



Baldy View Chapter

San Bernardino County

Market Overview

CARLOS RODRIGUEZ, CEO

HEADLINES



California Housing Policies Drive Up Poverty

Inland area to grow by 2 million people over next 30 years
THE PRESS-ENTERPRISE

PE

THE PRESS-ENTERPRISE

Are Inland Residents Locked out of the Housing Market?

THE SUN

Shortage of homes in Inland Empire boosting prices, pushing down affordability



REGISTER

Almost 1 million affordable homes needed for Southern California poor, report says

Keeping American Dream Alive for Future Generations



DAILY PRESS
VVDailyPress.com

THE SUN
ECONOMY

Inland business is back to pre-recession peaks -
with one big exception (housing)

San Jose
Mercury News

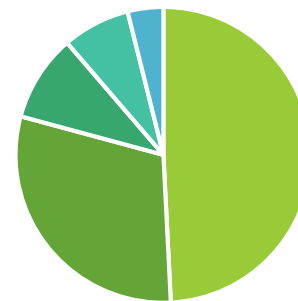
Prevailing Wage Bill Would
Increase Cost of Housing

Housing Market Overview



San Bernardino County quick facts

- 2,128,133 Total Population
 - Up 4% from 2010 Census (2,035,210)
- Housing Units = 711,660
- Median Household Income = \$53,433
- High School Graduates (25+) = 78.6%
- Bachelor's Degree (25+) = 19.0%
- Race Demographics



- 49.2% Hispanic/ Latino
- 30% White (alone)
- 9.5% Black/African American
- 7.4% Asian (alone)
- 3.9% Other

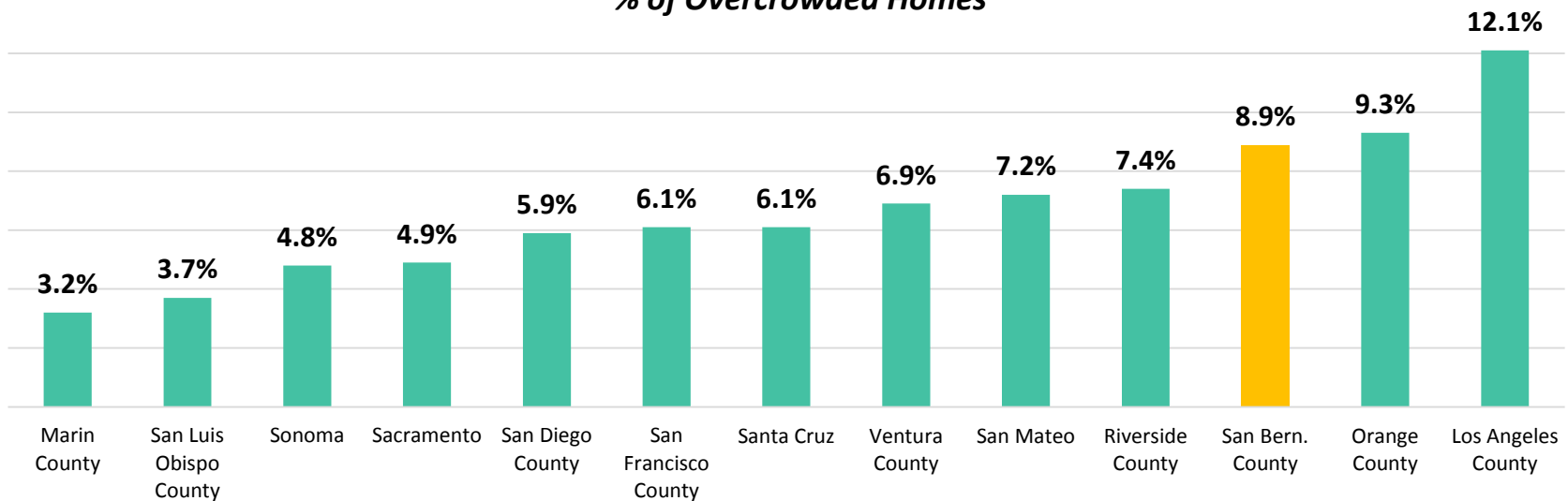
Source: [census.gov/quickfacts](https://www.census.gov/quickfacts)

Residential Overcrowding



- 1 out of every 10 homes in San Bernardino County is overcrowded (8.9%)
- 9th highest overcrowding rate among 58 counties in CA
- Residential overcrowding has a significant statistical relationship to education attainment, especially on Minorities

