



HOUSING COMMISSION

Agenda

Regular Meeting

Oct. 10, 2024, 5:30 p.m.

Council Chamber
1200 Carlsbad Village Dr.
Carlsbad, CA 92008
carlsbadca.gov

Welcome to the Housing Commission Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the Housing Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website.

How to watch

In Person



City Council Chamber
1200 Carlsbad Village Drive

Online



Watch the livestream at
carlsbadca.gov/watch

How to participate

If you would like to provide comments to the Commission, please:

- Fill out a speaker request form, located in the foyer.
 - Submit the form to the Clerk before the item begins.
 - When it's your turn, the Clerk will call your name and invite you to the podium.
 - Speakers have three minutes, unless the presiding officer (usually the chair) changes that time.
 - You may not give your time to another person, but can create a group. A group must select a single speaker as long as three other members of your group are present. All forms must be submitted to the City Clerk before the item begins and will only be accepted for items listed on the agenda (not for general public comment at the beginning of the meeting). Group representatives have 10 minutes unless that time is changed by the presiding officer or the Commission.
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- **In writing:** Email comments to christian.gutierrez@carlsbadca.gov. Comments received by 2 p.m. the day of the meeting will be shared with the Commission prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record.

Reasonable accommodations

Reasonable Accommodations Persons with a disability may request an agenda packet in appropriate alternative formats as required by the Americans with Disabilities Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Manager's Office at 442-339-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on the Tuesday before the meeting to make arrangements. City staff will respond to requests by noon on Thursday, the day of the meeting, and will seek to resolve requests before the start of the meeting in order to maximize accessibility.

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

Minutes of the Regular Meeting held on July 11, 2024

PRESENTATIONS: None.

PUBLIC COMMENT: *The Brown Act allows any member of the public to comment on items not on the agenda. Please treat others with courtesy, civility, and respect. Members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The Commission will receive comments in the beginning of the meeting. In conformance with the Brown Act, no action can occur on these items.*

CONSENT CALENDAR: *The items listed under Consent Calendar are considered routine and will be enacted by one motion as listed below. There will be no separate discussion on these items prior to the time the Commission, votes on the motion unless members of the Commission, staff, or the public request specific items be discussed and/or removed from the Consent Calendar for separate action.*

PUBLIC HEARINGS: None.

DEPARTMENTAL REPORTS:

1. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FISCAL YEAR 2025-2030 CONSOLIDATED PLAN PRIORITIES DRAFT – (Staff contact: Christian Gutierrez, Housing & Homeless Services Department)

Recommended Action: Adopt the resolution.

COMMISSION MEMBER COMMENTARY AND REQUESTS FOR CONSIDERATION OF MATTERS:

STAFF COMMENTS:

ADJOURNMENT:



HOUSING COMMISSION

Minutes

Council Chamber
1200 Carlsbad Village Drive
Carlsbad, CA 92008

July 11, 2024, 5:30 p.m.

CALL TO ORDER: 5:30 p.m.

ROLL CALL: Berger, Ydigoras, Collins.
Absent: Horton, Chang.

ANNOUNCEMENT OF CONCURRENT MEETINGS: None.

PLEDGE OF ALLEGIANCE: Chair Collins led the Pledge of Allegiance.

APPROVAL OF MINUTES:

Minutes of the Regular Meeting held on May 9, 2024

Motion by Commissioner Ydigoras, seconded by Chair Collins, to approve the minutes as presented. Motion carried, 3/0/2 (Chang and Horton – Absent).

PRESENTATIONS: None.

PUBLIC COMMENT: None.

CONSENT CALENDAR: None.

PUBLIC HEARING: None.

DEPARTMENTAL REPORTS:

1. **GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023** – Receive the General Plan and Housing Element Progress Report for Calendar Year 2023. (Staff contact: Nicole Morrow, Community Development Department)

Recommended Action: Receive the report.

Senior Planner Scott Donnell and City Planner Eric Lardy reviewed a PowerPoint presentation (on file with the Office of the City Clerk). Commissioners received the report, asked questions and made comments, staff responded.

COMMISSION COMMENTARY AND REQUESTS FOR CONSIDERATION OF MATTERS:

Commissioner Ydigoras suggested educational outreach for landlords/management companies regarding Housing Choice Voucher rental laws. Commissioner Ydigoras motioned to add the item to a future agenda, motion failed for lack of second.

ANNOUNCEMENTS: None.

STAFF COMMENTS: Housing Services Manager Christian Gutierrez reminded Commissioners of the Smoke-Free Multiunit Housing ordinance public hearing at the Council Meeting on July 30, 2024, and the potential adoption of the ordinance by the City Council on Aug. 20, 2024.

ADJOURNMENT: 6:12 p.m.

Leah Sorensen
Administrative Secretary



HOUSING COMMISSION

Staff Report

Meeting Date: Oct. 10, 2024

To: Housing Commission

From: Christian Gutierrez, Housing Services Manager

Staff Contact: Christian Gutierrez, Housing Services Manager
christian.gutierrez@carlsbadca.gov, 442-339-2299

Subject: Community Development Block Grant program fiscal year 2025-2030
Consolidated Plan priorities draft

District: All

Recommended Action

Adopt the resolution.

Executive Summary

The city receives Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD) each year. These grants are intended to help the city provide decent housing and a suitable living environment, and to expand economic opportunities, principally for low- and moderate-income people.

