




California Coalition for Rural Housing

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Housing in the Capay Valley: Challenges and Opportunities

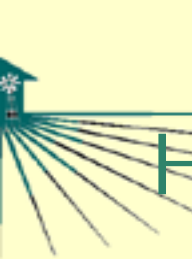
Esparto/Madison Workshop

March 22, 2005



What Are The Causes Of The Housing Problems?

- ❖ Shortage: not enough housing units
- ❖ Imbalance: not enough of the type (rentals, senior units) of the housing needed
- ❖ Affordability: local incomes can't afford to buy or rent the housing available
- ❖ Demand: More people want housing than the market can supply
- ❖ Growth: Demand is increased when population is growing faster than housing supply



Housing Challenges Facing Esparto/Madison

- ⊕ High demand for housing
- ⊕ Prices catching up with rest of Yolo County
- ⊕ Almost all new development – Single Family
- ⊕ Not enough rental housing
- ⊕ Lack of starter & low-cost ownership opportunities
- ⊕ Workforce, family & senior housing needs not being met



Affordability: What Do We Mean?

- ☛ Key: Income versus cost of housing
- ☛ **Affordability**: when housing cost (e.g. rent, mortgage payments) do not exceed 30% of an individual, family or household's income based on:
 - ☛ **Household size**: number of people living together as an individual, family, couple or group



Affordability & Median Income

- ☼ Income levels based on area (county) median income
- ☼ Median is a midpoint with half above and half below
- ☼ Example: 100, 102, 106, **110**, 112, 114, 116
- ☼ Median income is the income where:
 - ☼ Half of all incomes are above
 - ☼ Half of all incomes are below



Affordability Levels

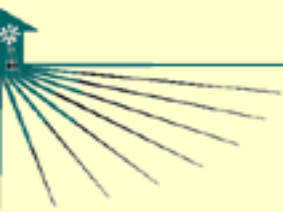
❁ Common classifications of income levels:

- Moderate Income: 80% - 120% of AMI
- Low-Income: 80% of AMI
- Very-Low Income: 50% of AMI
- Extremely-Low Income: 30% of AMI



Quiz: Find the Yolo County Low-Income Household

1. Single first year Esparto teacher earning \$26,670 per year.
2. Midrange Esparto teacher earning \$44,486 & Wife with 2 children. Wife works part-time @ \$20,000 per year. Total \$64,486
3. Divorced entry-level sheriff's deputy with two children – single parent family of 3. Earns \$40,872 per year.



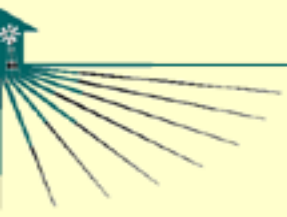
Capay Valley Incomes Are Modest

- ❁ Over half of all households qualify as low-income under federal housing guidelines
- ❁ About one out of six households earns less than \$16,000 per year
- ❁ One out of five households earns \$20,000 or less per year
- ❁ Just one out of five households is above the Yolo County moderate income level under federal housing guidelines