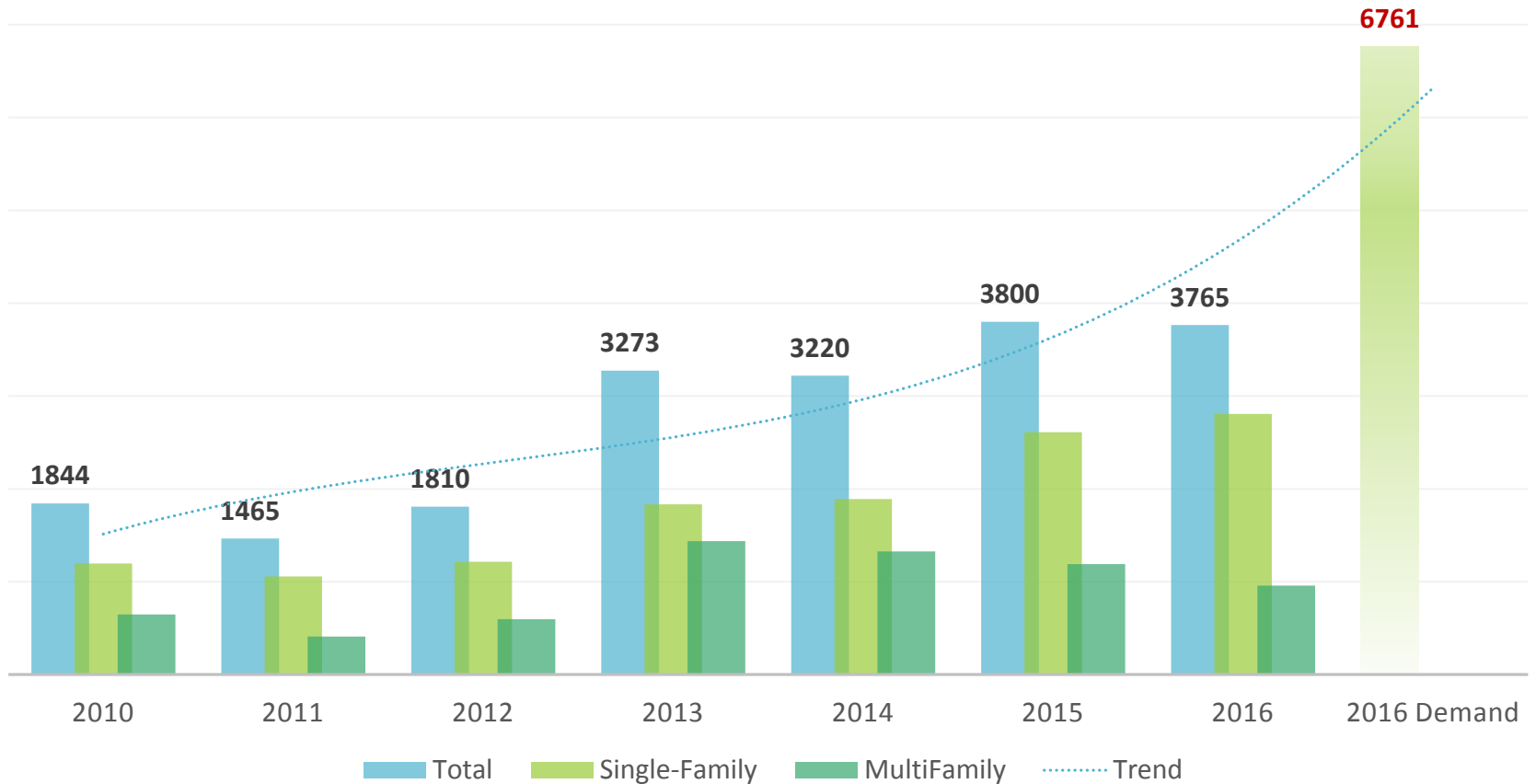
% of Overcrowded Homes



(*Overcrowding definition: the percentage of occupied housing units in which there is, on average, more than one occupant per room)

Residential Permit History (6 years)

( San Bernardino County)




Sources:



California Homebuilding Foundation (CHF)