As a condition of continued receipt of the grant funds, the city is required to complete a five-year plan, called a Consolidated Plan. The purpose of the Consolidated Plan is to identify the city's housing and community development needs and identify other funding sources that may be utilized to leverage CDBG funds. This Consolidated Plan will inform decisions to create an Annual Action Plan that the city will complete each year during the five-year period. The priorities identified in the Consolidated Plan will direct the allocation of funds for the FY 2025-26 Annual Action Plan, which is the first Annual Action Plan in the FY 2025-2030 Consolidated Plan.

Explanation & Analysis

Existing Consolidated Plan (FY 2020-2025)

On April 21, 2020, the City Council adopted Resolution No. 2020-064 approving the FY 2020-2025 Consolidated Plan. The priorities identified in the FY 2020-2025 Consolidated Plan are as follows:

- **Priority 1:** Increase and preserve affordable housing opportunities for low-and moderate-income households
- **Priority 2:** Prevent and reduce homelessness
- **Priority 3:** Strengthen support services for residents with special needs

- **Priority 4:** Improve and provide facilities to serve lower income persons
- **Priority 5:** Provide fair housing services to residents
- **Priority 6:** Plan and administer the CDBG program

The current FY 2024-25 is the fifth and final year of the current Consolidated Plan cycle.

Next Consolidated Plan (FY 2025-2030)

The next Consolidated Plan cycle will begin next fiscal year, FY 2025-26 and continue through FY 2029-30. The priorities identified in this Consolidated Plan will guide the use of CDBG funds in each of those fiscal years.

To assist with the preparation of the upcoming Consolidated Plan, the city contracted with RSG, Inc. Together, the city and consultant started data collection and the outreach process in July 2024. The most recent and available data was obtained from a variety of sources, including the American Community Survey, the state Housing and Community Development Department, and the federal Housing and Urban Development Department. Table summaries are found in Attachment A.

Additionally, several outreach methods were utilized to obtain resident and stakeholder feedback about Carlsbad’s most pressing needs. Two community meetings were held to obtain feedback from residents. The meetings were held on Sept. 11, 2024, at 5 p.m. at the Pine Community Center, and Sept. 17, 2024, at 5:30 p.m. at the Dove City Library. One stakeholder meeting was held to solicit input from local service providers. A stakeholder survey was also circulated.

Lastly, a community needs survey was developed to hear from residents. The survey was available in English and Spanish and available for approximately one month. A total of 30 survey responses were received.

Based upon this work to date, staff has prepared draft priorities for the FY 2025-2030 Consolidated Plan for the Housing Commission’s consideration.

FY 2025-2030 Draft Consolidated Plan Priorities

Highest need

Affordable housing

- Production, preservation and services related to affordable for-sale and rental housing.

Homelessness

- Increased shelter capacity and services such as job training and case management, to help promote self-sufficiency.

Fair housing (fair housing services are required to receive CDBG funding)

- Expand fair housing education, with a focus on awareness of rights, promoting inclusivity and reducing disparities to access.

Medium need

Supportive services

- Increase supportive services for vulnerable groups, such as seniors and low-income families, including access to services like healthcare, transportation and job training.

Fiscal Analysis

The Community Development Block Grant program is a fully funded federal program and is separate from the city's General Fund. The program operates on a reimbursement basis, in which grant funds are expended for approved activities and then reimbursed from the U.S. Department of Housing and Urban Development.

There is no direct fiscal considerations related to the Consolidated Plan priorities. In March 2025, the Housing Commission will be asked to consider funding recommendations for FY 2025-26 projects. For FY 2025-26, the City of Carlsbad anticipates receiving an estimated annual entitlement grant of \$550,741, of which \$82,611 is estimated for public service activities, \$110,148 is estimated for program administration and fair housing services, and \$357,982 is estimated for affordable housing and facility improvement activities.

Next Steps

Housing & Homeless Services staff will include the Housing Commission's feedback in the draft FY 2024-25 Annual Action Plan, which will be available for public review and comment for a 30-day period. The City Council will be asked to consider the draft FY 2025-2030 Consolidated Plan priorities at a public hearing on Nov. 19, 2024.

Staff will then release a Notice of Funding Availability for FY 2025-26 funds to solicit applications for new projects. The applications will be made available for approximately eight weeks. Staff will return to the Housing Commission to present the applications and funding recommendations in March 2025. In April 2025, the funding recommendations will be presented to the City Council for inclusion in the FY 2025-26 Annual Action Plan and FY 2025-2030 Consolidated Plan to begin a public review and comment period. The City Council will approve the final FY 2025-2030 Consolidated Plan and FY 2025-26 Annual Action Plan in May 2025, before submittal to HUD by the statutorily required deadline.

Environmental Evaluation

This action does not require environmental review because it does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code section 21065 in that it has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

Exhibits

1. Housing Commission resolution

RESOLUTION NO.

A RESOLUTION OF THE HOUSING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE THE DRAFT PRIORITIES OF THE FISCAL YEAR 2025-2030 CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the primary objective of the federal Community Development Block Grant (CDBG) program is to develop viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing; and

WHEREAS, the city receives CDBG funds directly from the Department of Housing and Urban Development (HUD) to be used principally to assist lower-income individuals, households and communities; and,

WHEREAS, to be eligible for continued receipt of CDBG funding, the city must complete a five-year Consolidated Plan; and,

WHEREAS, the city held community meetings and conducted surveys to obtain feedback from residents and stakeholders; and,

WHEREAS, the Housing Commission held a noticed public meeting to obtain public input and review the draft FY 2025-2030 Consolidated Plan priorities for the CDBG program; and,

NOW, THEREFORE, BE IT RESOLVED by the Housing Commission of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.
2. That the Housing Commission recommends the City Council approve the draft FY 2025-2030 Consolidated Plan priorities for the Community Development Block Grant program (Attachment A).