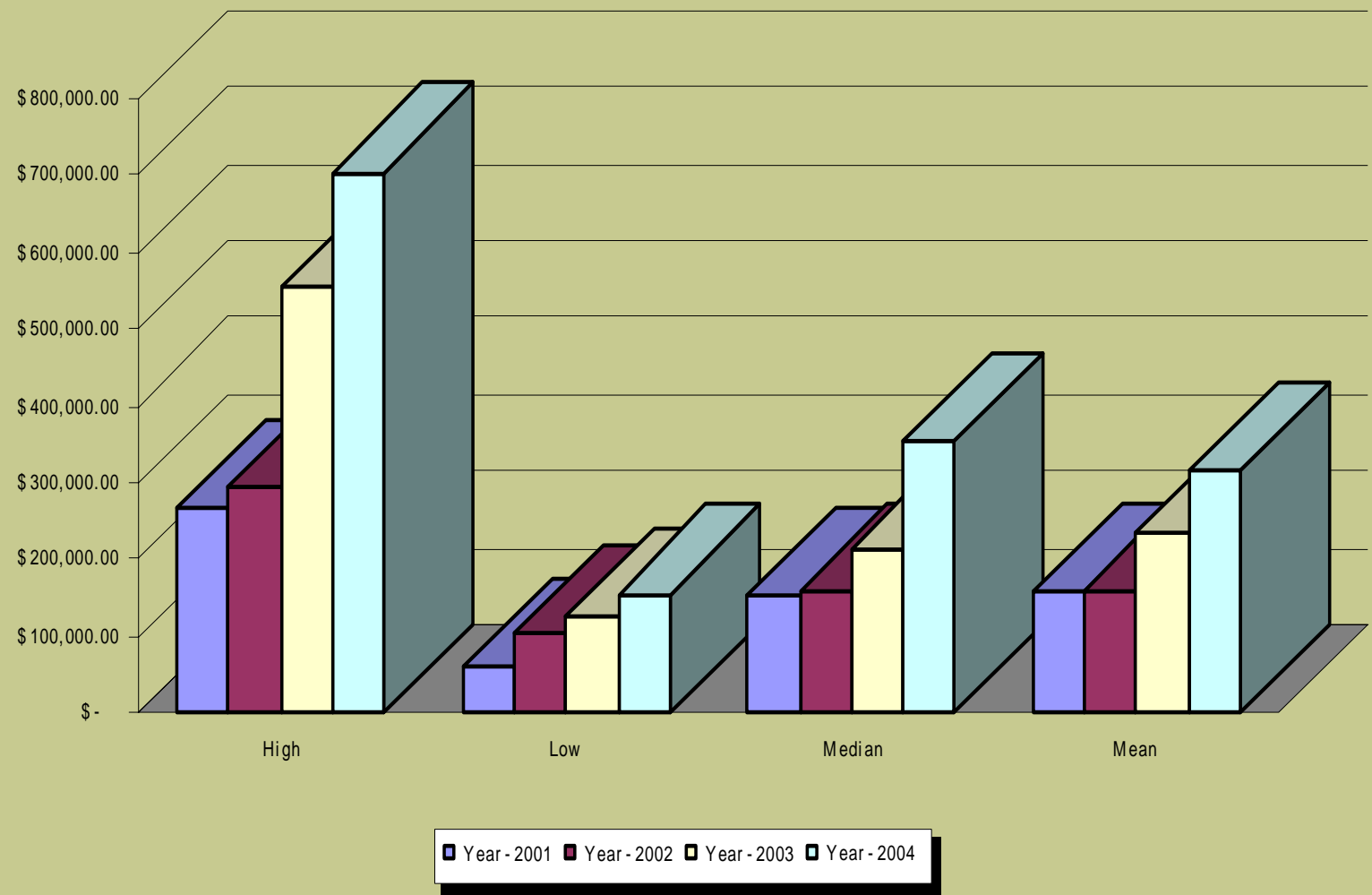
Housing Costs Increasing Rapidly

- Single family housing is becoming unaffordable
- Between 2001 and 2004:
 - Average home sales price doubled - 99%!
 - Median home price more than doubled – increased by 132%!



Housing Costs Increasing Rapidly

Home Sales by Year: Esparto/Madison 2001-2004





2004 Home Sales Prices*

	<u>2001</u>	<u>2004</u>	<u>Increase</u>
⊕ Average home price:	\$159,780	\$318,070	99%
⊕ Median home price:	\$153,000	\$355,000	132%
⊕ Lowest sales price:	\$61,500	\$155,000	152%
⊕ Highest sales price:	\$265,000	\$705,000	166%

*Source?????



What Employers Had To Say About Housing*

- 70% said there is a need for additional workforce housing
- 40% felt housing was a significant problem when trying to recruit or retain managers and professional employees
- Lack of affordable housing is one of the five biggest challenges facing employers

* Based on responses from 31 employers in Esparto (24) and Madison (7). Percentages & results for specific questions based on the number responding to that question. Not all respondents answered every question.



What Employers Had To Say About Housing*

- ❖ The shortage of affordable housing was rated as the most serious problem affecting recruitment and retention of employees
- ❖ Difficulty in finding affordable housing is roughly equal for full-time, part-time and temporary/seasonal employees

*Based on responses from 31 employers in Esparto (24) and Madison (7). Percentages & results for specific questions based on the number responding to that question. Not all respondents answered every question.



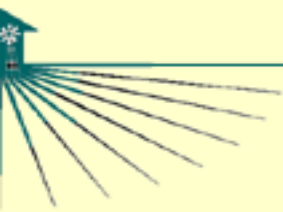
Who Needs Housing in Esparto & Madison

- ⊕ Seniors
- ⊕ Families
- ⊕ Local employees including farmworkers
- ⊕ First time homebuyers
- ⊕ Renters
- ⊕ Businesses



Affordability: What Is It?