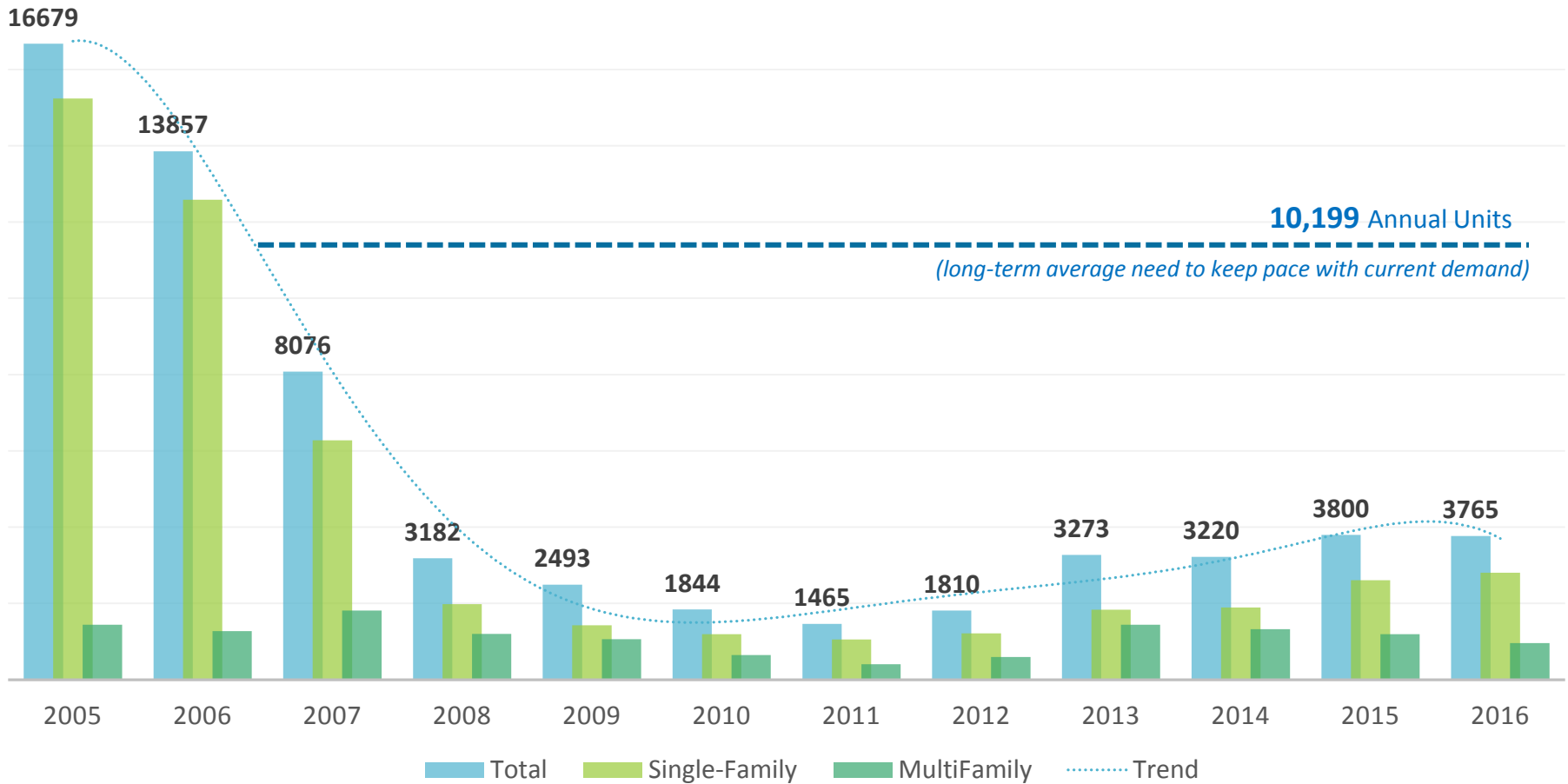
metrostudy
A Homebuilding Company

Residential Permit History (11 years)

( San Bernardino County)



65,000 Homes by 2019
(Estimated Housing Shortage)



Sources:



California Homebuilding Foundation (CHF)

metrostudy
A Management Company



Buildy, New Chapter

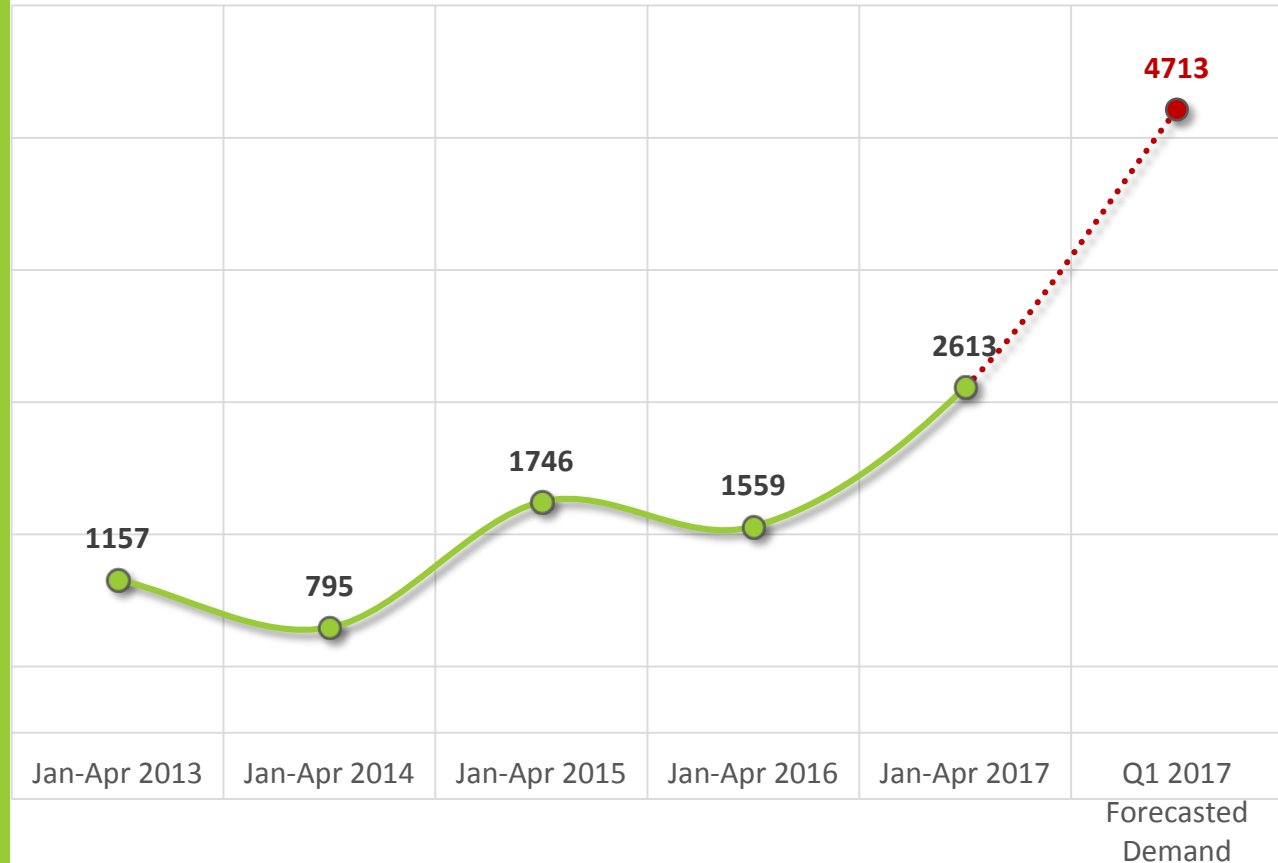
4 Month Activity Comparison

2017 Top City Activity:

- Ontario = 187 SFD, 847 MF
- Chino Hills = 111 SFD, 346 MF
- Fontana = 322 SFD
- Chino = 134 SFD
- Hesperia = 80 SFD
- Victorville = 50 SFD
- Apple Valley = 55 SFD
- Rancho Cucamonga = 44 SFD
- Adelanto = 43 SFD