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the Housing Commission of the City of Carlsbad on the _____ day of _____, 2024, by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

TYLER COLLINS, Chair

MANDY MILLS, Director



Carlsbad Draft 2025-2030 Consolidated Plan Tables (9.20.2024)

*Note: The data presented below is for the City of Carlsbad only unless otherwise specified (e.g., San Diego County income limits).

PR-05: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	CARLSBAD	Housing & Homeless Services Department

PR-10.01: Unsheltered Homelessness Profile

Homeless Profile	% of Unsheltered Persons	# of Unsheltered Persons	% of Sheltered Persons	# of Sheltered Persons
Veteran	9%	10	8%	3
Female	27%	16	0%	0
Families	0%	0	0%	0
Youth	4%	4	0%	0

Source: Regional Task Force on Homelessness 2024 Point-in-Time Count Data

NA-05.01: San Diego County 2024 Income Limits

Area Median Income:	Income Level	Number of Persons in Households							
		1	2	3	4	5	6	7	8
\$119,500	Acutely Low	\$12,550	\$14,350	\$16,150	\$17,950	\$19,400	\$20,800	\$22,250	\$23,700
	Extremely Low	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
	Very Low	\$53,050	\$60,600	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950	\$100,000
	Low	\$84,900	\$97,000	\$109,150	\$121,250	\$130,950	\$140,650	\$150,350	\$160,050
	Median	\$83,650	\$95,600	\$107,550	\$119,500	\$129,050	\$138,600	\$148,200	\$157,750
	Moderate	\$100,400	\$114,700	\$129,050	\$143,400	\$154,850	\$166,350	\$177,800	\$189,300

Source: California Department of Housing and Community Development

NA-05.02: Household Income Distribution

	Owner	Renter	Total	Owners	Renter
NUMBER OF HOUSEHOLDS					
Household Income <= 30% HAMFI	2,120	3,100	5,220	8%	18%
Household Income >30% to <=50% HAMFI	1,690	2,055	3,745	6%	12%
Household Income >50% to <=80% HAMFI	2,685	2,735	5,420	10%	16%
Household Income >80% to <=100% HAMFI	2,255	1,795	4,050	8%	10%
Household Income >100% HAMFI	18,395	7,520	25,915	68%	44%
Total	27,150 (61%)	17,200 (39%)	44,350	100%	100%

Source: ACS 2017-2021

NA-05.03: Housing Problems

*Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

	Owner	Renter	Total	Owners	Renters
NUMBER OF HOUSEHOLDS					
Household has at least 1 of 4 Housing Problems	7,980	9,210	17,190	29%	54%
Household has none of 4 Housing Problems OR cost burden not available and no other problems	19,170	7,990	27,160	71%	46%
Total	27,150	17,200	44,350	100%	100%

Source: ACS 2017-2021

NA-05.04: Severe Housing Problems

*Note: The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

	Owner	Renter	Total	Owners	Renter
NUMBER OF HOUSEHOLDS					
Household has at least 1 of 4 Severe Housing Problems	3,770	5,380	9,150	14%	31%
Household has none of 4 Severe Housing Problems OR cost burden not available and no other problems	23,380	11,825	35,205	86%	69%
Total	27,150	17,200	44,350	100%	100%

Source: ACS 2017-2021

NA-05.05: Housing Cost Burden

*Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

	Owner	Renter	Total	Owner	Renters
NUMBER OF HOUSEHOLDS					
Cost Burden <=30%	18,955	8,430	27,385	70%	49%
Cost Burden >30% to <=50%	4,225	4,175	8,400	16%	24%
Cost Burden >50%	3,490	4,260	7,750	13%	25%
Cost Burden not available	480	345	825	2%	2%
Total	27,150	17,200	44,350	100%	100%

Source: ACS 2017-2021

NA-05.06: Housing Problems by Income Level, All Households

	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available and no other problems	Total	Of Households w/ Housing Problems	Of Income Category
NUMBER OF HOUSEHOLDS					
Household Income <= 30% HAMFI	4,020	1,200	5,220	23%	77%
Household Income >30% to <=50% HAMFI	3,185	555	3,745	19%	85%
Household Income >50% to <=80% HAMFI	3,785	1,635	5,420	22%	70%
Household Income >80% to <=100% HAMFI	1,985	2,065	4,050	12%	49%
Household Income >100% HAMFI	4,215	21,700	25,915	25%	16%
Total	17,190	27,160	44,350	100%	

Source: ACS 2017-2021

NA-05.07: Housing Problems by Income Level, Renters Only

	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total	Of Households w/ Housing Problems	Of Income Category
NUMBER OF HOUSEHOLDS					
Household Income <= 30% HAMFI	2,570	530	3,100	28%	83%
Household Income >30% to <=50% HAMFI	2,035	15	2,055	22%	99%
Household Income >50% to <=80% HAMFI	2,255	475	2,735	24%	82%
Household Income >80% to <=100% HAMFI	1,040	755	1,795	11%	58%
Household Income >100% HAMFI	1,310	6,210	7,520	14%	17%
Total	9,210	7,990	17,200	100%	

Source: ACS 2017-2021

NA-05.08: Housing Problems by Income Level, Owners Only

	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total	Of Households w/ Housing Problems	Of Income Category
NUMBER OF HOUSEHOLDS					
Household Income <= 30% HAMFI	1,450	670	2,120	18%	68%
Household Income >30% to <=50% HAMFI	1,150	540	1,690	14%	68%
Household Income >50% to <=80% HAMFI	1,530	1,160	2,685	19%	57%
Household Income >80% to <=100% HAMFI	945	1,310	2,255	12%	42%
Household Income >100% HAMFI	2,905	15,490	18,395	36%	16%
Total	7,980	19,170	27,150	100%	