- ⊕ **Affordability, as used in the affordable housing field, is generally based on:**
 - **Housing cost amounts (e.g. rent) that do not exceed 30% of a household's income based on:**
 - ❖ **Household size (individual, couple, family or group of people living together in a housing unit)**
 - ❖ **Household income as a percentage of area (usually county) median income (AMI)**



Affordable Housing: What Is It?

- **Typically subsidized with public funds**
- **Housing costs are restricted for a period of time – often 30 to 50 years**
- **Ownership projects restrict financial appreciation & resale**
- **Require occupants to meet eligibility requirements**



Low-Income Household Quiz: Answers

- 1. LOW-INCOME:** Family of 5 with 3 children. Both parents employed full time with combined yearly salary of \$51,000 per year
- 2. VERY LOW-INCOME:** Married couple, no children. Combined earnings of \$24,000 per year.
- 3. LOW-INCOME:** Husband & Wife with 2 children. One parent works full time @ \$45,000 per year.
- 4. LOW-INCOME:** Single parent family of 3. Head of household works full time @ \$40,000 per year.
- 5. VERY-LOW INCOME:** Single person works full time @ \$10 per hour



Affordable Ownership: TownHomes

- ➊ Developer: Napa Valley Community Housing
- ➋ Project:
- ➌ Location: St. Helena, Napa County
- ➍ Neighborhood: upscale, single-family homes
- ➎ Units: 10
- ➏ Design: Town Homes
- ➐ Affordability: Low-income and moderate-income

- ➑ Housing Type: 10 Town Homes, scattered site development

Saint Helena, Affordable for low- and moderate income households



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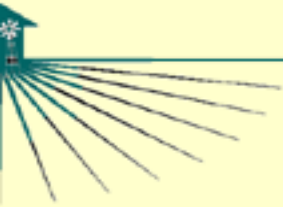
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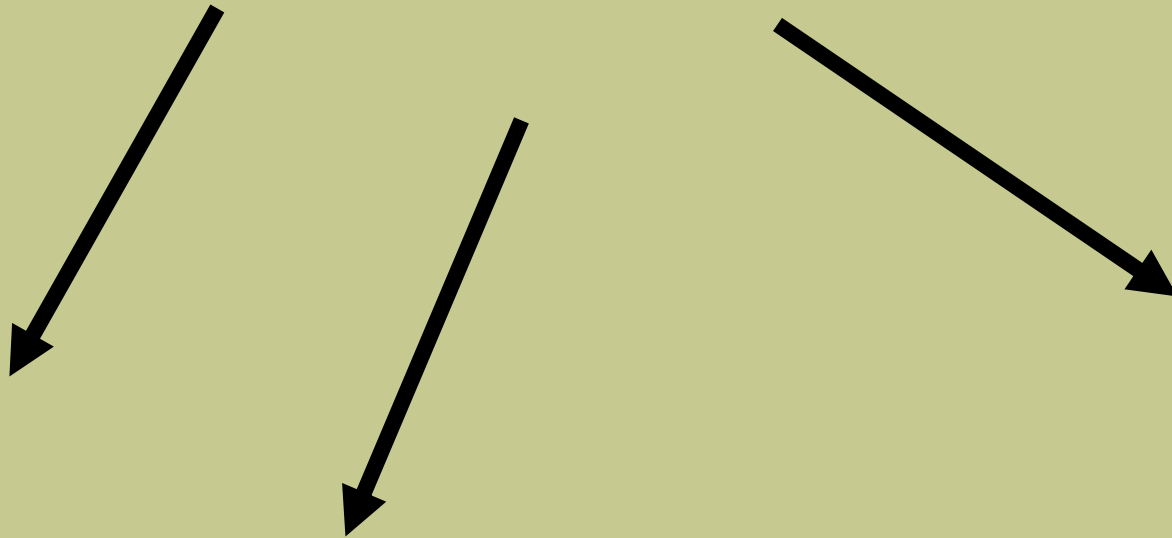
Affordability Levels

❁ Common classifications of income levels:

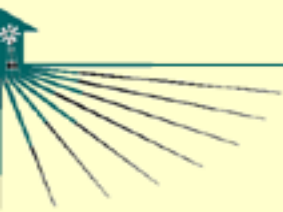
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Affordable Ownership: TownHomes



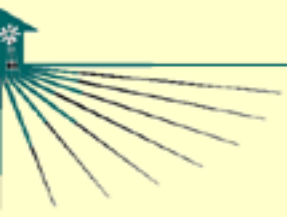
Site plan



Affordable Ownership: TownHomes

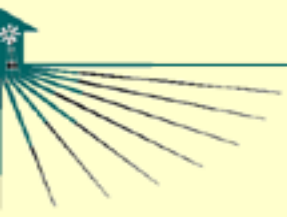
Napa Valley Community Housing – 10 homes, scattered site development

