



Access to Housing

Access to stable, affordable housing is a foundation for good health. A family that pays more than 30 percent for housing is considered “cost-burdened” and may have difficulty affording food, clothing, transportation, and medical care.¹ Substandard housing and homelessness can exacerbate health concerns, ranging from physical and mental health to substance abuse. Poor housing also makes it difficult to maintain education and employment, which are associated with being healthy. Primary and secondary data indicate that access to safe and affordable housing is an important health concern in San Joaquin County, reflective of the rapid rise of housing costs occurring in California overall in recent years. In San Joaquin County, the foreclosure crisis, limited subsidized housing, rising rents, absentee landlords, and deteriorating housing stock are all significant contributing factors to the lack of safe and affordable housing. Moreover, a recent point-in-time count found that at least 2,641 individuals in the county are homeless.² Interview participants noted disparities in access to housing among foster youth, low-income populations, older adults, and seasonal workers.

Key Data

Indicators	Community Feedback						
<p>Percent of Renters Spending 30% or More of Household Income on Rent³</p> <table border="1"> <tr> <td>San Joaquin</td> <td>58.3%</td> </tr> <tr> <td>California</td> <td>56.9%</td> </tr> <tr> <td>U.S.</td> <td>52.3%</td> </tr> </table>	San Joaquin	58.3%	California	56.9%	U.S.	52.3%	<p>39.9% of Community Survey respondents report that a lack of affordable housing and homelessness are important concerns in their community.</p>
San Joaquin	58.3%						
California	56.9%						
U.S.	52.3%						
<p>Percent of Occupied Housing Units with One or More Substandard Conditions⁴</p> <table border="1"> <tr> <td>San Joaquin</td> <td>47.5%</td> </tr> <tr> <td>California</td> <td>48.4%</td> </tr> <tr> <td>U.S.</td> <td>36.1%</td> </tr> </table>	San Joaquin	47.5%	California	48.4%	U.S.	36.1%	<p>29.3% of Community Survey respondents report that poor housing conditions are a top health concern in their community.</p>
San Joaquin	47.5%						
California	48.4%						
U.S.	36.1%						
<p>335.1 HUD-Assisted Units per 10,000 housing units in San Joaquin County, compared to 368 HUD-assisted units per 10,000 housing units in California⁵</p>	<p>“For my specific population of clients, housing is the number one issue. The low-income housing waitlist is closed and rarely open.” – Interviewee</p>						
<p>2,641 people in San Joaquin County are experiencing homelessness.⁶</p>							
<p>Key Themes Expressed by Residents and Stakeholders</p>							
<p><i>Lack of safe and affordable housing</i></p> <ul style="list-style-type: none"> - High foreclosure rates - Migrants often live in substandard conditions - Leads to health concerns such as TB, colds, lice, bed bugs, flu and poor nutrition - Linked to parents losing custody of children - Section 8 vouchers are challenging to use and waitlist is extremely long 	<p><i>Homelessness</i></p> <ul style="list-style-type: none"> - Homeless shelters are at capacity - Link between homelessness, mental illness, and substance abuse - Homeless people face stigmatization <p><i>Link to unemployment</i></p> <ul style="list-style-type: none"> - High unemployment rates - Lack of jobs with living wages 						

