



UP FOR GROWTH

- national coalition -



EDUCATION



UP FOR GROWTH

- national coalition -

- **RESEARCH — HOUSING UNDERPRODUCTION REPORT**
- **EDUCATION — EVENTS AND LISTENING SESSIONS**
- **COALITION BUILDING — MEMBERSHIP IN 50 STATES**

ADVOCACY



UP FOR GROWTH

- action -

LEGISLATIVE ADVOCACY IN:



WASHINGTON, DC



CALIFORNIA

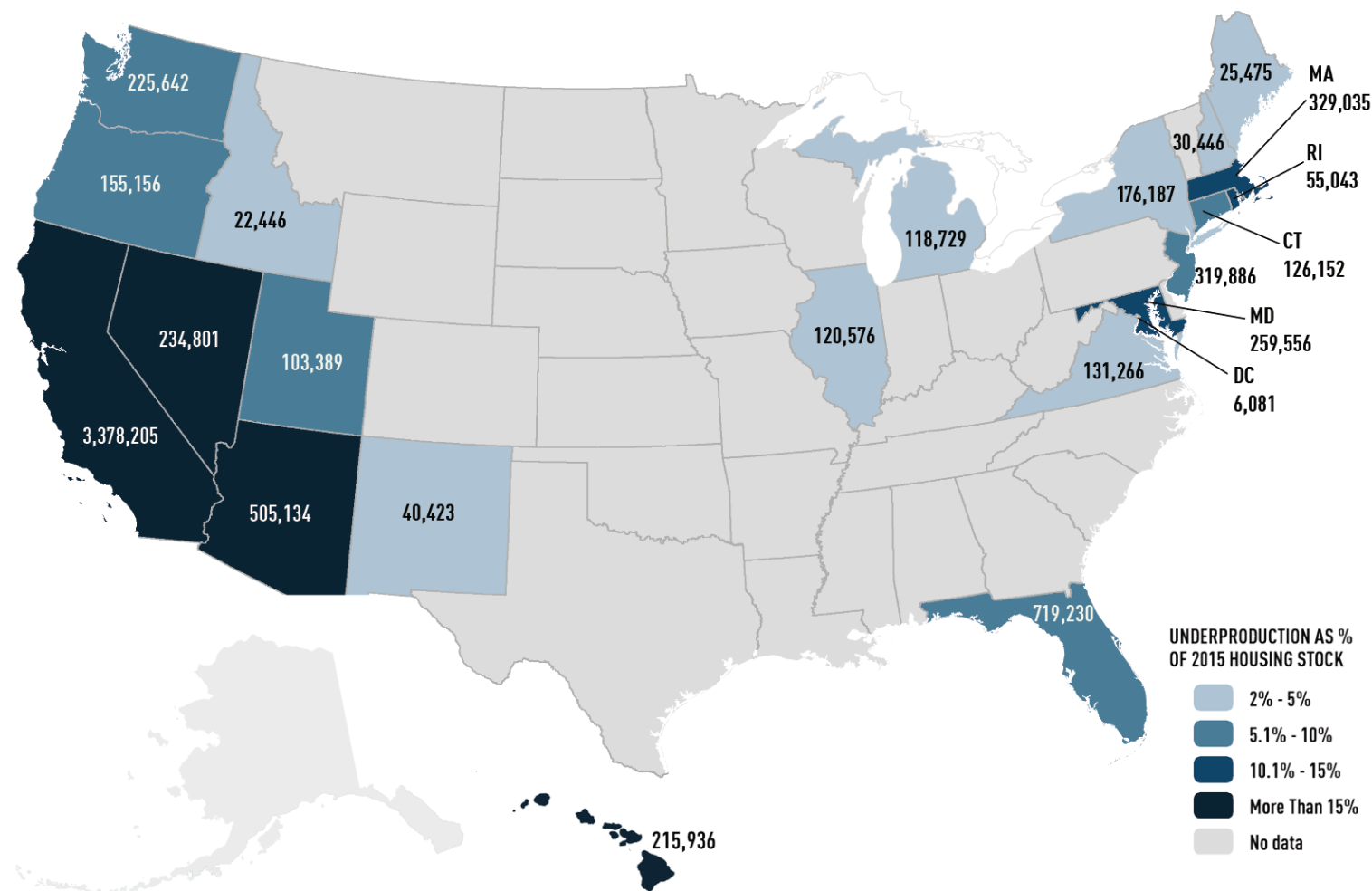


OREGON

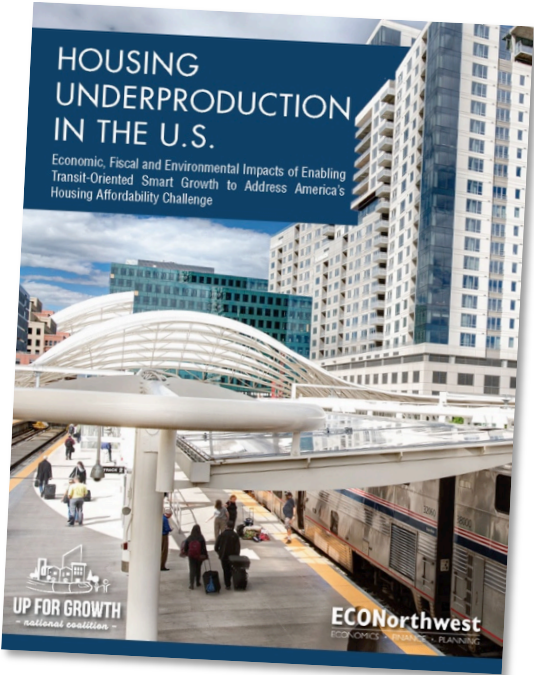


WASHINGTON

UNDERSTANDING THE PROBLEM



Source: ECONorthwest estimates, Census Bureau ACS 1-year Estimates of housing Stock



DEMONSTRATING THE PROBLEM

Housing Market Affordability Indicators Dashboard

Share  

Up for Growth Action has developed a new online tool, the **Housing Market Affordability Indicators Dashboard**, to provide those passionate about housing policy the data and research needed to better understand how key housing indicators are affecting metropolitan areas in the U.S. Developed in concert with ECONorthwest, the user-friendly dashboard aggregates statistics on increases in rent, home purchase prices and growth, land use regulation, cost burdening for both renters and homeowners, and how housing production compares to both household and job growth. The dashboard is searchable by metro areas across the U.S. and provides data from various sources, including the Census, Zillow, CoStar, and the Wharton School of Business, to provide a more complete picture of the unique housing challenges for each metro area.

Select State

CA

Select Metro Area

Los Angeles

	Los Angeles		Source
1	Average Rent in 2010	\$1,440	CoStar