Residential Permit Activity:

(Single-Family & Multifamily)



Sources:



California Homebuilding Foundation (CHF)

metrostudy
A Homebuilding Company

Average Residential Permits per Year

(Since 2010, Single Family & Multifamily)



Sources:

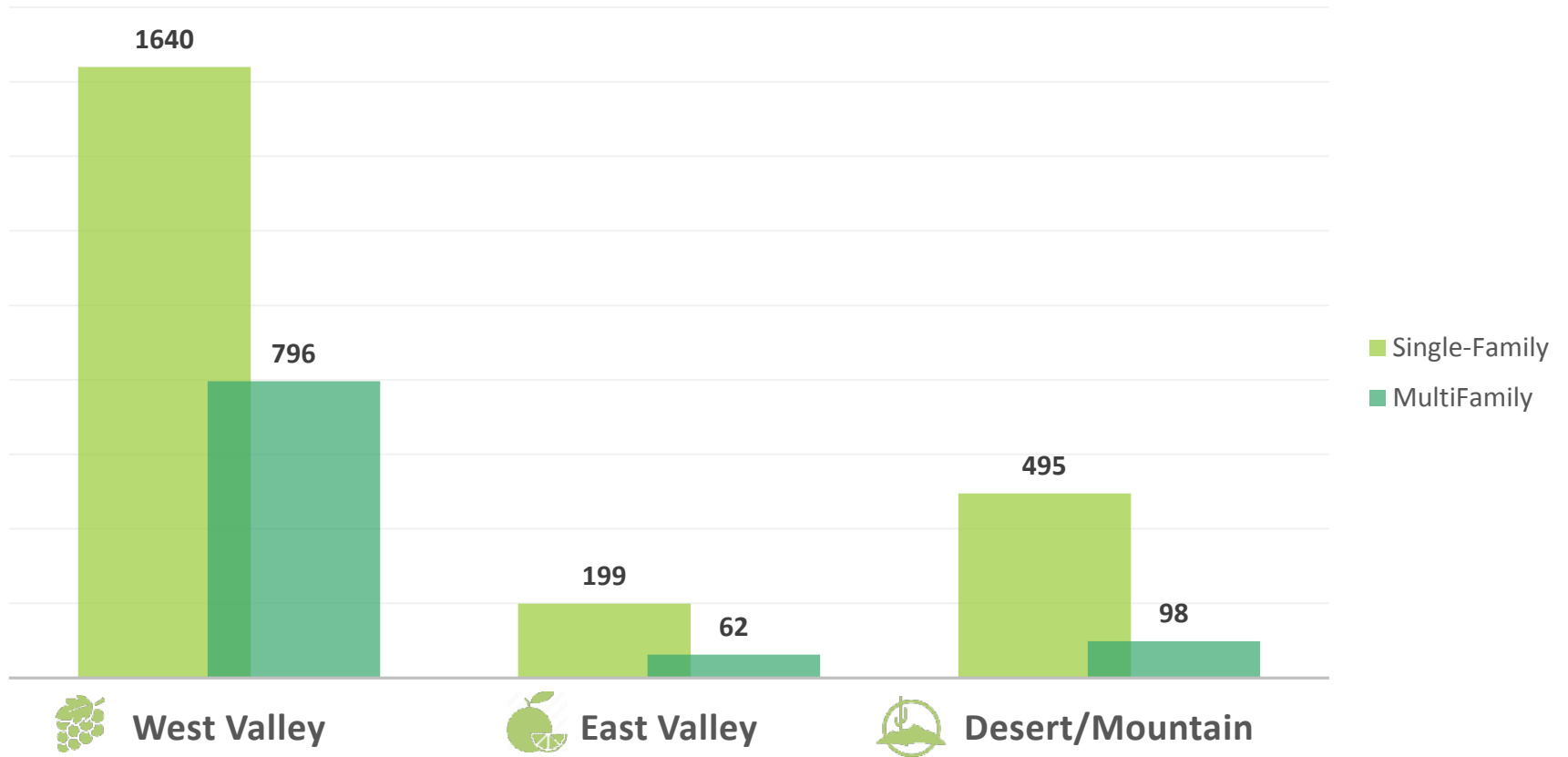


California Homebuilding
Foundation (CHF)

metrostudy
A Management Company

County Sub Region Comparison

( San Bernardino County 2016)



Sources:  California Homebuilding Foundation (CHF) 

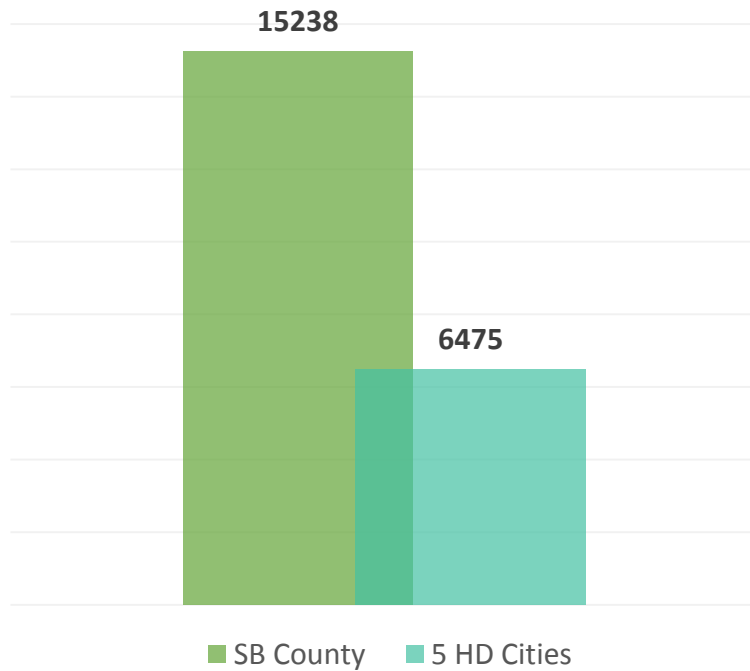
West Valley: Chino Hills, Chino, Montclair, Ontario, Upland, Rancho Cucamonga, Fontana, Rialto. **East Valley:** Colton, Grand Terrace, San Bernardino, Loma Linda, Highland, Redlands, Yucaipa. **Desert/Mountain:** Apple Valley, Arrowhead, Adelanto, Barstow, Big Bear, Hesperia, Needles, Twenty-nine Palms, Victorville, Yucca Valley