Source: ACS 2017-2021

NA-05.09: Cost Burden by Income Level, All Households

	Cost burden > 30%	Cost burden > 50%	Total HH	Of HH w/ Cost Burden >30%	Of HH w/ Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
NUMBER OF HOUSEHOLDS							
Household Income <= 30% HAMFI	4,000	3,425	5,220	25%	44%	77%	66%
Household Income >30% to <=50% HAMFI	3,130	1,965	3,745	19%	25%	84%	52%
Household Income >50% to <=80% HAMFI	3,710	1,480	5,420	23%	19%	68%	27%
Household Income >80% to <=100% HAMFI	1,715	335	4,050	11%	4%	42%	8%
Household Income >100% HAMFI	3,595	545	25,915	22%	7%	14%	2%
Total	16,150	7,750	44,350	100%	100%		

Source: ACS 2017-2021

NA-05.10: Cost Burden by Income Level, Renters

	Cost burden > 30%	Cost burden > 50%	Total Renters	Of HH w/ Cost Burden >30%	Of HH w/ Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
NUMBER OF HOUSEHOLDS							
Household Income <= 30% HAMFI	2,570	2,285	3,100	30%	54%	83%	74%
Household Income >30% to <=50% HAMFI	2,035	1,135	2,055	24%	27%	99%	55%
Household Income >50% to <=80% HAMFI	2,180	665	2,735	26%	16%	80%	24%
Household Income >80% to <=100% HAMFI	790	50	1,795	9%	1%	44%	3%
Household Income >100% HAMFI	860	125	7,520	10%	3%	11%	2%
Total	8,435	4,260	17,200	100%	100%		

Source: ACS 2017-2021

NA-05.11: Cost Burden by Income Level, Owners

	Cost burden > 30%	Cost burden > 50%	Total Owners	Of HH w/ Cost Burden >30%	Of HH w/ Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
NUMBER OF HOUSEHOLDS							
Household Income <= 30% HAMFI	1,430	1,140	2,120	19%	33%	67%	54%
Household Income >30% to <=50% HAMFI	1,090	830	1,690	14%	24%	64%	49%
Household Income >50% to <=80% HAMFI	1,530	815	2,685	20%	23%	57%	30%
Household Income >80% to <=100% HAMFI	930	285	2,255	12%	8%	41%	13%
Household Income >100% HAMFI	2,735	420	18,395	35%	12%	15%	2%
Total	7,715	3,490	27,150	100%	100%		

Source: ACS 2017-2021

MA-05.01: Total Housing Units

Housing Type	Total 2018	Total 2022	Percentage Change
Single Family-Detached	24,512	23,237	-5.2%
Single Family-Attached	7,138	8,936	25.2%
Multifamily	13,285	14,474	8.9%
Mobile Homes	1,317	1,317	0.0%
Total	46,252	47,964	3.7%

Source: SANDAG Estimates

MA-05.02: Regional Median Single-Family Home Sales Prices

Urban County	June 2019 Year to Date	June 2024 Year to Date	% Change
Coronado	\$2,060,000	\$3,002,500	+45.75%
Del Mar	\$1,925,000	\$3,275,000	+70.13%
Imperial Beach	\$615,000	\$962,500	+56.50%
Lemon Grove	\$474,000	\$765,000	+61.39%
Poway	\$782,500	\$1,400,000	+78.91%
Solana Beach	\$1,560,500	\$2,675,000	+71.42%

HOME Cities	June 2019 Year to Date	June 2024 Year to Date	% Change
Carlsbad	\$974,625	\$1,795,625	+84.24%
Encinitas	\$1,435,442	\$2,350,000	+63.71%
La Mesa	\$602,250	\$988,750	+64.18%
San Marcos	\$687,500	\$1,117,500	+62.55%
Santee	\$539,000	\$847,500	+57.24%
Vista	\$541,833	\$945,693	+74.54%

San Diego Region	June 2019 Year to Date	June 2024 Year to Date	% Change
	\$645,000	\$1,060,000	+64.34%

Source: Greater San Diego Association of Realtors



MA-05.03: Housing Opportunity and Housing Cost Indices

*Note: In previous Consolidated Plans, the City included the National Association of Home Builders; Housing Opportunity Index to measure the percent of homes in the area that are affordable to a household earning median income. However, the Housing Opportunity Index was retired. The last report released was for the fourth quarter of 2023. The National Association of Home Builders has replaced this index with the Cost of Housing Index, which more simply conveys to local authorities the burden that housing cost represents for middle-income and low-income families in their markets.

