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Author
Fassinger, Paul

Publication Date
2013-03-01

Supplemental Material

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Paul Fassinger
Research Director
Association of Bay Area Governments
May 6, 2011

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Do We Really Need More Housing?

- Large inventory of mortgage default properties?

- CAR says Bay Area Single Family Home Price $499,000 vs $301,000 for CA

- Affordable Rents for Lower Income Households Scarce
  - 66% of Households with incomes less than $35,0000 Income Overpay
  - 32% of Households with Incomes between $35,000 and $50,000
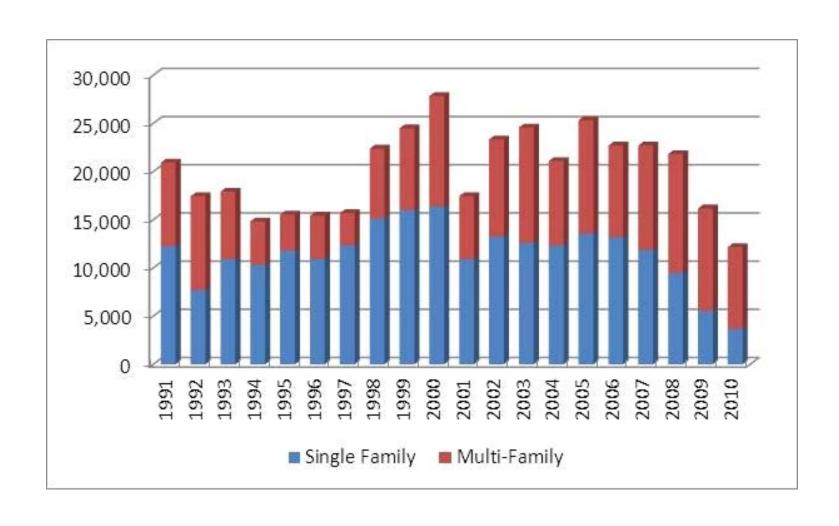
- Jobs Housing Fit

David Zalubowski / AP

Bay Area Housing Production

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2010

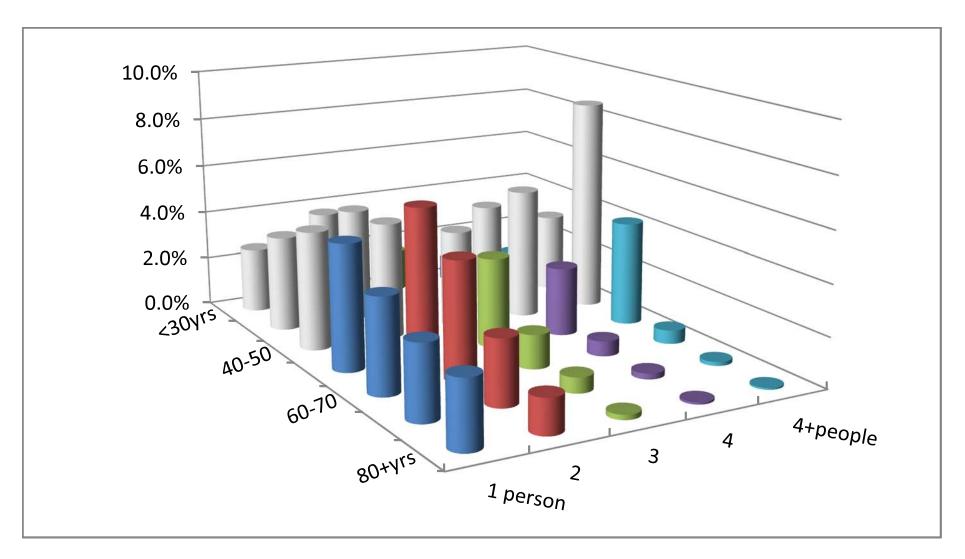| COUNTY | |----------POPULATION----------| | | ---------------------------------- HOUSING UNITS ---------------------------------- | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | -------- SINGLE -------- | | ----- MULTIPLE ----- | | |
| | TOTAL | HOUSE-HOLD | GROUP QUARTERS | TOTAL | DETACHED | ATTACHED | 2 TO 4 | 5 PLUS | MOBILE HOMES |
| Alameda | 1,574,857 | 1,546,413 | 28,444 | 575,465 | 304,593 | 39,980 | 62,704 | 160,523 | 7,665 |
| Contra Costa | 1,073,055 | 1,061,656 | 11,399 | 400,268 | 266,962 | 31,183 | 26,066 | 68,422 | 7,635 |
| Marin | 260,651 | 250,237 | 10,414 | 108,850 | 65,893 | 8,674 | 9,822 | 22,327 | 2,134 |
| Napa | 138,917 | 133,705 | 5,212 | 54,348 | 36,532 | 3,609 | 3,745 | 6,450 | 4,012 |
| San Fran | 856,095 | 835,021 | 21,074 | 368,136 | 63,137 | 48,704 | 82,316 | 173,419 | 560 |
| San Mateo | 754,285 | 743,897 | 10,388 | 269,491 | 154,119 | 22,948 | 18,611 | 70,232 | 3,581 |
| Santa Clara | 1,880,876 | 1,850,191 | 30,685 | 629,508 | 337,234 | 56,567 | 47,092 | 168,935 | 19,680 |
| Solano | 427,837 | 413,325 | 14,512 | 153,280 | 109,565 | 7,301 | 10,700 | 21,023 | 4,691 |
| Sonoma | 493,285 | 481,222 | 12,063 | 200,332 | 135,790 | 14,877 | 12,628 | 25,578 | 11,459 |
| Bay Area | 7,459,858 | 7,315,667 | 144,191 | 2,759,678 | 1,473,825 | 233,843 | 273,684 | 716,909 | 61,417 |

