

# WHY CALIFORNIA HAS A HOUSING CRISIS

LIAM DILLON, LOS ANGELES TIMES


# THE PROBLEM



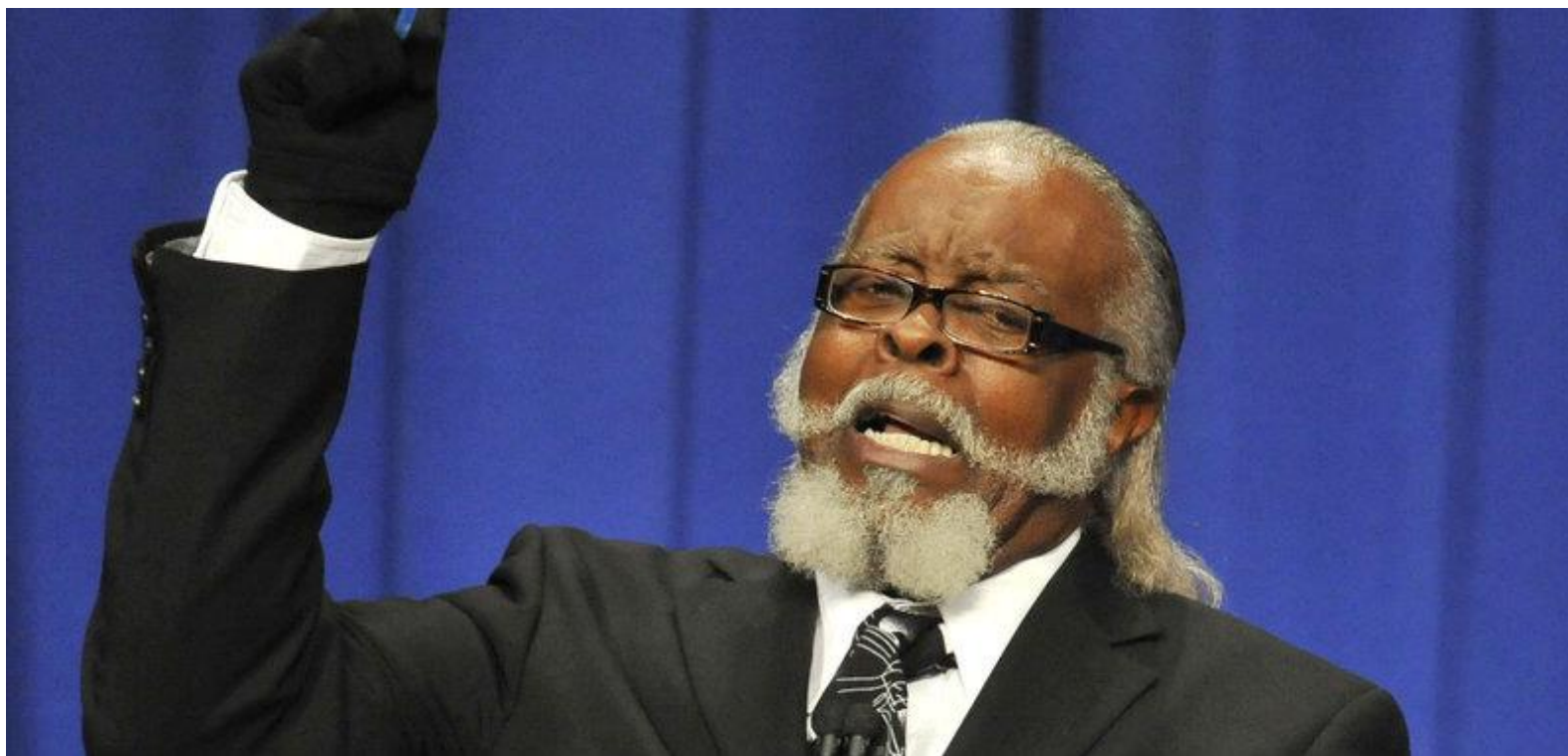
- California's median home value: \$769,405. That's more than twice the national average
- Rentals in L.A. metro area are nearly \$1,000 more a month than national average.