Housing Opportunity Index: 4th Quarter 2023 By Affordability Rank					
Metro Area	HOI 4th Qtr 2023	2023	4th Qtr 2023	4th Qtr 2023	
	Share of Homes Affordable for Median Income	Median Family Income (000s)	Median Sales Price (000s)	Affordability Rank National	Affordability Rank Regional
Santa Cruz-Watsonville, CA	11.6	132.8	950	222	55
Santa Rosa-Petaluma, CA	11.2	128.1	760	224	56
San Jose-Sunnyvale-Santa Clara, CA	7.1	181.3	1400	232	63
Salinas, CA	6.6	100.4	835	233	64
Napa, CA	5.7	129.6	841	234	65
San Francisco-San Mateo-Redwood City, CA ^^^	5.7	173.2	1446	234	65
San Luis Obispo-Paso Robles, CA	5.5	113.1	812	236	67
San Diego-Chula Vista-Carlsbad, CA	4.0	116.8	828	239	70
Anaheim-Santa Ana-Irvine, CA ^^^	2.9	127.8	1085	240	71
Los Angeles-Long Beach-Glendale, CA ^^^	2.7	98.2	850	241	72

^^^ Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

Cost of Housing Index (CHI)* - Q2 2024				
US/MSA	Cost of Housing Index (CHI)	Low-Income CHI**	Median Home Price (000's) \$	Median Family Income (000's) \$
San Jose-Sunnyvale-Santa Clara, CA	94%	188%	2,008.00	184.3
San Francisco-Oakland-Berkeley, CA	79%	157%	1,449.00	159.8
San Diego-Chula Vista-Carlsbad, CA	76%	153%	1,050.00	119.5
Riverside-San Bernardino-Ontario, CA	54%	108%	600	97.5
Fresno, CA	44%	89%	425	84.3
Sacramento-Roseville-Folsom, CA	43%	86%	555	113.3

*CHI: % of typical family's income needed for mortgage payment.

**Low-Income CHI: % of low-income* family's income needed for mortgage payment.

Source: National Association of Home Builders (both tables)



MA-05.04: Average Rents

	Spring 2023	Spring 2024	% Increase / (Decrease)
Studio	\$1,570	\$1,674	6.6%
1 Bedroom	\$1,557	\$2,050	31.7%
2 Bedrooms	\$2,181	\$2,398	9.9%
3+ Bedrooms	\$2,996	\$4,500	50.2%

Source: Southern California Rental Housing Association 2024 Vacancy and Rental Rate Survey

MA-45.01: Business Activity

*Note: In the “Jobs less workers %” column, a negative number reflects an oversupply of labor for the sector (more workers than jobs) and a positive number reflects an undersupply of labor (more jobs than workers).

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Administration & Support, Waste Management and Remediation	2,599	3,997	5.9	6.1	-0.1
Agriculture, Mining, Oil & Gas Extraction	361	174	0.8	0.3	-0.6
Arts, Entertainment, Accommodations	4,037	6,832	9.2	10.4	1.2
Construction	2,105	2,569	4.8	3.9	-0.9
Education and Health Care Services	9,343	8,430	21.3	12.8	-8.5
Finance, Insurance, and Real Estate	2,926	3,385	6.7	5.1	-1.5
Information	1,220	1,049	2.8	1.6	-1.2
Manufacturing	4,250	12,606	9.7	19.1	9.4
Other Services	1,335	1,554	3.0	2.4	-0.7
Professional, Scientific, Management Services	7,127	10,455	16.3	15.9	-0.4
Public Administration	1,343	1,488	3.1	2.3	-0.8
Retail Trade	3,682	6,891	8.4	10.5	2.1
Transportation & Warehousing	1,214	1,344	2.8	2.0	-0.7
Wholesale Trade	2,295	5,103	5.2	7.7	2.5
Grand Total	43,837	65,877	100.0%	100.0%	0.0%

Source: U.S. Census Bureau 2021 Longitudinal Employer-Household Dynamics OnTheMap (number of workers are based on where workers live; number of jobs are based on where workers are employed; both analyses are based on primary jobs)

MA-45.02: Labor Force

Total Population in the Civilian Labor Force	58,822
Civilian Employed Population 16 years and over	55,297
Unemployment Rate	6.0%

Source: 2022 5-Year ACS

MA-45.03: Selected Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	15,413
Farming, fisheries and forestry occupations	34
Service	7,514
Sales and office	10,549
Construction, extraction, maintenance and repair	1,198
Production, transportation and material moving	3,310

Source: 2022 5-Year ACS

MA-45.04: Travel Time

Travel Time	Number of People	Percentage
< 30 Minutes	24,408	59%
30-59 Minutes	13,276	32%
60 or More Minutes	3,911	9%
Total	41,595	100%

Source: 2022 5-Year ACS

MA-45.05: Education

Educational Attainment	Number of People In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,427	205	1,128
High school graduate (includes equivalency)	3,856	192	1,221
Some college or Associate's degree	10,483	710	3,273
Bachelor's degree or higher	30,628	1,497	5,387

Source: 2022 5-Year ACS

MA-45.06: Educational Attainment by Age

	Number of People by Age				
	18-24 Years	25-34 Years	35-44 Years	45-65 Years	65+ Years
Less than 9th grade	22	277	162	498	771
9th to 12th grade, no diploma	581	674	538	628	419
High school graduate, GED, or alternative	1,852	915	1,119	3,282	2,917
Some college, no degree	2,782	2,393	2,254	5,513	4,172
Associate's degree	627	766	1,324	2,407	1,869
Bachelor's degree	1,548	5,622	6,230	11,912	5,078
Graduate or professional degree	25	1,860	4,036	8,342	5,220

