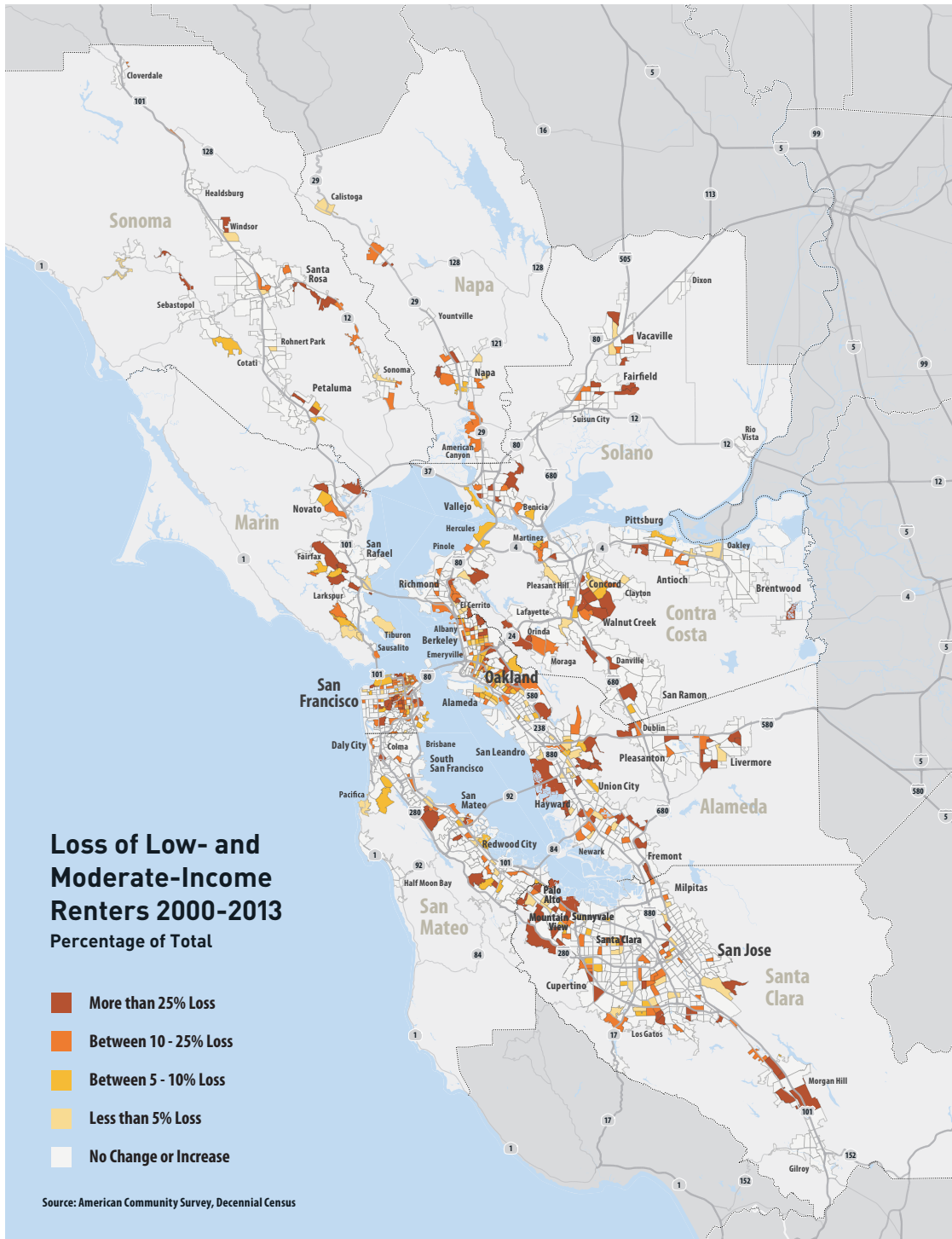


## Loss of Low- and Moderate-Income Renters 2000-2013



Displacement is a serious concern across the Bay Area. The movement of low- and middle-income households out of their neighborhoods in recent years has heightened the need to address displacement as a policy issue. As households relocate to more affordable areas within or outside the region, they may lose their social networks and support systems. Those who are able to remain are also affected.

Continued on reverse →

The displacement pressure facing many Bay Area communities, and the interest of elected officials in this issue, provides an impetus for a more extensive regional discussion and action. To better inform that discussion, below are some of the factors triggering displacement in the Bay Area.

	<p><b>Declining wages:</b> Between 2010 and 2013, inflation-adjusted wages declined across all income categories in the Bay Area, with middle- and low-wage workers experiencing the sharpest declines, at close to 5%.</p>
	<p><b>Global investment in housing:</b> The concentration of major knowledge-based companies and a high quality of life have made the region's housing a valuable commodity at a global level.</p>
	<p><b>Lagging housing production:</b> Housing production usually lags employment recovery, but the gap has increased substantially in the current economic cycle. Between 2010 and 2014, the region added 270,000 more people but only 38,300 more units.</p>
	<p><b>Barriers to development:</b> Complex regulatory requirements, local opposition to development, and lack of adequate infrastructure investments prevent housing development from catching up with demand.</p>
	<p><b>Declining public resources:</b> Dissolution of redevelopment agencies, declining state and federal support for housing, and lack of regional tools has undermined the ability of local jurisdictions to address housing affordability on their own.</p>