High Desert Building Activity Comparison

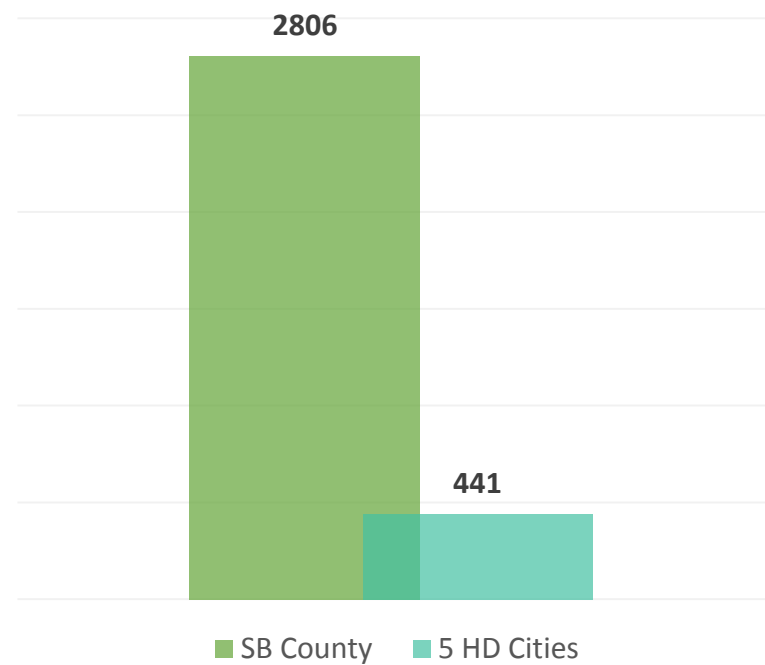
(Post Recession)

2005 Single-Family Permits



(42.5% of Total Activity Countywide)

2016 Single-Family Permits



(15.7% of Total Activity Countywide)

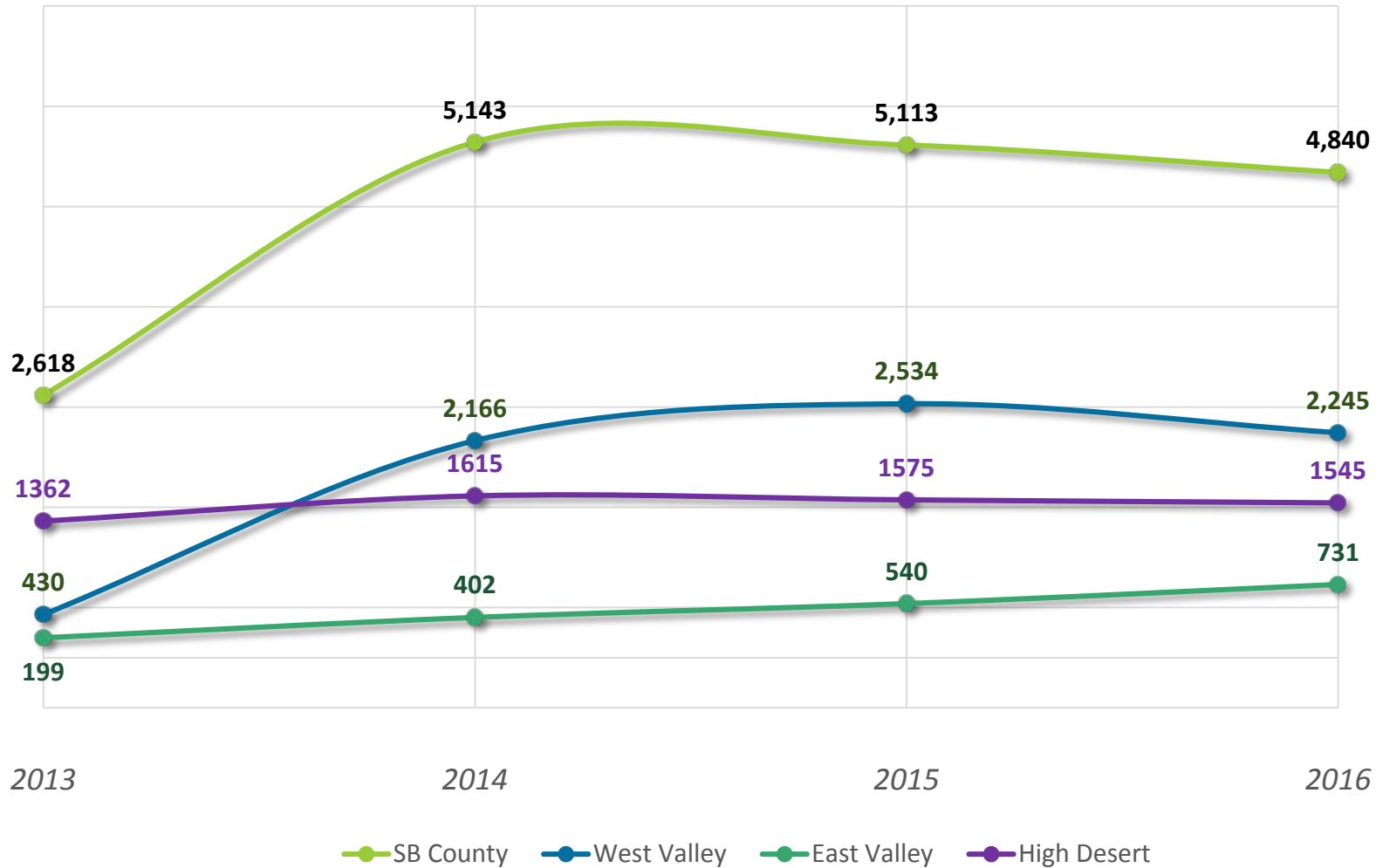
Sources:



