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SPUR REPORT
HOUSING



Rooted and Growing

SPUR's anti-displacement agenda
for the Bay Area

APRIL 2021





SPUR REPORT SERIES

EXECUTIVE SUMMARY

APRIL 2021

Housing the Region

**A 50-year vision for solving the Bay Area's
affordability crisis**

Three reports

Housing as Infrastructure



Meeting the Need



Rooted and Growing



Filter for Recommendations

- 50 year vision
- Sized to solve the problem
- Focused on people and units
- Housing as a human right as a value, while acknowledging and making use of the way housing is treated as a commodity in the United States
- Solutions that work within current systems and which also push to change systems
- Solutions work together and reinforce each other.

Some recommendations may not be currently possible politically. Future advocacy work will be needed to change the frame of possibility.

Rooted and Growing



What can the region do to make sure it retains its people, its communities and culture?

Rec 1: Protect and support residents

Rec 2: Collect data and create planning tools to understand displacement pressures and support stabilization

Rec 3: Reduce speculation in the housing market

Rec 4: Expand homeownership opportunities for low- and moderate-income households


Rec 5: Expand demand-side housing programs, such as vouchers and renter tax credits

Rec 6: Create neighborhoods of belonging

Rec 1: Protect and support residents



Rec 2: Collect data and create planning tools to understand displacement pressures and support stabilization





About ▾ Maps ▾ Research ▾ Policy Tools ▾ Neighborhood Case Studies ▾ Resources ▾ Blog Media

SF Bay Area - Gentrification and Displacement




more info



English ▾ 

 **Interactive Tools**

Explore nationwide eviction data spanning the years 2000-2016. View maps and charts, download reports, and more.



MAP & DATA

Learn about the American housing crisis by interacting with a customizable map.

[GO TO THE MAP >](#)

EVICTON RANKINGS

See which cities rank the highest in evictions in the US.

[GO TO RANKINGS >](#)



Source: Urban Displacement Project, Eviction Lab

Rec 3: Reduce speculation in the housing market



Source: Google Maps

Rec 4: Expand homeownership opportunities for low- and moderate-income households



Rec 5: Expand demand-side housing programs, such as vouchers and renter tax credits

Voucher
Housing Choice Voucher Program

Public Reporting Burden for this collection of information is estimated to average 0.05 hours per response, including the time for reviewing existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any aspect of this collection of information, including suggestions for reducing this burden, to Washington, DC 20543-0045.

Assurances of confidentiality are not provided under this collection. This collection of information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect, use, and disclose information in accordance with the Privacy Act of 1974 (5 U.S.C. 552a) and the Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names is otherwise disclosed or released outside of HUD, except as permitted or required by law.

Please read entire document before completing form. Fill in all blanks below. Type or print clearly in the spaces provided.