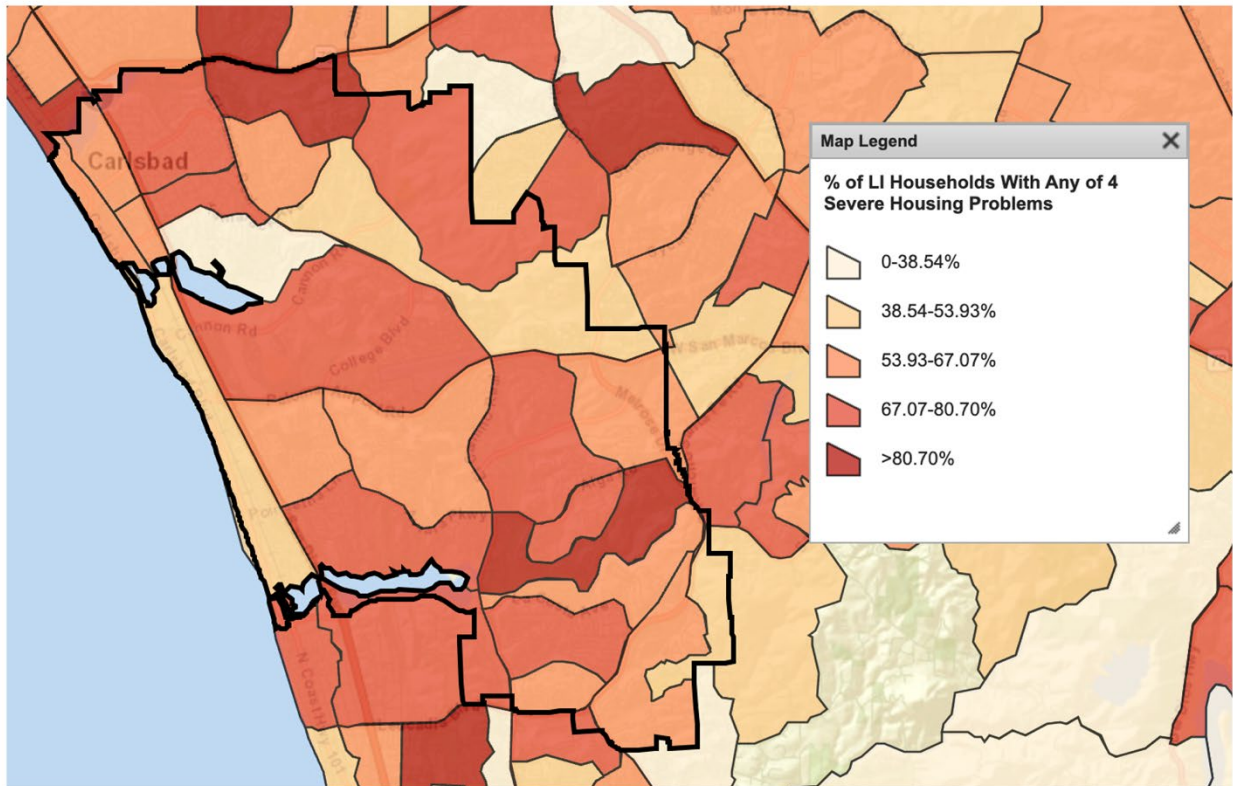
Source: 2022 5-Year ACS

MA-45.07: Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$20,437
High school graduate (includes equivalency)	\$38,997
Some college or Associate’s degree	\$51,682
Bachelor’s degree	\$95,376
Graduate or professional degree	\$123,805

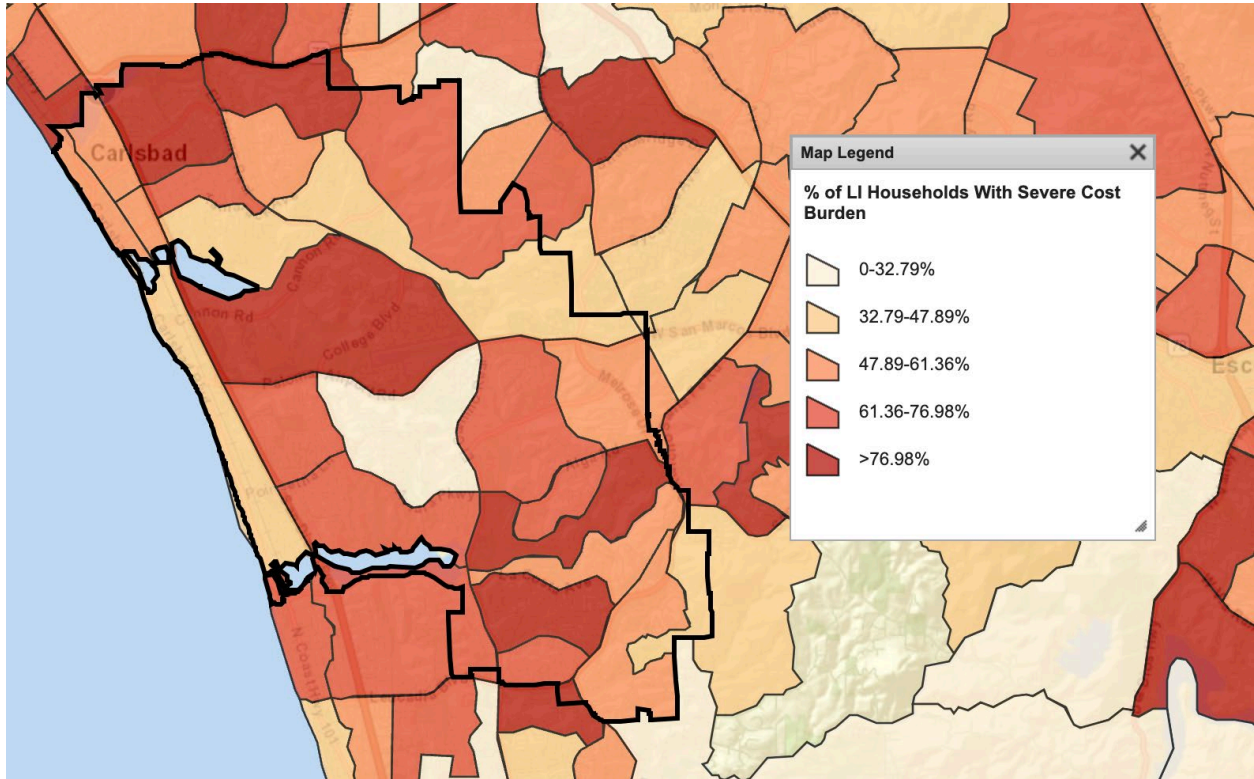
Source: 2022 5-Year ACS

MA-50.01: Percentage of Low-Income Households with Any of the Four Severe Housing Problems