2	Average Rent in 2018	\$1,870	CoStar
3	Average Rent Growth (2010 - 2018)	30%	CoStar
4	Wharton Land Use Index for MSA	0.47	Wharton Land Use Index
5	Percentile in Index	74th Percentile	Wharton Land Use Index
6	Median Sale Price of Homes in 2010	\$419,800	Zillow
7	Median Sale Price of Homes in 2018	\$639,600	Zillow
8	Home Price Growth from 2010 to 2018	52%	Zillow
9	Total Households Renting	2,279,654	2016 One Year ACS, 2010 Census
10	Total Households Owning	2,058,153	2016 One Year ACS, 2010 Census
11	Percent of Renter Households Cost Burdened	55.2%	2016 One Year ACS, 2010 Census
12	Percent of Owner Households Cost Burdened	35.0%	2016 One Year ACS, 2010 Census
13	Ratio of New Housing Units to New Households (2010 - 2016)	1.13	2016 One Year ACS, 2010 Census
14	Ratio of New Jobs to New Housing Units (2010 - 2016)	4	2016 One Year ACS, 2010 Census, BLS

Unit Affordability Over Time

Share  

The time series of housing affordability dashboard takes a deep dive into metro (MSA) specific data, investigating how average apartment rent has changed over time. Rents are displayed in nominal terms, but also presented as a percent of Area Median Income (AMI) based on the type of unit (studio, 1 bedroom, and 2 bedroom). Using HUD published AMI limits over time, the dashboard displays individual metro market data comparing each unit type based on its level of affordability, or a single unit type's nominal rent over time. Comparison of multiple markets allows for the selection of a specific unit type, and displays affordability of an average unit over time.