1. Insert unit size in number of bedrooms. (This is the number of bedrooms for which the voucher is issued.)

2. Date Voucher Issued (mm/dd/yyyy)

3. Date Voucher Expires (mm/dd/yyyy)

4. Date Extension Expires (if applicable)(mm/dd/yyyy)

5. Signature of Family Member

Rec 6: Create neighborhoods of belonging



LA
ULTIMA
PARADA
—SAN JOSE—

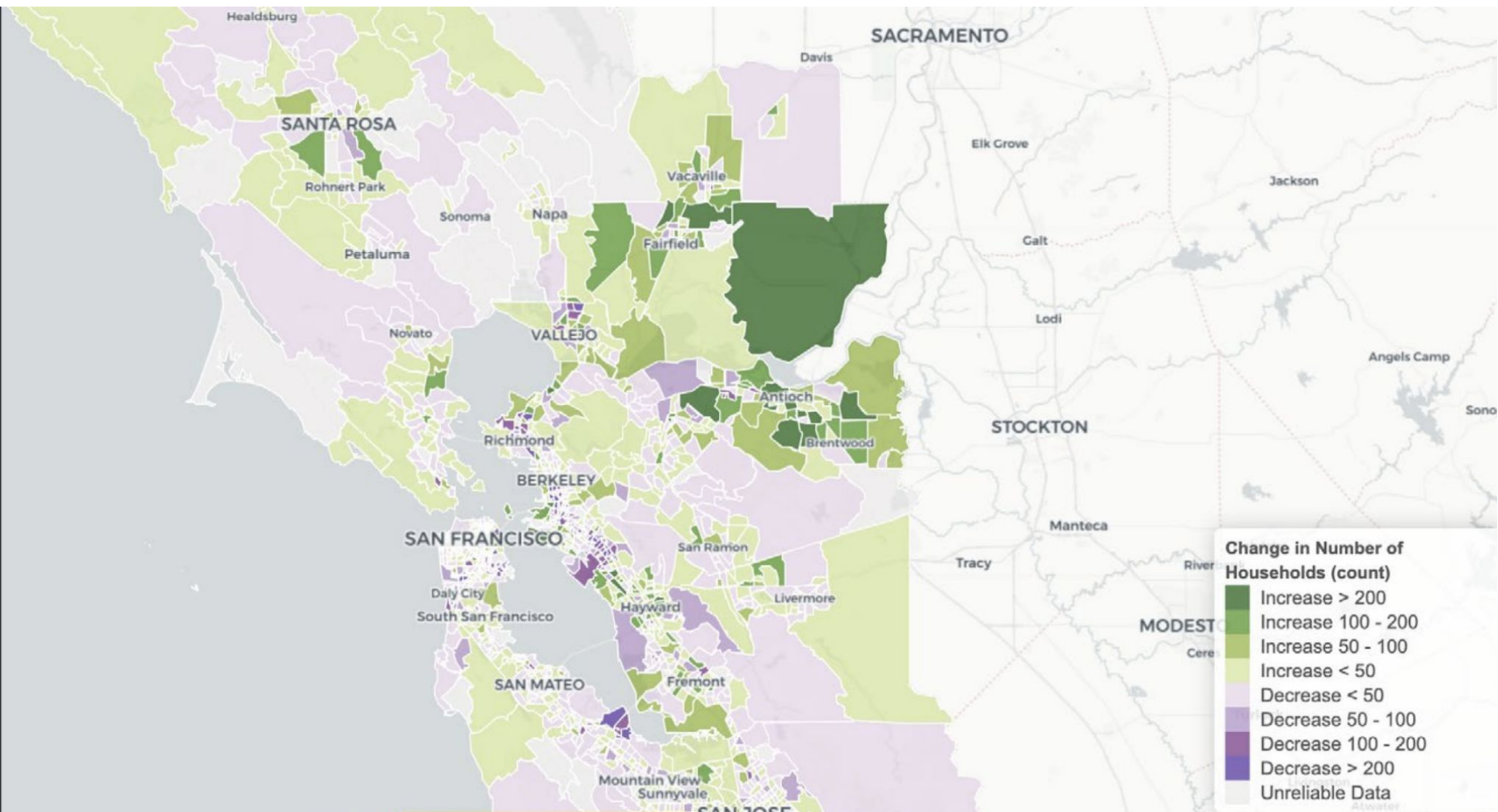
Source: School of Arts and Culture at the Mexican Heritage Plaza

