

## Building Industry Association Representative Speaks at Meeting

On January 23, at the High Desert Association of Realtors monthly breakfast meeting, held at El Pescador Restaurant in Victorville, the guest speaker was Gordon Nichols.

Gordon is with the Building Industry Association / Baldy View Chapter.

The subject of his talk was the American Dream of homeownership. His information came from an organization Housing 4 Families, a housing families coalition.

The need for affordable housing is great statewide in California. According to Rodriguez, San Bernardino County needs 69,000 homes. The market is so tight, that two or three families are living in one home. We are in the top 10 out of 100 counties without enough housing.

He states that San Bernardino County needs 11,000 residential units built per year. Not only is the problem about adequate housing, but also an economic opportunity that is not being met at this time: The "trickle" effect is \$2 billion.

With the average home price at \$285,000, a family needs an income of \$54,000 per year to afford a home. "Will our children and grandchildren be able to live here?" he asks. Stating statistics, he implies the answer is "no." 74,000 Californians left the state in the last 10 years, and jobs

also left. "If it's better elsewhere, they will leave," he stated.

What we need is less crime, more high school graduates, less poverty, more homeownership, and some rental properties that people can afford. Right now, a person needs to make \$22/hour to afford rental housing in this area. However, the average wage is only \$17/hour.

### HERE ARE THE FACTS:

-California ranks 49th out of all 50 states in housing units per capita and dead last in affordability for first-time homebuyers.

-San Bernardino County's new homebuilding has not recovered from the recession, leading to an estimated shortage of 65,000 by 2019.

-The McKinsey Global Institute estimates California will need over 3.5 million new homes by 2025.

The solution is simple. San Bernardino County must build more homes and apartments for residents of all socioeconomic levels. Help us increase the rate at which new homes and apartments are built.

As the cost to rent or own housing continues to skyrocket, thousands of San Bernardino County residents are being forced to make difficult choices about how they will pay for necessities like food, clothing, and transportation - with little hope of being able to save for the future.

More renter households means more demand for rental housing,

which has pushed up rates and will continue to do so. The fact that the U.S. is in a rental affordability crisis is no surprise. Rents are routinely outstripping wages across the country.

This growing pressure from the surging cost of living is caused by a chronic housing shortage that is plaguing San Bernardino County, and California at large.

The solution is simple... San Bernardino County must build more homes and apartments for residents of all socioeconomic levels.

Join us in calling for an end to San Bernardino's housing shortage and our increasing cost of living! Go to the website, and find out how to send a support letter to your State Legislature today. [www.housing4families.org](http://www.housing4families.org).

Contact the BIA at address: 9227 Haven Avenue, Suite 350 or call: office: 909-945-1884 | Fax: 909-942-2063.

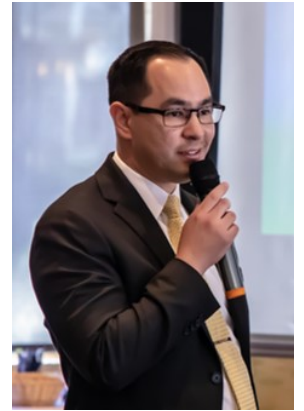


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