- Source: Zillow

# WHAT THE PROBLEM MEANS

- Highest poverty rate in the country
  - Nearly lowest homeownership rate since World War II
  - More than a quarter of the nation's homeless population
  - 1.2 million California families behind on their rent
  - At least \$100 billion annual drag on the state's economy
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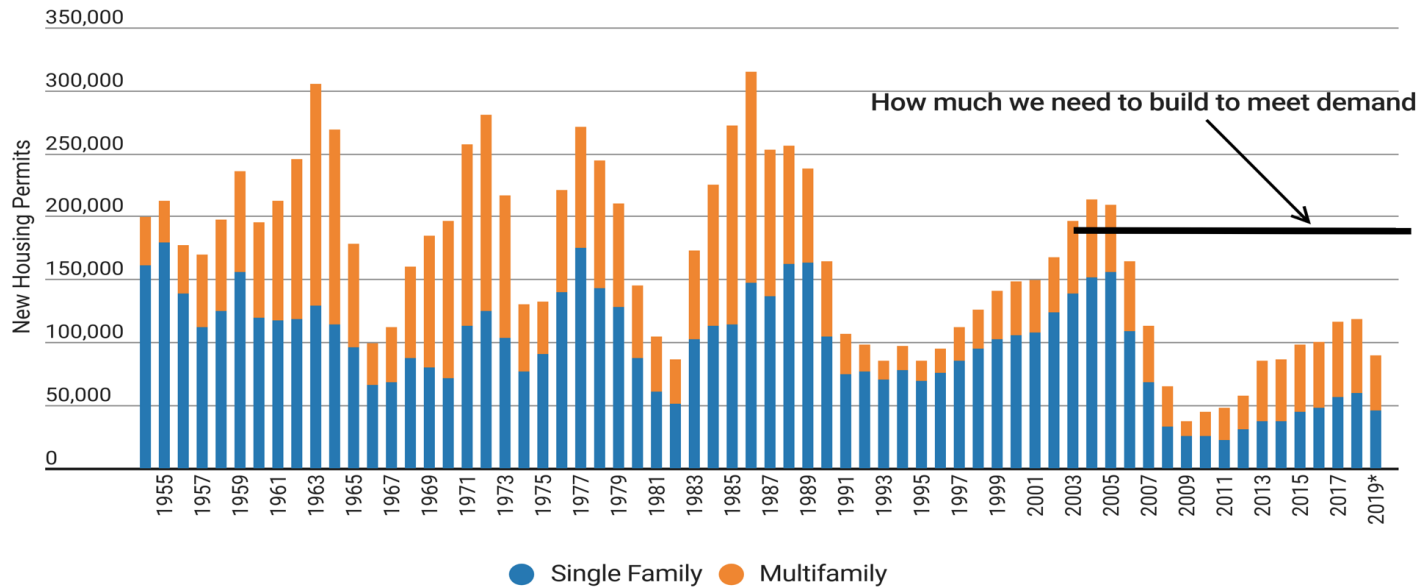
# HOW DID WE GET HERE?



# WE DON'T BUILD ENOUGH




## California doesn't build like it used to



Source: California Department of Housing and Community Development; CIRB, Public Policy Institute of California

## **WE ALSO DON'T FUND AFFORDABLE HOUSING**

- **New housing just for the low-income renter families in California who spent more than half their income on rent could total \$15 billion to \$30 billion a year for the next three decades.**
  - **We subsidize homeowners in California and across the country much more than renters.**
- 

# IT'S NOT GOVERNMENT'S FAULT!

- Material prices
- Labor prices
- Interest rates
- Demographics
- Land
- Jobs
- Real estate speculation



# ACTUALLY YES, IT'S THE GOVERNMENT'S FAULT

HOUSING & HOMELESSNESS

## Affordable housing in California now routinely tops \$1 million per apartment to build



A low-income housing complex being rehabbed at 2206 Great Highway in San Francisco. (Paul Kuroda / For The Times)

BY LIAM DILLON, BEN POSTON  
JUNE 20, 2022 5 AM PT

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# HOUSING PRODUCTION AND COSTS

- Broad agreement that more home-building in a region makes housing more affordable and there's less displacement (See: Been, Ellen, O'Reagan 2018)
- Less agreement on what happens with prices and displacement when there's new market-rate housing in specific low-income neighborhoods
- More than two-thirds of California's coastal communities have adopted measures — such as caps on population or housing growth, or building height limits — aimed at limiting residential development.
- A UC Berkeley study of California's local land-use regulations found that every growth-control policy a city puts in place raises housing costs by as much as 5% there.

# REEE NAAA



## California lawmakers have tried for 50 years to fix the state's housing crisis. Here's why they've failed

By **LIAM DILLON**

JUNE 29, 2017, 3 A.M.



Azucena Gutierrez, 38, stands outside her apartment in Boyle Heights before leaving for her job in Torrance last fall. (Mark Boster / Los Angeles Times)

# WHAT'S HAPPENING NOW

HOUSING & HOMELESSNESS

## Thousands of apartments may come to Santa Monica, other wealthy cities under little-known law



Scott Walter, president and chief executive of WS Communities, stands at the site that's slated for the developer's biggest proposed project: a 2,000-unit apartment complex with 400 low-income homes along Nebraska Avenue in Santa Monica. (Genaro Molina / Los Angeles Times)

BY LIAM DILLON | STAFF WRITER

OCT. 24, 2022 5 AM PT

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