spur.org/housingtheregion



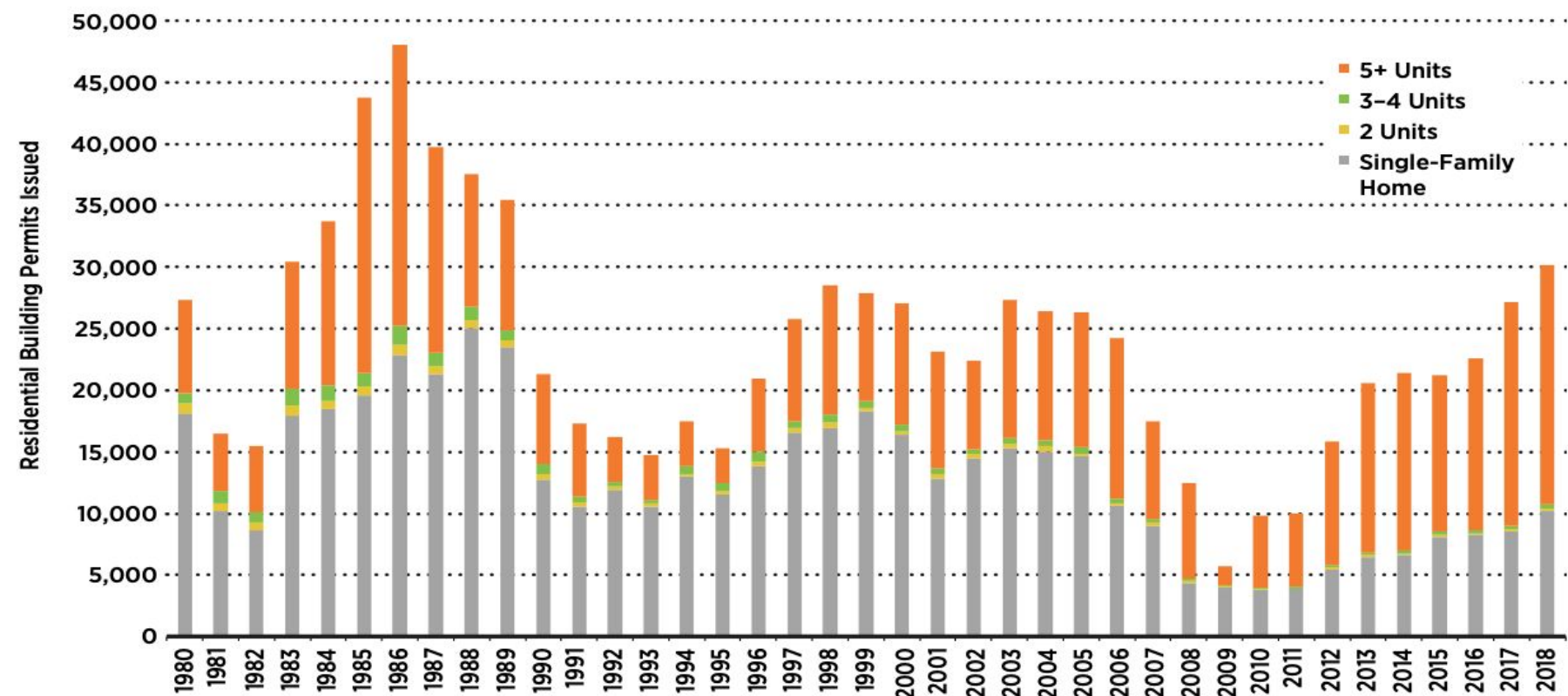
Change in the Number of Black Households in the Bay Area