Select Chart

Market Rent as Percent of AMI

☐ Compare Multiple Cities

Select State

California

Select City

Los Angeles

Los Angeles Rent



Calculations by ECONorthwest with Data provided by CoStar

Supply Of Units By Price

Share  

The current housing supply by price level dashboard contains building level rent data aggregated by metro markets (MSAs). This snapshot of current market data is a powerful tool to go beyond average or median market rent data, allowing for analysis of the distribution of rent by unit type within individual metro markets. Individual market data by unit type can be presented as nominal rent or as a percent of Area Median Income (AMI) based on HUD guidelines. The density of the distribution can be viewed as a histogram, which displays a count of units at different levels of price (or affordability), or as a density plot, which is the percentage of all units at a given price (or level of affordability). Multiple metro markets can be compared, and units can also be filtered based on the year of construction. For example, to view the range of rent for units that have been constructed since 2000, the slider for units built by year should be moved right to 2000.

Current Housing Supply by Price Level

Select Unit Type

One Bedroom

Select Plot

Histogram

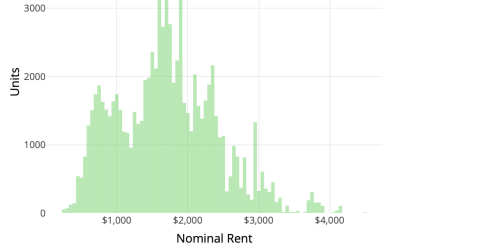
Select Measure of Rent

Nominal

Filter on Units Built by Year

1900 2018

One Bedroom Units by Price Level



Calculations by ECONorthwest with Data provided by CoStar