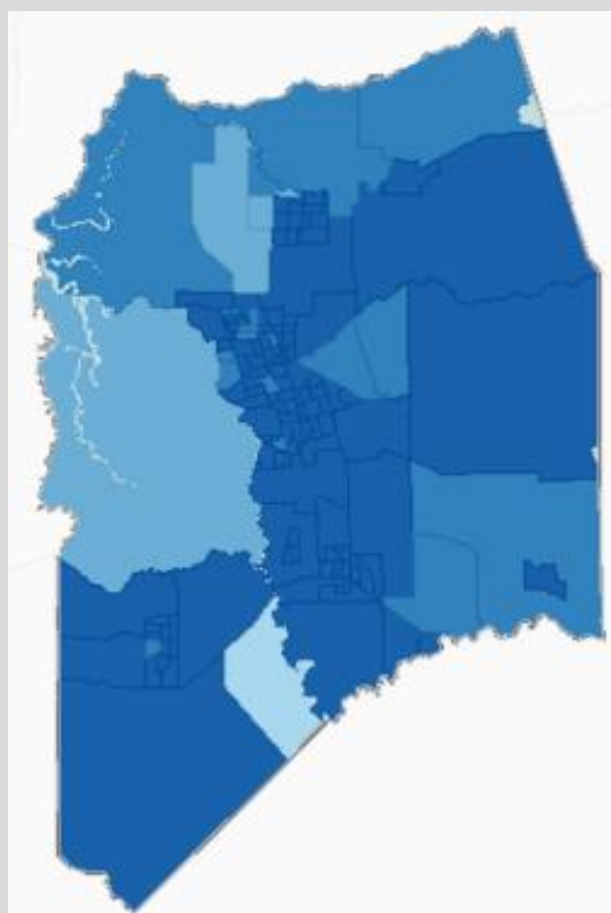


Access to Housing (continued)

Salient Disparities

Geographic Areas with Greatest Cost Burden

Percent of households where housing costs exceeds thirty percent of income⁷



Geographic disparities exist among residents experiencing high cost burden of housing. The map displays geographic disparities in cost-burdened households across San Joaquin County. The percentage of households spending more than a third of household income on housing is high across the county; the Central and North Eastern areas of the county, along with the South Eastern corner, face the highest percentages of cost burdened households.

KEY

- Over 35.1%
- 28.1 - 35.0%
- 21.1 - 28.0%
- Under 21.1%
- No Data or Data Suppressed

The San Joaquin County Grand Jury recently reported that South Stockton is disproportionately affected by issues of poor housing.⁸ South Stockton has notably low levels of home-ownership, which can have implications for community cohesion by fostering more transient resident populations. Additionally, building code violations or blight often go unreported because tenants fear reprisals from their landlord.

Community Respondents' View of Disparities

Age disparities

Among Community Survey respondents, youth were more likely to report homelessness as a top health concern (45.1% of youth compared to 39.3% of all respondents).

Residents and stakeholders cited a need for more

Other disparities

Interview respondents noted that people who have engaged with the foster care system are more likely to experience homelessness. Interviewees and focus group participants noted a high burden of housing costs on

affordable housing for seniors.

seasonal workers.

San Joaquin County Community Health Needs Assessment

Access to Housing (continued)

Assets and Suggestions for Change

Examples of Existing Community Assets¹

Faith Organizations and Shelters



Local Government



Affordable Housing Providers



Ideas from Focus Group and Interview Participants¹

- Provide outreach to the homeless, and consider implementing programs to house the homeless, based on existing successful models in similar communities
- Support programs that provide housing, education, and employment services
- Redirect funding for homeless encampment clearance toward long-term solutions to the homelessness

[†] Assets and recommendations excerpted from qualitative data and San Joaquin CHNA Core Planning Group. For a comprehensive list of county assets and resources, reference <http://www.211sj.org/>.

¹ US Department of Housing and Urban Development, accessed via http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/.

² "San Joaquin County Point-In-Time Homeless Count," Head Start Report: Assessing the Needs of Children & Families in San Joaquin County 2014. San Joaquin County Community Development Department, 2011.

³ US Census Bureau, American Community Survey, 2009-13.

⁴ Ibid.

⁵ US Department of Housing and Urban Development, 2013.

⁶ "San Joaquin County Point-In-Time Homeless Count," Head Start Report: Assessing the Needs of Children & Families in San Joaquin County 2014. San Joaquin County Community Development Department, 2011.

⁷ US Census Bureau, American Community Survey, 2009-13.

⁸ San Joaquin County Grand Jury Report, accessed via <https://www.sjcourts.org/grandjury/2015/1414%20report%20approved.pdf>.