2000-2015



Residential Building Permits Issued in the Bay Area

1980-2018

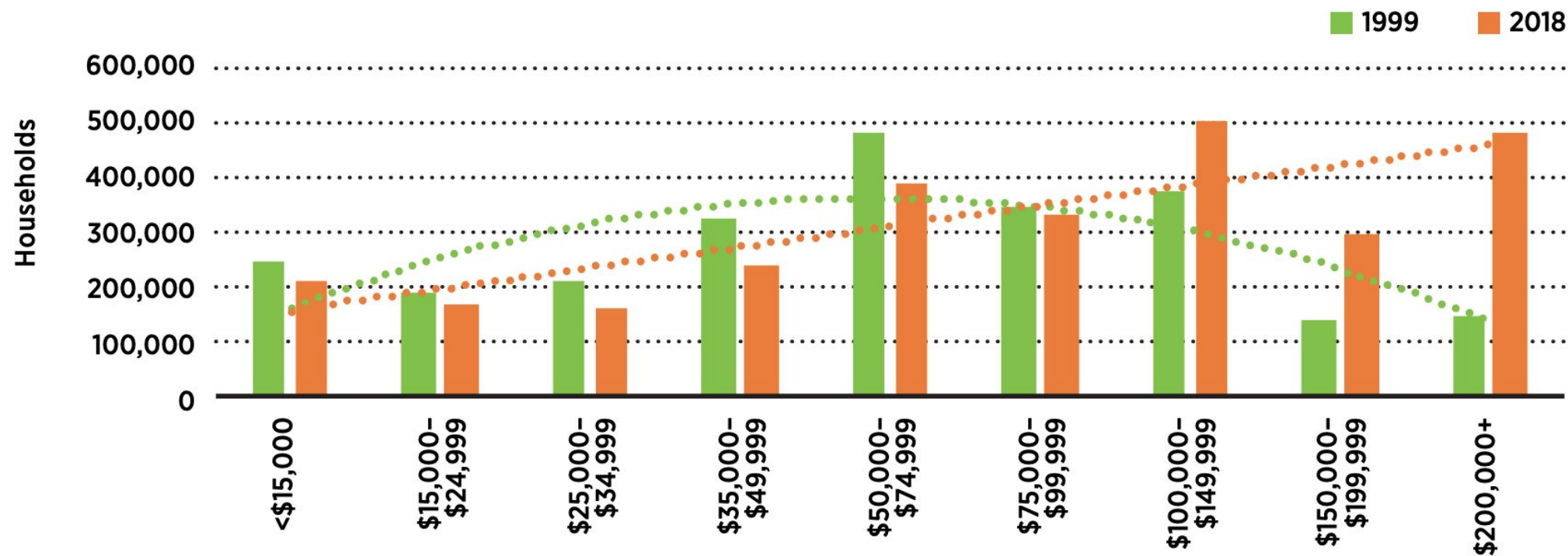


Ratio of Jobs to Housing in Bay Area Counties

COUNTY	JOB TO HOUSING RATIO 2004-2008	JOB TO HOUSING RATIO 2011-2017
San Francisco County	4.27	6.26
Alameda County	-0.05	3.86
Contra Costa County	0.66	3.04
San Mateo County	0.91	8.14
Santa Clara County	1.71	4.15
Marin County	0.27	4.82
Napa County	1.88	8.41
Sonoma County	-0.63	5.15
Solano County	0.55	4.27

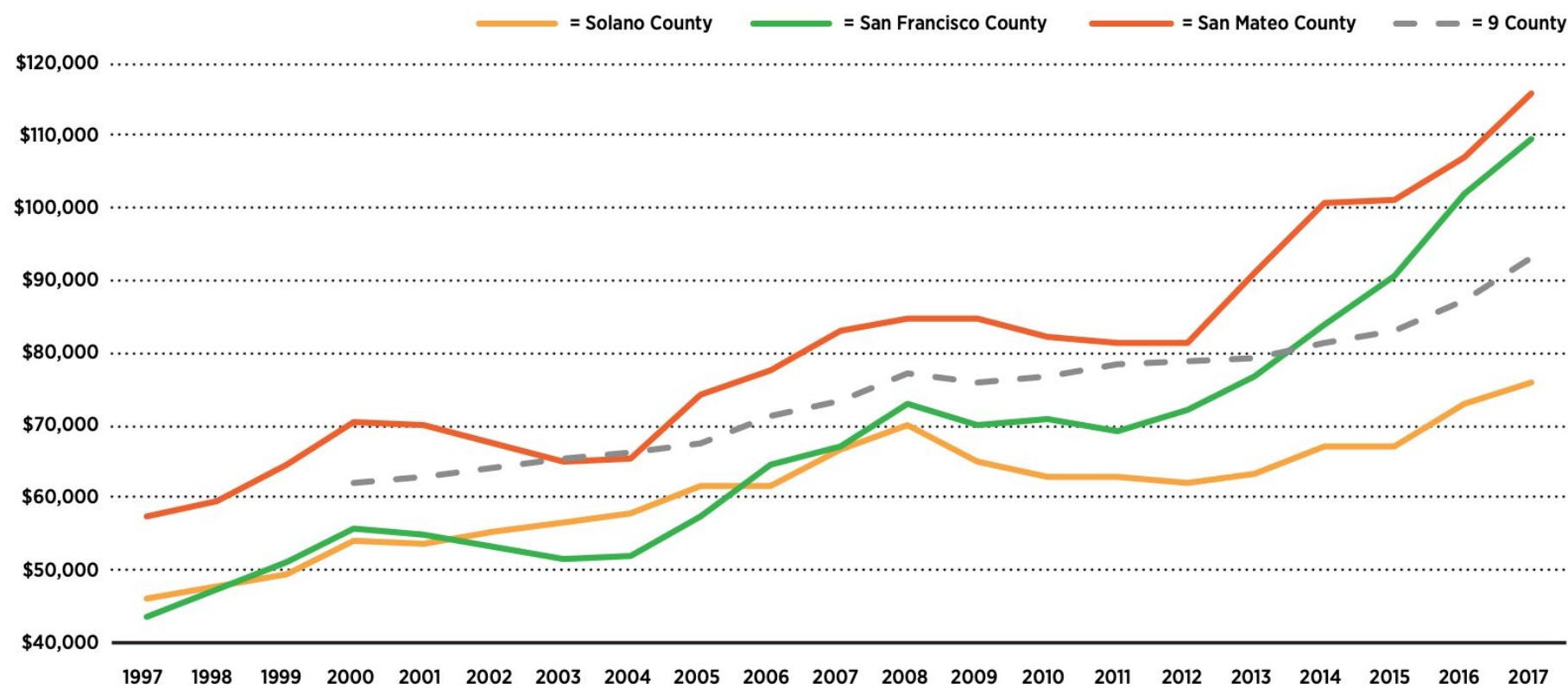
Change in Bay Area Household Income Distribution