Select State

California

Select City

Los Angeles

Select Second State

No State Selected

Select Second City

No City Selected

Select Third State

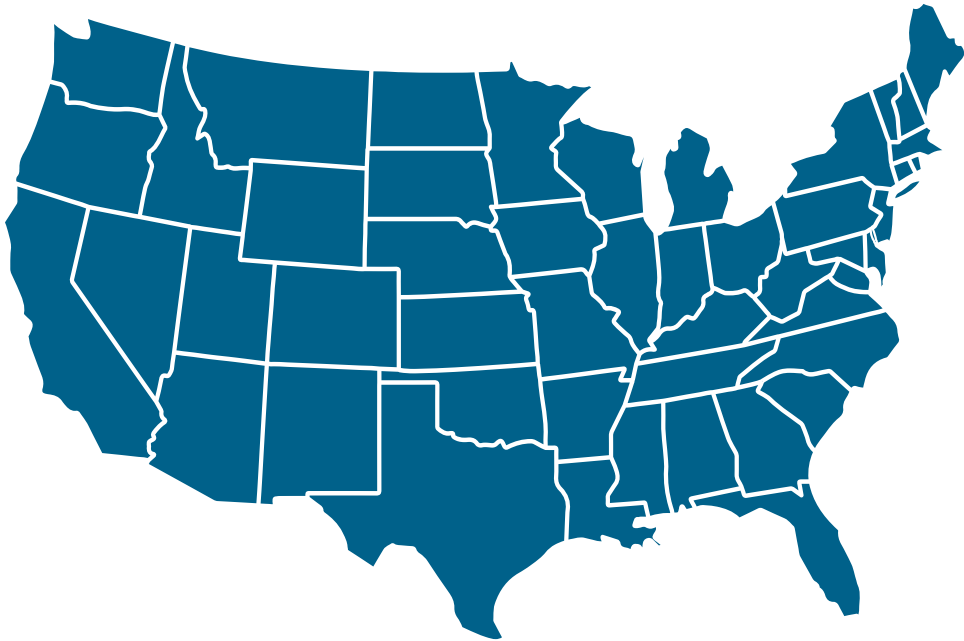
No State Selected

Select Third City

No City Selected

BUILDING THE COALITION

MEMBERSHIP IN ALL 50 STATES



**DEVELOPERS, ENVIRONMENTAL ADVOCATES, SOCIAL JUSTICE,
TRANSPORTATION, NON-PROFITS, TRADE ASSOCIATIONS, MUCH MORE**



EDUCATING THOUGHT LEADERS AND ELECTED OFFICIALS

OVER 100 MEETINGS WITH MEMBERS OF CONGRESS AND ADMINISTRATION OFFICIALS



HILL BRIEFING — 3 MEMBERS OF CONGRESS



FORUMS WITH ELECTED OFFICIALS IN OREGON AND CALIFORNIA



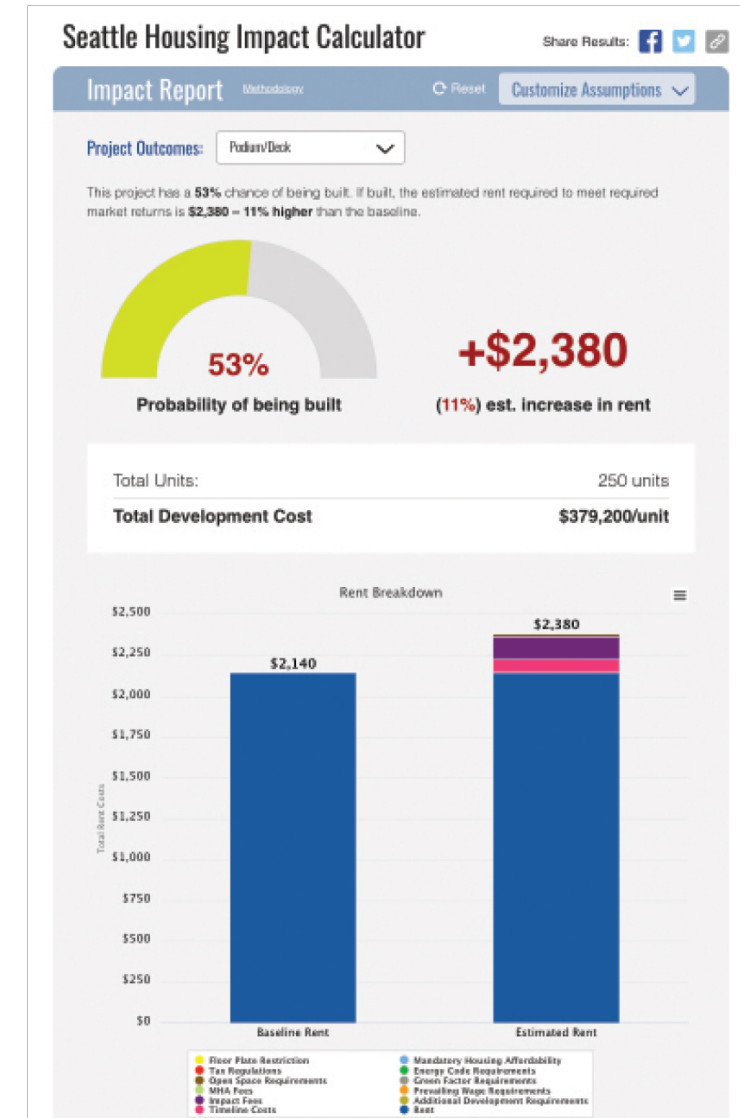
HOUSING REGULATION IMPACT CALCULATOR

A Tool to Drive Public Policy to Make Housing Accessible

Our city-based Housing Regulation Impact Calculator identifies the cost of various housing regulation in terms of where rent dollars go — and the degree to which these regulations stifle development. The calculator is an interactive tool that allows users to truly under the real cost of time delays and regulatory requirements on housing supply and cost.



WWW.UPFORGROWTH.ORG/HOUSING-CALCULATOR



WANT MORE TO LEARN MORE?



UP FOR GROWTH

- national coalition -

MIKE R. KINGSELLA

EXECUTIVE DIRECTOR, UP FOR GROWTH NATIONAL COALITION

1875 K STREET NW, 4TH FLOOR, WASHINGTON, DC 20006

202-716-2064 ■ MKINGSELLA@UPFORGROWTH.ORG ■ WWW.UPFORGROWTH.ORG ■ ON TWITTER @UP4GROWTH