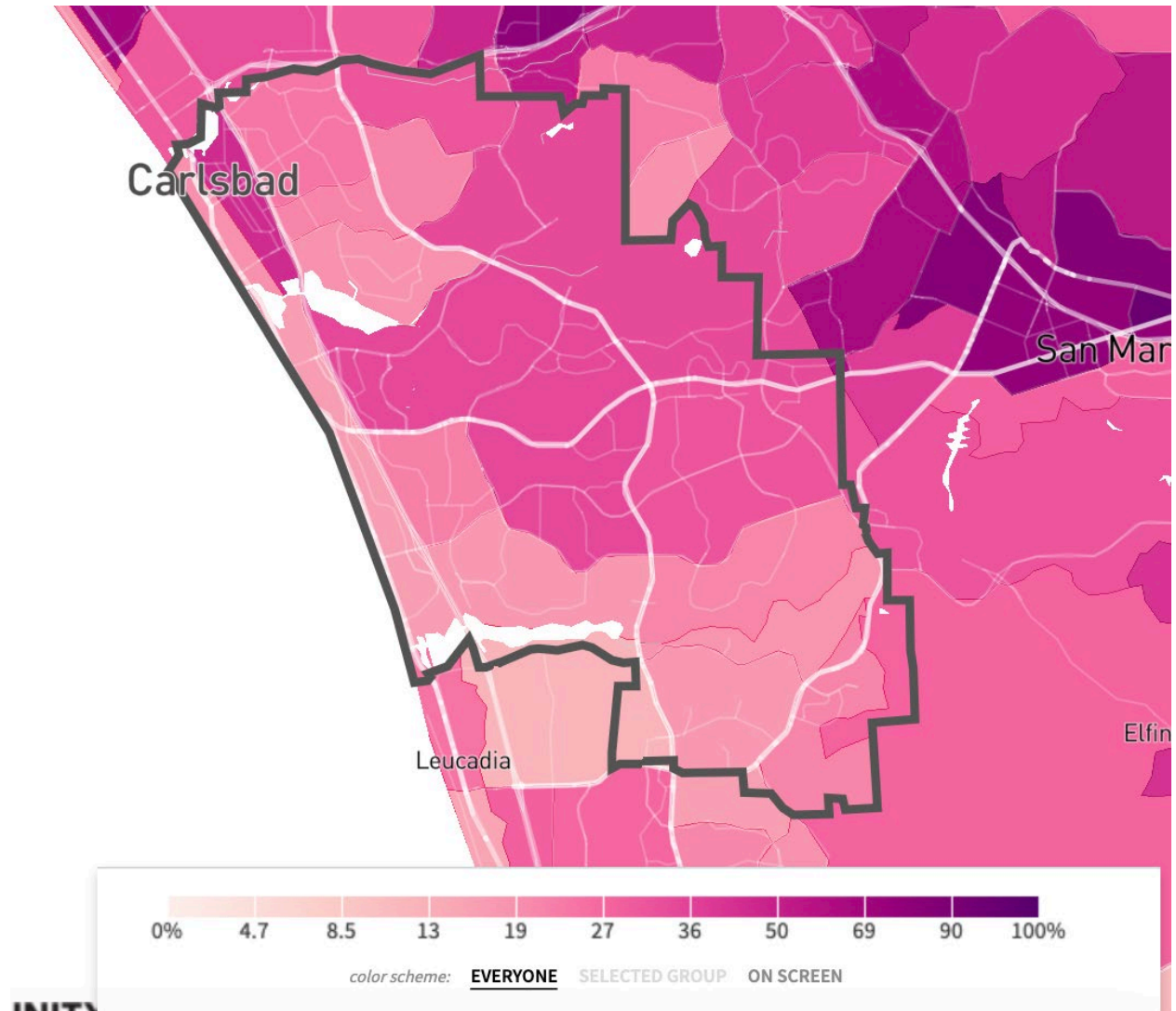
Source: HUD CPD

MA-50.02: Percentage of Low-Income Households with Severe Cost Burden



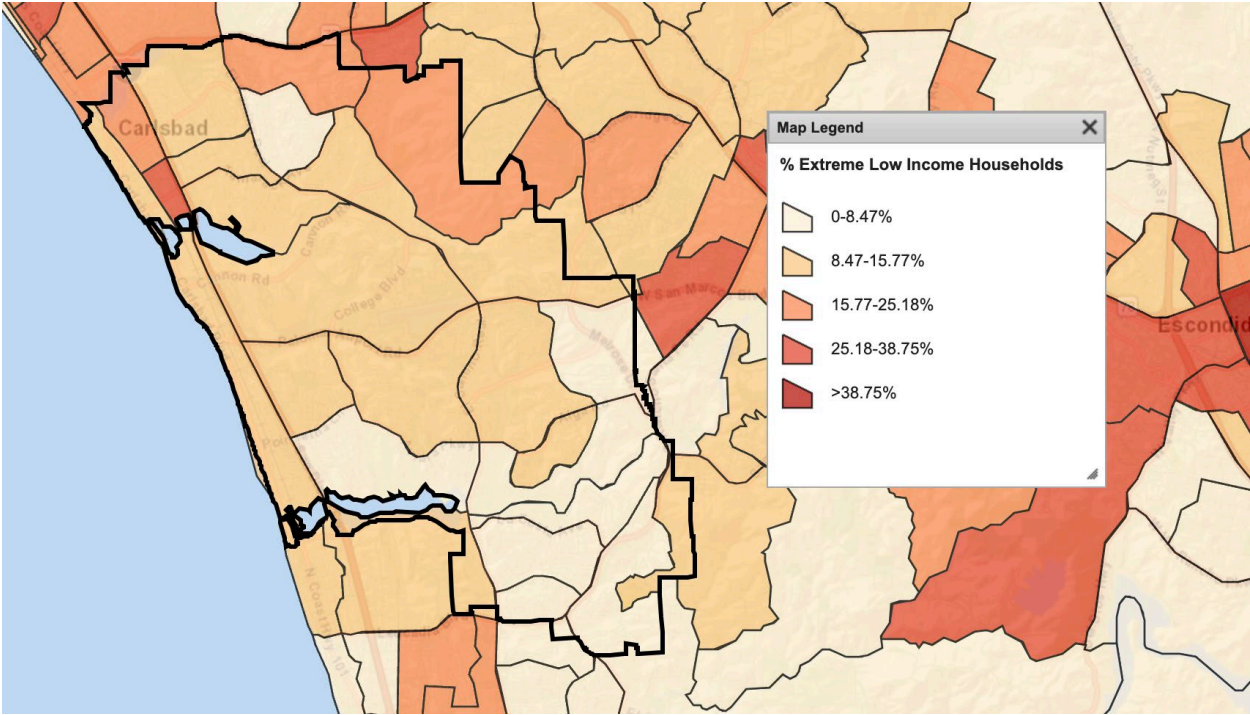
Source: HUD CPD

MA-50.03: Non-white Population (In Percent) by Census Tract



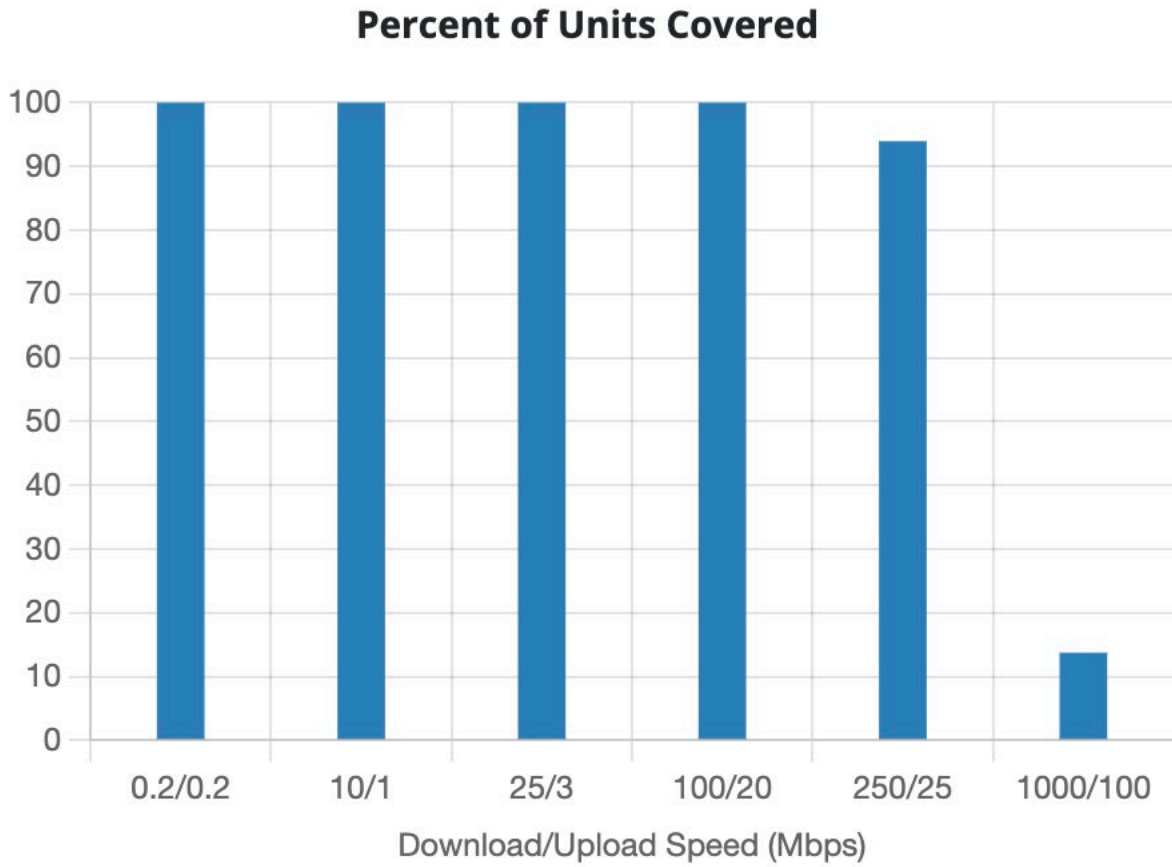
Source: Opportunity Atlas

MA-50.04: Concentration of Extremely Low-Income Households by Census Tracts



Source: HUD CPD

MA-60.01: Percentage of Units with Fixed Broadband Access



Source: Federal Communications Commission (data as of December 31, 2023)