

# HACSB **FACTSHEET**

## **Affordable Housing Landscape** **HIGH DESERT, CALIFORNIA**

### **WHO WE ARE**

The Housing Authority of the County of San Bernardino (HACSB) owns and/or manages over 10,000 housing units and serves nearly 30,000 individuals whose incomes range from homeless to market rate throughout the County.

As a public agency, HACSB is tasked to address housing needs throughout the County. Therefore, HACSB works aggressively with various community partners and local government officials to acquire, build and manage more high-quality housing.

HACSB plays a key role in contributing to the local economy by infusing an estimated \$104 million throughout the County. It also provides approximately \$65 million to landlords, who invest in the community to provide safe and quality housing.

### **NEED FOR AFFORDABLE HOUSING**

Unfortunately, there are not enough housing units available—particularly affordable housing units—to meet the increasing demand in the County, especially during this ongoing recession and given the County’s unemployment rate of 14%. Currently, HACSB’s waiting list is approximately 50,000 applicants. It can take up to 10 years to be housed in any of HACSB’s various housing programs. According to the California Campaign for Affordable Homes, “We need greater housing variety, so everyone can find a place they can afford.”

### **WHAT IS AFFORDABLE HOUSING?**

In San Bernardino County, a household needs an income of \$45,000 to rent a two-bedroom apartment. This assumes the family limits the amount they pay for housing to 30% of their income, which is the nationally accepted standard of what makes housing “affordable.” Unfortunately, more

FIGURE 1

#### **Very-Low Income Earners** (Below 50% median income)

	AVERAGE ANNUAL SALARY
Cashiers	\$20,766
Child Care Workers	\$22,889
Preschool Teachers	\$25,261
Receptionists	\$26,232
Bank Tellers	\$27,593
Medical Secretaries	\$30,344
School Bus Drivers	\$30,441
Dental Assistants	\$30,568
Paramedics and EMTs	\$31,249

than half of California renters exceed this standard, making the housing unaffordable for those households.<sup>1</sup>

### **WHO NEEDS AFFORDABLE HOUSING?**

Affordable housing enables working families and individuals in low-paying jobs to afford a place to live. Figure 1 lists common professions in San Bernardino County and the average salary earned by each; all are under the \$45,000 threshold needed to afford a two-bedroom apartment in the County. Most of these professions require vocational training and even Bachelor’s degrees, indicating that despite the educational attainment, these professionals also need affordable housing.

### **HOUSING LANDSCAPE FOR THE HIGH DESERT<sup>2</sup>**

#### **According to Figure 2:**

- Each city in the High Desert has 4% or less of its residents living in affordable housing.
- HACSB’s affordable housing units, consisting of apartments and single-family homes, are a small fraction (1-4%) of the total apartments and households in the respective cities.

FIGURE 2

#### **HACSB’s Affordable Households versus City Households**

CITY	NUMBER OF AFFORDABLE HOUSING UNITS	NUMBER OF HOUSEHOLDS IN CITY	PERCENT OF AFFORDABLE HOUSING RELATIVE TO CITY’S TOTAL HOUSEHOLDS	NUMBER OF PEOPLE LIVING IN HACSB’S AFFORDABLE HOUSING UNITS	TOTAL CITY POPULATION	PERCENT RELATIVE TO TOTAL CITY POPULATION
Adelanto	330	7,818	4%	1,257	31,283	4%
Apple Valley	343	23,089	2%	889	68,642	1%
Barstow	286	8,288	4%	836	23,784	4%
Hesperia	260	26,106	1%	795	84,427	1%
Victorville	929	32,470	3%	3,081	108,259	3%

**According to Figure 3:**

- The majority (54-74%) of the residents in affordable housing in the High Desert are children, seniors, and individuals with disabilities. Of these, 14-23% are disabled.
- About half of HACSB's residents are between the ages of 0-18 years, higher than the percentage of 0-19- year-olds in

the respective cities.

- The higher percentage of children among our residents indicates a larger number of family units in our communities.
- HACSB's senior population mirrors the city's senior population.

FIGURE 3

**Composition of HACSB Affordable Households versus City Households**

CITY	AVERAGE PERCENT OF DISABLED INDIVIDUALS IN HACSB'S AFFORDABLE HOUSING	AVERAGE PERCENT OF SENIORS (62+) IN HACSB'S AFFORDABLE HOUSING	PERCENT OF CITY RESIDENTS OVER THE AGE OF 65	AVERAGE PERCENT OF CHILDREN (0-18 YEARS) IN HACSB'S AFFORDABLE HOUSING	PERCENT OF CITY RESIDENTS BETWEEN 0 AND 19 YEARS OF AGE
Adelanto	14%	1%	6%	57%	39%
Apple Valley	23%	10%	16%	43%	30%
Barstow	16%	10%	11%	56%	32%
Hesperia	21%	9%	11%	50%	33%
Victorville	18%	6%	10%	54%	32%

**According to Figure 4:**

- The average household income of families living in affordable housing units ranges from \$13,000 to \$15,000 per year, versus the cities' average of over \$40,000.
- 48-63% of the households average an annual income less than \$50,000, indicating that most households are potentially paying more in rent than they can afford given households need an income of \$45,000 to rent a two-bedroom apartment in the County. This fact is contrary

to popular belief that all low-income earners live in subsidized housing.

- The percentage of people working is an accurate representation of the remaining adult household members given the percentage (54-74%) of children, seniors, and individuals with disabilities in the households.

<sup>1</sup> California Campaign for Affordable Homes 2010.

<sup>2</sup> Sources: ESRI, 2009 Estimates and Projections and HACSB's 2010 data.

FIGURE 4

**Comparison of Household Incomes**

CITY	PERCENT OF HACSB RESIDENTS AND PARTICIPANTS WORKING	AVERAGE HOUSEHOLD INCOME FOR HACSB RESIDENTS	AVERAGE HOUSEHOLD INCOME FOR CITY RESIDENTS	PERCENT OF CITY POPULATION THAT EARNS LESS THAN \$49,999 ANNUALLY	PERCENT OF CITY POPULATION THAT EARNS \$50,000 TO \$74,999 ANNUALLY	PERCENT OF CITY POPULATION THAT EARNS \$75,000 TO \$99,999 ANNUALLY	PERCENT OF CITY POPULATION THAT EARNS MORE THAN \$100,000 ANNUALLY
Adelanto	28%	\$14,059	\$43,196	63%	27%	7%	3%
Apple Valley	24%	\$15,291	\$60,624	50%	22%	14%	14%
Barstow	27%	\$13,378	\$51,881	58%	21%	12%	9%
Hesperia	27%	\$14,059	\$59,633	48%	26%	16%	10%
Victorville	29%	\$16,360	\$55,082	52%	23%	14%	11%



HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO

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**OUR MISSION**

The Housing Authority of the County of San Bernardino empowers all individuals and families in need to achieve an enriched quality of life by providing housing opportunities and resources throughout San Bernardino County.

**OUR CORE VALUES**

**Respect** | We believe that all people should have a stable and enriched quality of life and should be afforded the opportunity to not only survive, but to thrive in environments that are sensitive to and encourage respect and empathy for individual circumstances.

**Safety** | We believe that all residents deserve a safe and secure living environment that is crime and distraction free and where families can feel good about raising their children.

**Integrity** | We believe that there is a strong, mutually-reinforcing connection between the integrity of our staff/programs and the success of our clients. Integrity-building within our organization is key toward fulfilling our mission statement.

**Service** | We believe that in order to be successful we must serve the public by being effective stewards of its financial resources and by developing a customer service business model based on benchmarks and measurements.