California Homebuilding
Foundation (CHF)

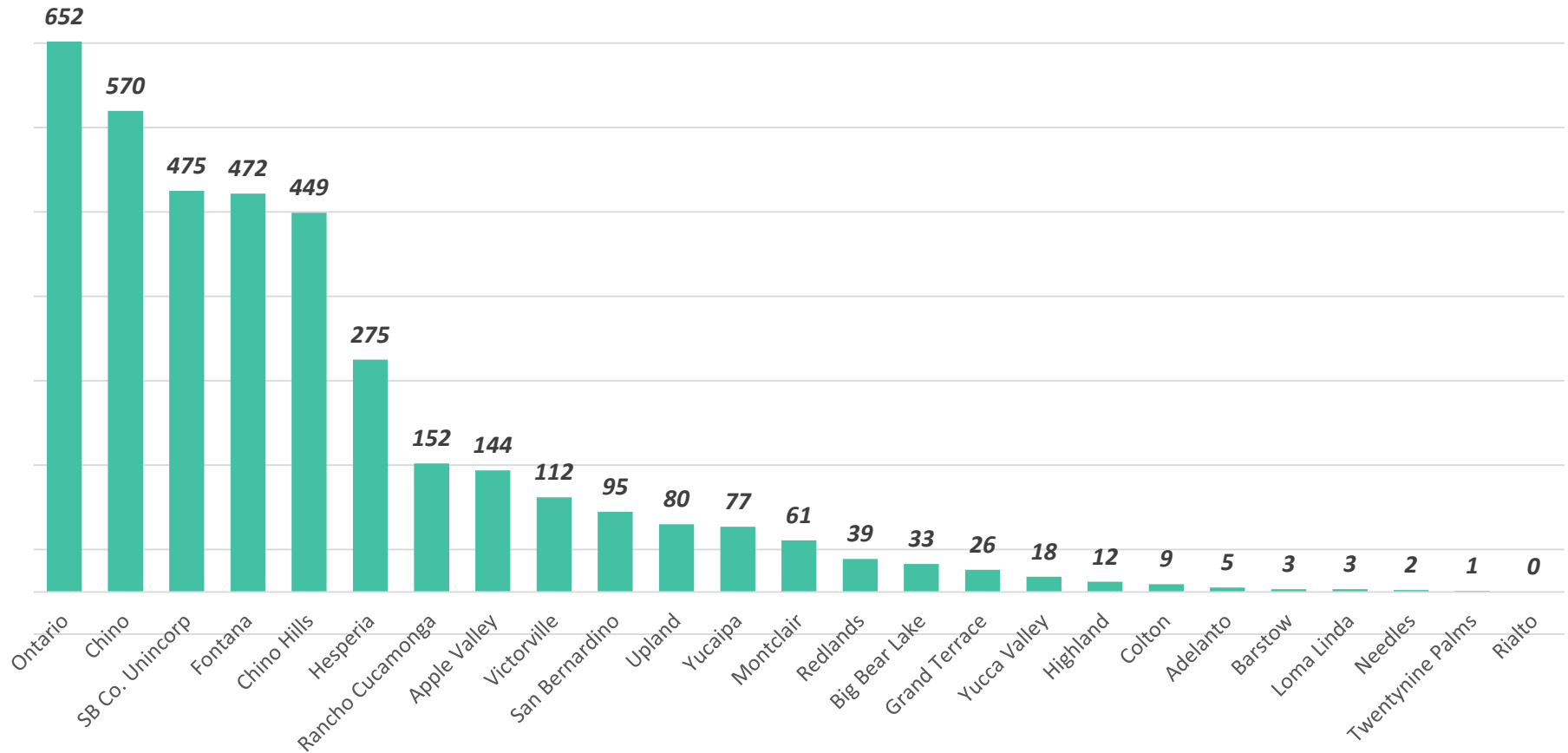
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Vacant Developable Lots Inventory



2016 Residential Permit Activity by City

(Single-Family & Multifamily)



Sources:

