

# How Much Housing Do We Need ?

## Sonoma County's Housing Shortfall and Future Need



### Background

**Sonoma County's housing affordability has been a barrier for thousands of local households who have struggled to make rent or purchase a home over the last two decades.**

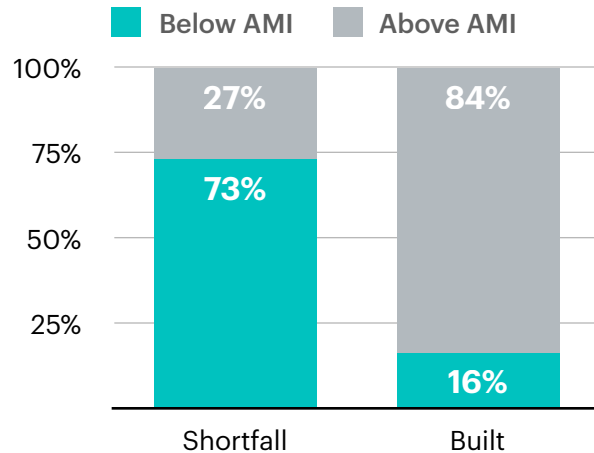
Despite homebuilding peaking in the middle of the 1980's with nearly 6,000 homes annually, homebuilding rates in the last twenty years have plummeted as median rents and home prices skyrocketed, and fewer homes were affordable to fewer households. This report answers two questions: 1) how much housing did we need but didn't build in the last 20 years, and 2) how much housing do we still need to meet future growth?

**Our current housing need is based on what we should have built in the past, and what we need to build for the future.**

### Housing Shortfall

Comparing household growth estimates for Sonoma County from 2000 to 2018 to homebuilding rates reveals a significant shortfall. Sonoma County has a two-decades long deficit of roughly 38,000 homes that should have been built to support population growth, but were not. **The large majority of the deficit in homes we see today, 73 percent, has disproportionately impacted lower-income households who have been unable to secure affordable housing.**

### Housing Shortfall, 2000 to 2018



### Future Need

The determination of approximate future need is based on the 2018 household distribution and area median income (AMI) and projects forward to 2030 using annual average household growth rates. **Based on that data, Sonoma County will need almost 20,000 homes by 2030.**

### How Much Housing?

Combining the housing shortfall along with the future need by 2030 of nearly 20,000 homes, **Sonoma County needs to build roughly 58,000 new homes.** The County's and cities' combined General Plans show that our current infrastructure can support at least 51,890 homes. The County and cities have an opportunity in the upcoming RHNA cycle to both meet those targets and go beyond to address the accrued deficit.

38k

ACCRUED DEFICIT OF  
HOMES SINCE 2000

73%

OF THE DEFICIT IS IN  
AFFORDABLE HOMES

20k

FUTURE NEED OF HOMES  
OVER THE DECADE

58k

TOTAL DEFICIT AND  
FUTURE NEED OF HOMES