SOURCES	FY 2007/2008	FY 2012/2013	% CHANGE
State Housing Bonds Prop. 46 and Prop. 1C*	\$247,070,862	\$10,000,000	-96%
Redevelopment Funds for Affordable Housing	\$251,148,877	\$0	-100%
Federal CDBG Funds	\$157,922,670	\$116,347,609	-26%
Federal HOME Funds	\$75,878,411	\$38,060,669	-50%
Total	\$732,020,820	\$164,408,278	-78%

SOURCES: CHPC tabulations of HCD's Redevelopment Housing Activities Report and HUD's CPD program formula allocations by fiscal year.

*Prop. 46 and Prop. 1C spending for FY 2007/2008 and 2012/2013 provided by HCD.

CORRECTION: A previous version of this report erroneously listed CDBG funds in 2007/208 as \$158,341,789 and in 2012/13 as \$110,275,258 and HOME funds in 2007/08 \$75,878,400 and in 2012/13 as \$36,267,516. The amounts have been adjusted above.

Source: California Housing Partnership Corporation. May 2014. *How Los Angeles County's Housing Market is Failing to Meet the Needs of Low-Income Families.*

http://www.chpc.net/dnld/Housing_Need_LA_Final_060414.pdf

LOOKING FORWARD



- Limits of supply and demand as a lens for solving housing affordability
- There is a trend of moving back to **central cities** and **denser living** – but could lead to gentrification and displacement
- While public policy is our tool, vulnerable communities have **unequal power** to influence projects in the market place and policies in political landscape



FOR MORE . . .



USC Dornsife
*Program for Environmental
and Regional Equity*

USC Dornsife
*Center for the Study of
Immigrant Integration*

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