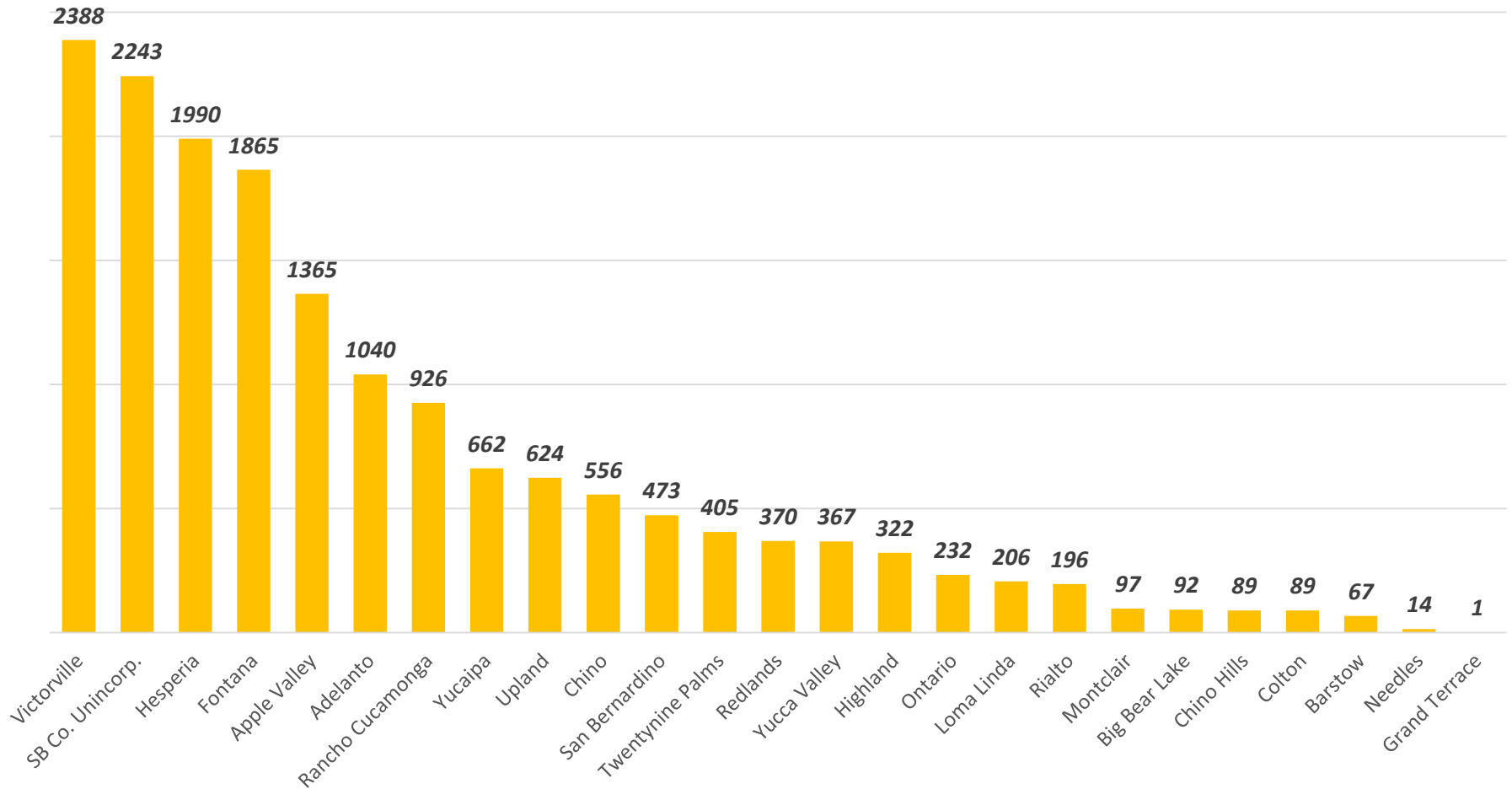


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2005 Residential Permit Activity by City

(Single-Family & Multifamily)



Sources:



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metrostudy
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San Bernardino County Home Prices

2 Year Mortgage Summary

49,485 = Total Loans

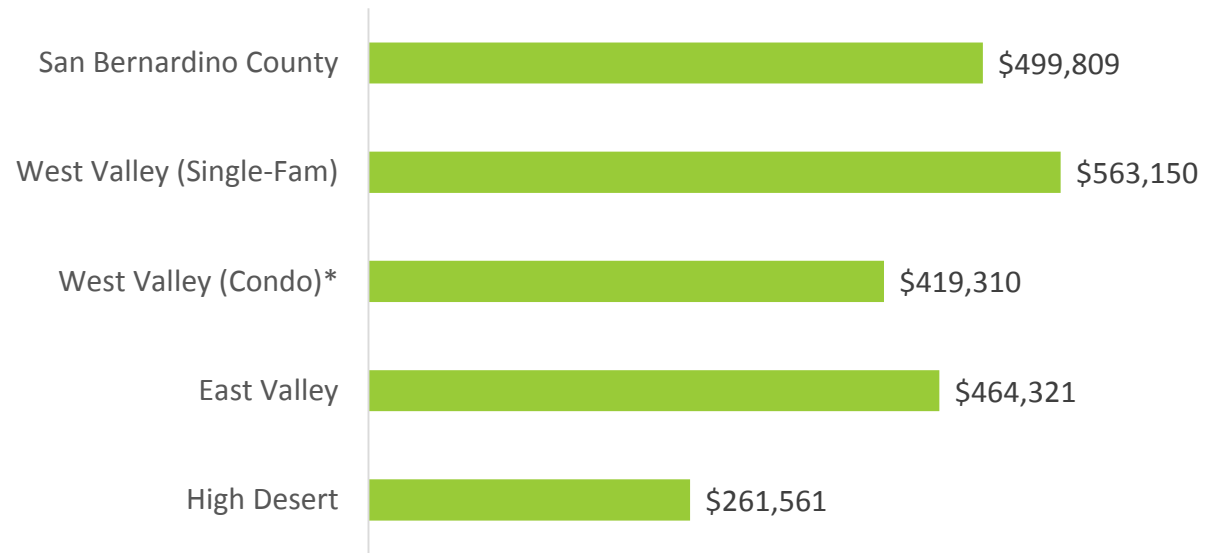
23,783 = Conv Loan (48%)