California Department of Finance

Preliminary Housing Market Research

- Looking at the Bay Area and Northern California

- Objective is to identify detailed housing characteristics and estimate demand by broad product types

- Alameda County Example: Empty Nester Households from U.S. Census (2005-2009 ACS PUMS)

- Might be interested in relocating to a smaller home in a familiar area or capacity in an existing home

- Empty Nesters: Households that are:
  - Owner occupied
  - Single family detached
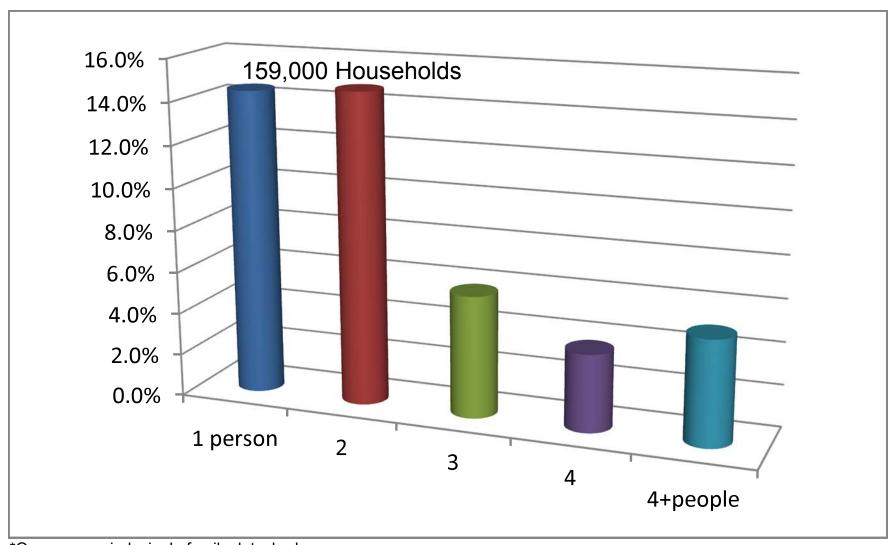 - One or two occupants.
  - Age of Householder (50+)

% of Alameda Households
(by Age and Number of People)*

*Owner occupied, single family detached

Percent of Alameda County Households
(HH Over 50 yrs of Age by Size)*

159,000 Households

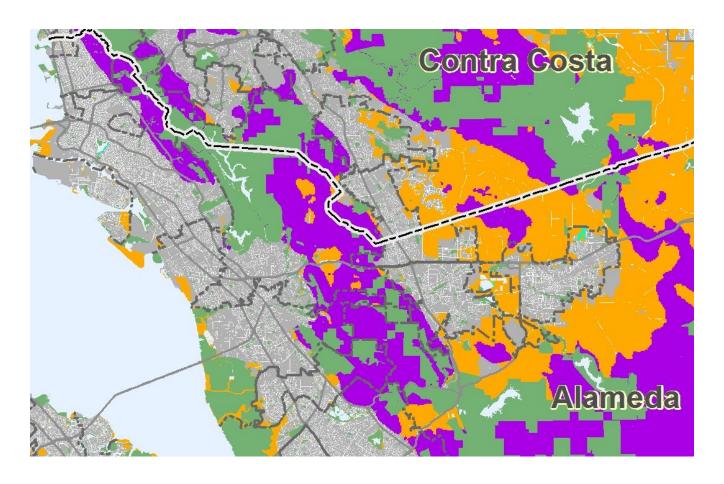|	
16.0%	
14.0%	
12.0%	
10.0%	
8.0%	
6.0%	
4.0%	
2.0%	
0.0%	

1 person   2   3   4   4+people

*Owner occupied, single family detached

Space for a Sewing Room?

- In Alameda County over 81,000 households

  (Over 50 yrs old, 1 person with 2 or 2+ Bedrooms, 2 people with 3 or 3+ bedrooms)

- Roughly 400,000 households (or 14% of all households of all types)

- Just the envelope

Alameda County Land Potential

Yard size of at least 4500 sq ft. classified as Non-Rural, Zoned for Single Family Dwellings----165,000.

Conclusion

- Preliminary analysis of local housing markets shows some significant potential

- Further work to link household characteristics and land use.

- Eventually, want to look at demand for in areas for different housing products.