1999-2018

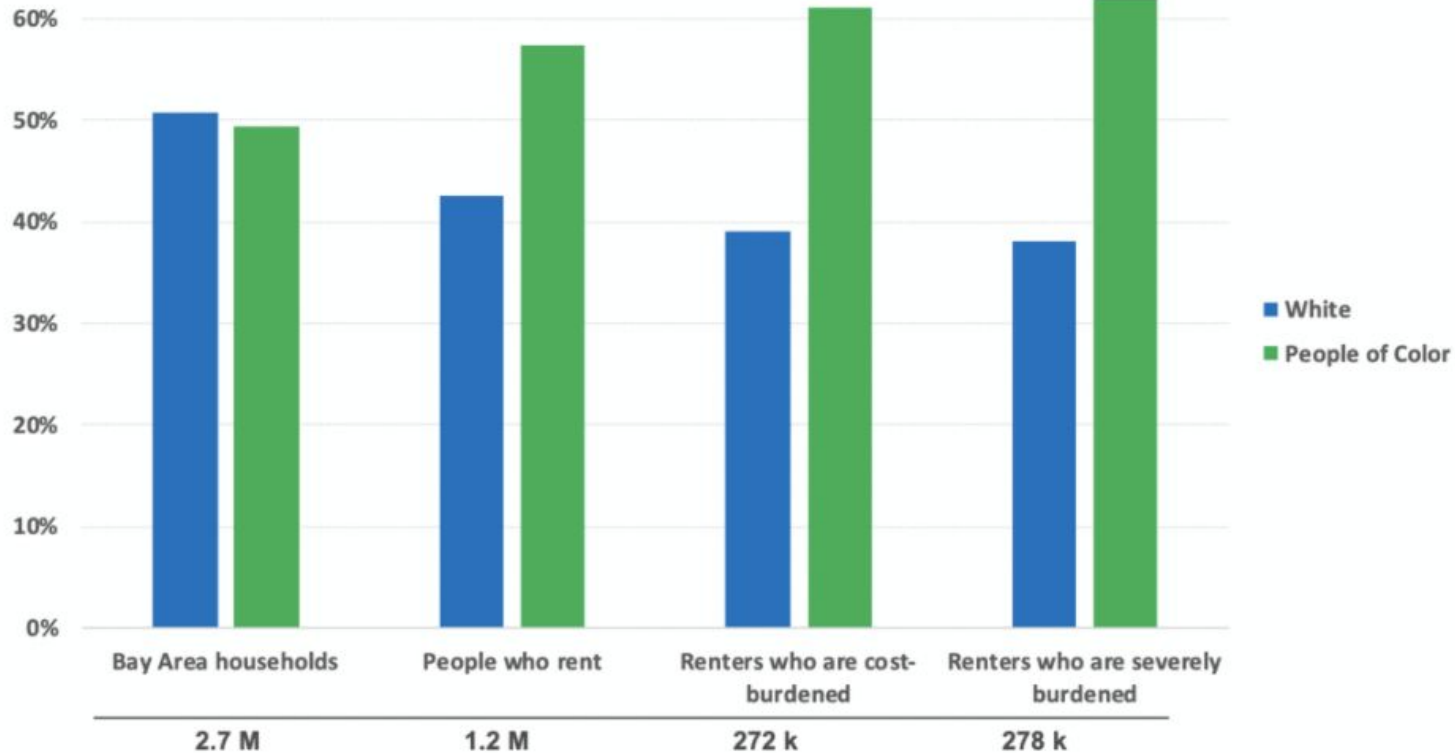


Change in Bay Area Median Household Income

1997-2016



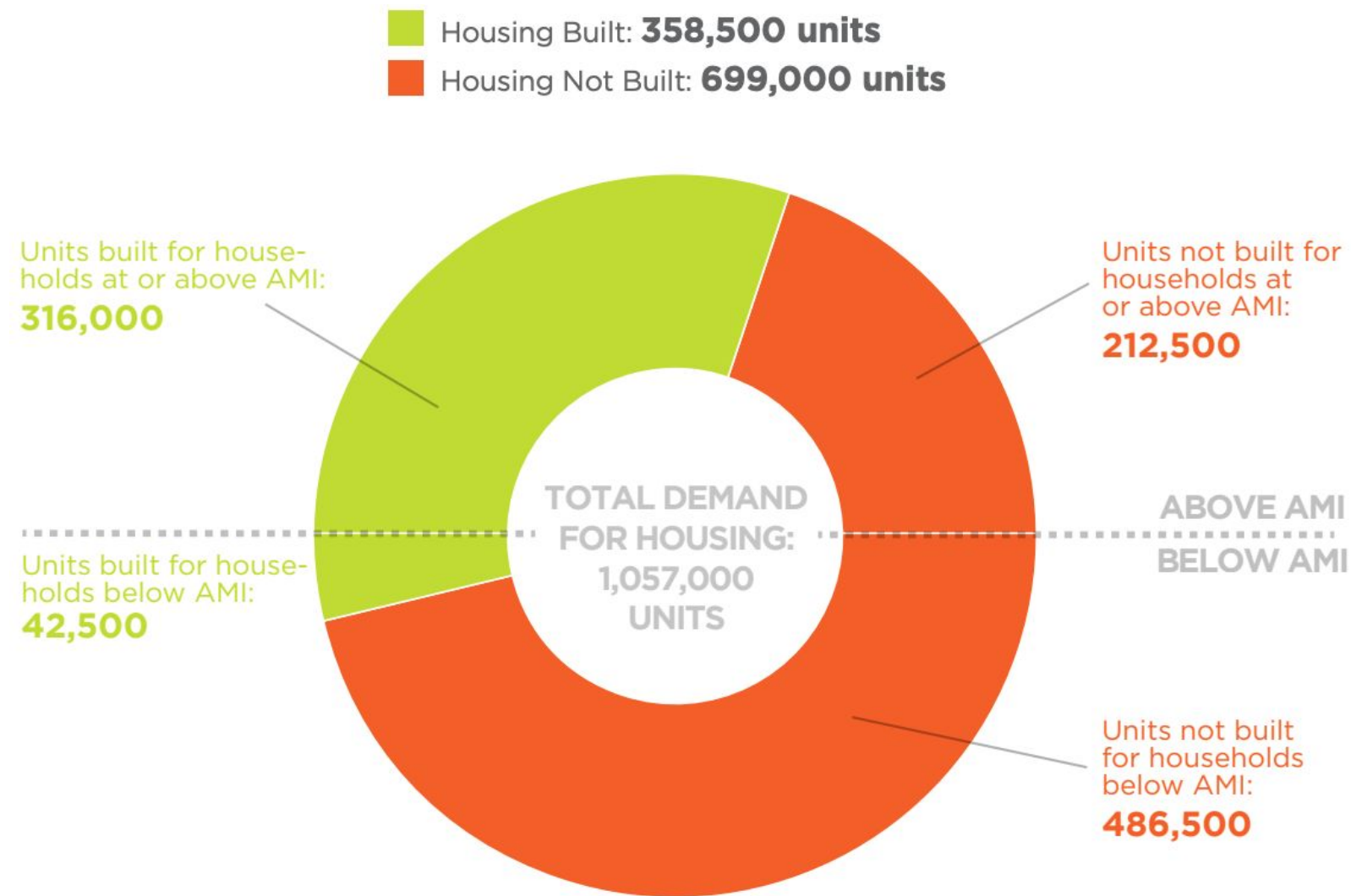
People of color are more likely to rent and to struggle to pay it



SPUR analysis using Comprehensive Housing Affordability Strategy data tabulated by the US Census Bureau for the US Dept. of Housing and Urban Development. Based on 2012-2016 American Community Survey estimates.