16,743 = FHA Loans (34%)

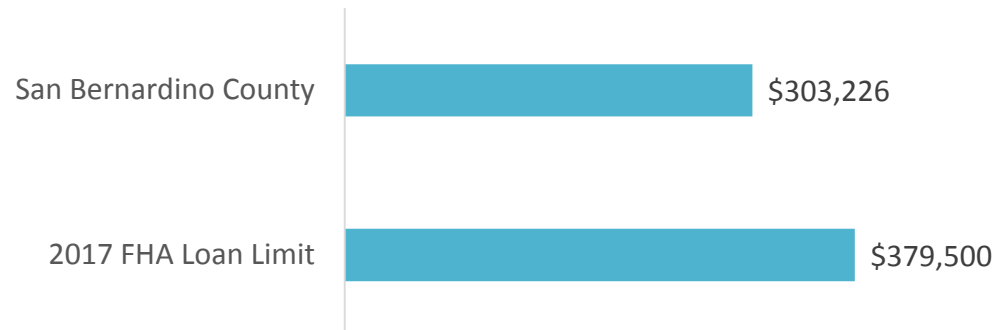
3,542 = VA Loans (7%)

5,417 = Other (11%)

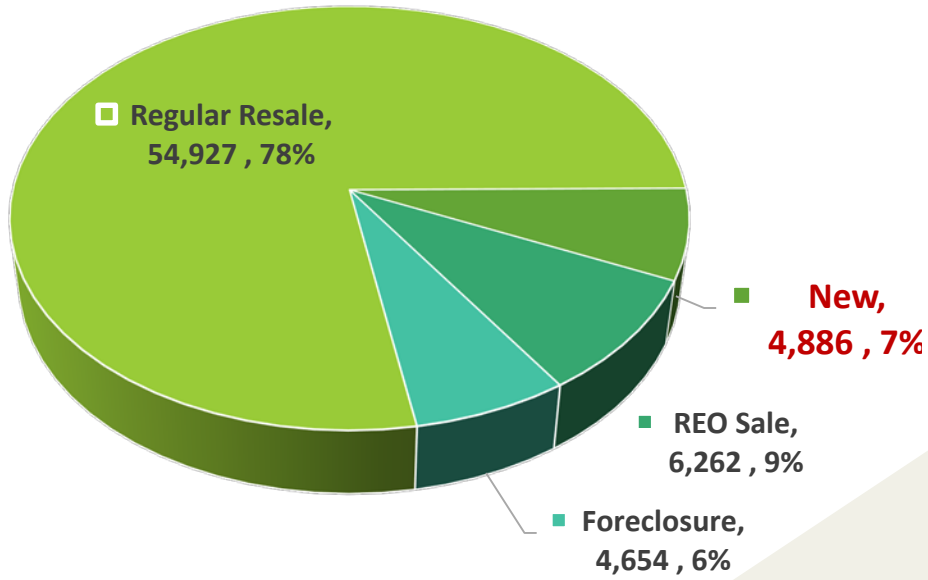
Average Home Price: New Homes



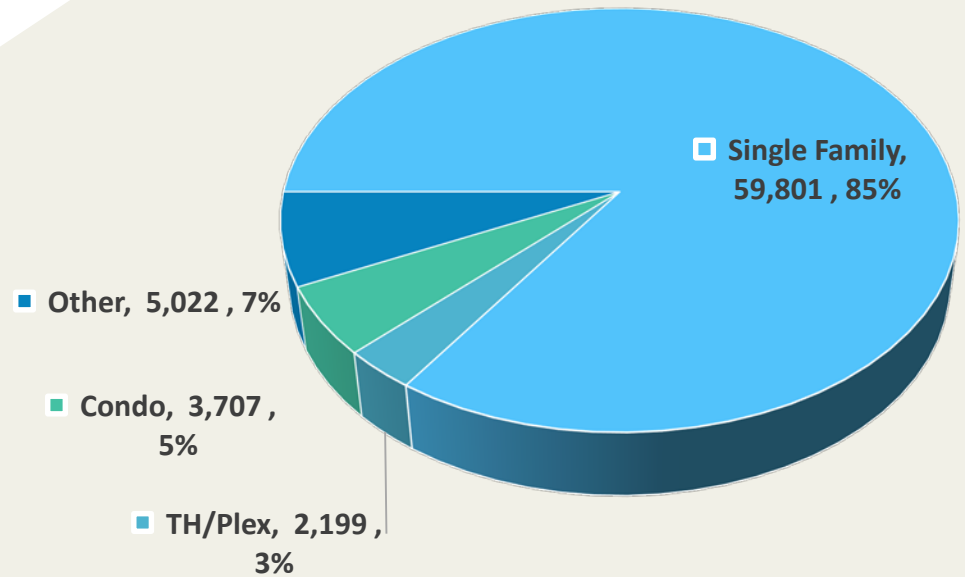
Average Home Price: All (Resale, REO, New)



Transactions by Transaction Type



Transactions by Housing Type





Local Housing Policies

➤ Improve Efficiency and Certainty



- Invest in electronic plan check and tracking software
- Lien in lieu of bonding policy
- Adopt a ¾" Water Meter standard
- Early gas meter release program
- User fees based on staff time/nexus study
- Properly utilize third-party plan check services
- Update methane gas mitigation policies to be consistent with California Department of Toxic & Substance Control (DTSC) data