

## RENTAL AFFORDABILITY INDEX

**Description of Indicator**

Rental Affordability Index is the number of renter households unable to afford fair market rent on average priced rental units in Orange County.

**Why is it Important?**

Lack of affordable rental housing can cause high occupancy levels, leading to crowding and household stress. The shortage of affordable housing for renters is a major issue for Orange County as residents in urban communities such as Santa Ana, Anaheim, Garden Grove, and other larger cities throughout the county are unable to afford decent housing, thus instigating a cycle of poverty with potentially debilitating effects throughout the whole county.

**How is Orange County Doing?**

Thirty four percent of Orange County renters are unable to afford fair market rent on a one-bedroom apartment, while 41% cannot afford a two-bedroom apartment. Such households would have to work 105 hours a week at minimum wage to afford the average rent on a one-bedroom apartment, as compared with a statewide average of 92 work hours per week. Orange County's rental affordability situation is worse than the state average and most similar regions.

**Rental Affordability Index**

Estimated number of renters unable to afford Fair Market Rent, 1999

	1 bedroom	2 bedroom
Orange County	34%	41%
Santa Clara County	37%	44%
San Francisco	39%	47%
San Diego	38%	45%
Los Angeles	37%	45%
Boston	39%	48%
Minneapolis	34%	43%
Seattle	35%	43%
Austin	38%	49%
California	37%	45%

Source: National Low Income Housing Coalition; Orange County Home Ownership Alliance