Saint Helena, Affordable for low- and moderate income households



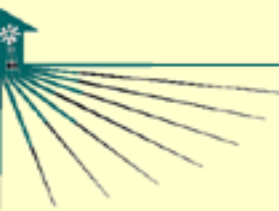
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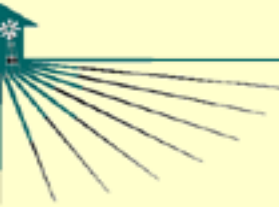
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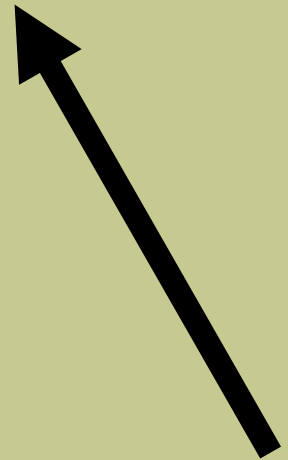
Affordable Ownership: Town Homes

Napa Valley Community Housing – 10 homes, scattered site development

View from single family house in neighborhood

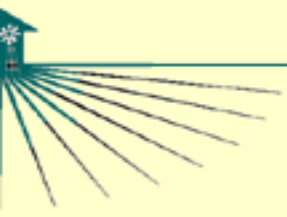


Affordable Ownership: Town Homes



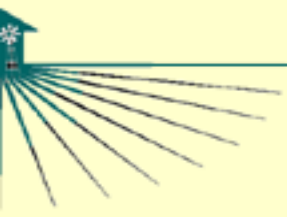
View from upscale single-family home in neighborhood

■ **Single Family Home**



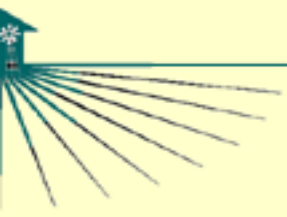
Affordable Ownership: TownHomes

Upscale single-family neighborhood



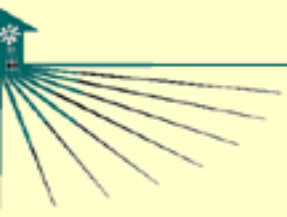
Farmworker Housing for up-Valley

Vista del Valle - Septic System



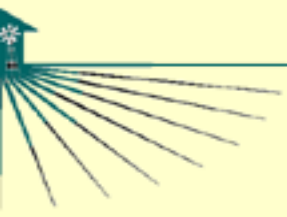
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Napa Valley Community Housing: Vista del Valle
14 Units of Farmworker Housing – Manufactured Homes



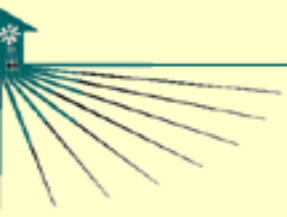
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Vista del Valle: 2 miles north of St. Helena



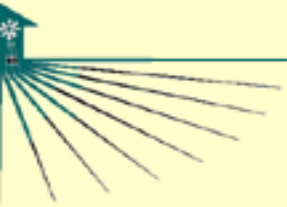
Farmworker Housing for up-Valley





Self-Help Housing, Winters

Putah Creek Village Self-Help Housing, Winters
Developed by: Mercy Housing



Self-Help Housing, Winters

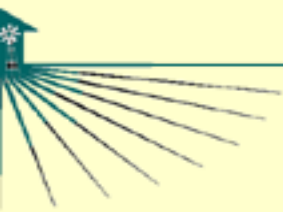
Minimizing parking impact
Garages in rear off alley



Affordability Levels

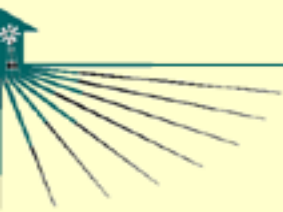
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Esparto/Madison: Some Positives

- ☛ Active & effective Advisory Committee working on Specific Plan for the area
- ☛ New Specific Plan in works to guide future growth
- ☛ Resources are available:
 - ☛ Financial
 - ☛ Community-based housing organizations



Esparto/Madison: Some Positives

- Proactive and involved community:
 - Advisory Committee
 - Capay Valley Vision
 - School District
- Community history of tackling challenges successfully



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Thank You