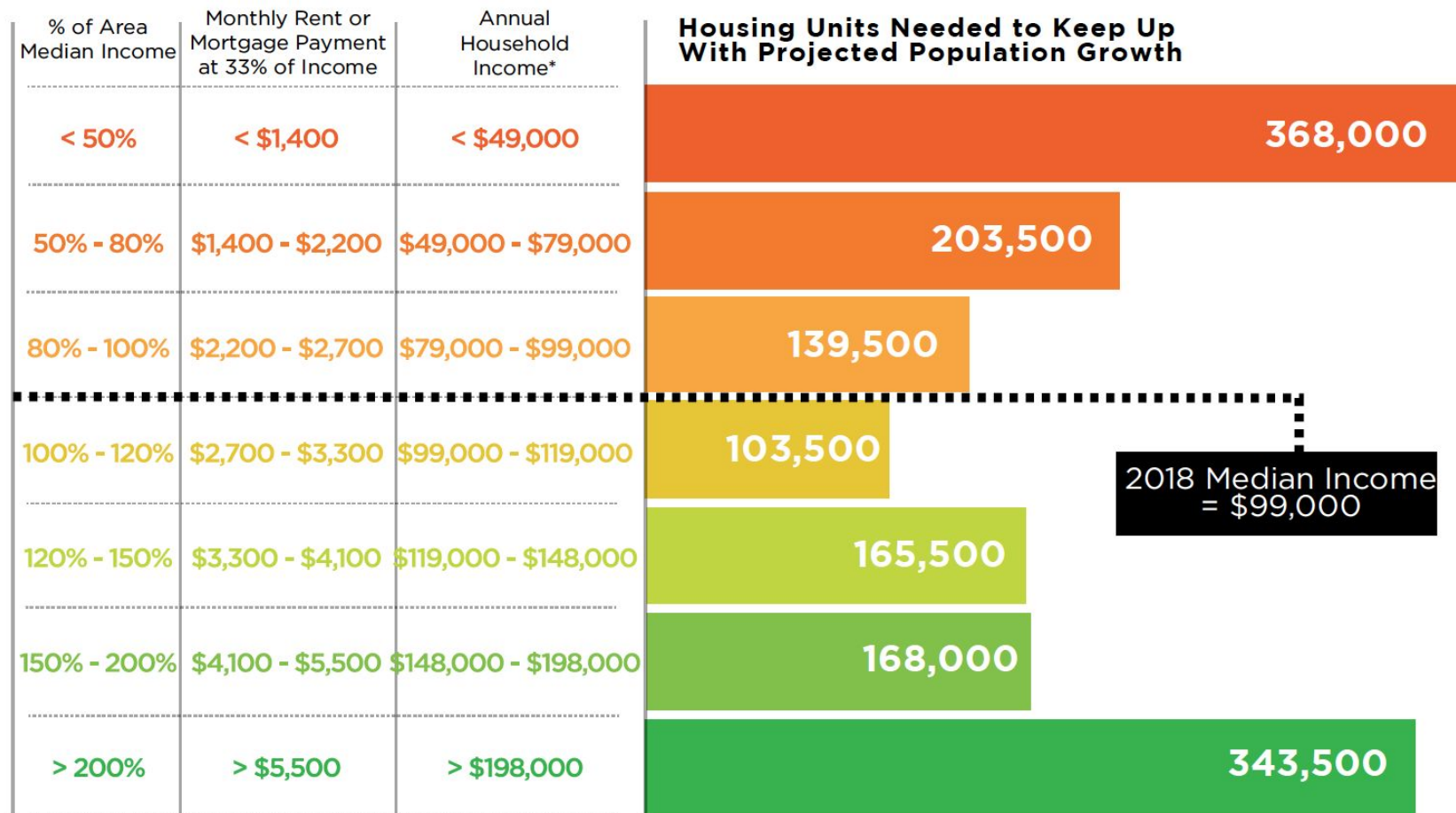
Historic Housing Shortfall

Bay Area Housing Demand, 2000-2018



How Much Housing Does the Region Need to Build?

Projected Bay Area Housing Demand at all Income Levels, 2018–2070



*Assumes 2.75 people per household

1,492,000 units needed by 2070

SPUR's 2070 Housing Target

Total Bay Area Housing Demand, 2000-2070

