Construction, Incomes & Housing

SD-01, Ted Gaines (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
29,840	19,190	-36%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
4,090	2,870	-30%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$48,600	$51,000	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-01	***CA***	
2012	49%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-01. For example, in 2016, the counties in SD-01 produced only 63% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	46%	43%	
2015	65%	54%	
2016	63%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-01	***CA***	
$61,425	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
39.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
69.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-01	*CA*	
2.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-01	*CA*	
78.1%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
32.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$560	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-01, allocated by the number of current Construction identified above.
Employment	-9,970	

Construction, Incomes & Housing

SD-02, Mike McGuire (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
23,390	17,970	-23%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
3,462	2,844	-18%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$53,800	$58,100	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-02	***CA***	
2012	98%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-02. For example, in 2016, the counties in SD-02 produced only 47% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	46%	43%	
2014	28%	43%	
2015	28%	54%	
2016	47%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-02	***CA***	
$59,519	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
21.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-02	*CA*	
4.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.7%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-02	*CA*	
71.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
31.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
9.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$520	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-02, allocated by the number of current Construction identified above.
Employment	-9,330	

Construction, Incomes & Housing

SD-03, Bill Dodd (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
28,820	21,130	-27%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,400	2,013	-16%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$56,500	$65,200	15%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-03	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-03. For example, in 2016, the counties in SD-03 produced only 45% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	29%	43%	
2014	24%	43%	
2015	41%	54%	
2016	45%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-03	*CA*	
$67,217	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
13.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
38.7%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
58.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-03	*CA*	
4.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-03	*CA*	
74.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
38.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$620	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-03, allocated by the number of current Construction identified above.
Employment	-10,980	

Construction, Incomes & Housing

SD-04, Jim Nielsen (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
20,230	16,170	-20%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,121	1,716	-19%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,600	$52,400	4%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-04	*CA*	
2012	42%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-04. For example, in 2016, the counties in SD-04 produced only 54% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	35%	43%	
2014	40%	43%	
2015	56%	54%	
2016	54%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-04	*CA*	
$50,748	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
17.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
47.2%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
60.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-04	*CA*	
4.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-04	*CA*	
77.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
34.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$470	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-04, allocated by the number of current Construction identified above.
Employment	-8,400	

Construction, Incomes & Housing

SD-05, Cathleen Galgiani (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
21,990	14,090	-36%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,724	1,377	-20%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,900	$52,100	2%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-05	*CA*	
2012	29%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-05. For example, in 2016, the counties in SD-05 produced only 40% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	25%	43%	
2014	21%	43%	
2015	37%	54%	
2016	40%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-05	*CA*	
$53,189	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
18.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
48.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
57.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-05	*CA*	
6.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.6%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-05	*CA*	
78.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
35.6%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
15.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$410	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-05, allocated by the number of current Construction identified above.
Employment	-7,320	

Construction, Incomes & Housing

SD-06, Richard Pan (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
28,750	19,990	-30%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,481	1,241	-16%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$55,800	$60,200	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-06	*CA*	
2012	39%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-06. For example, in 2016, the counties in SD-06 produced only 46% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	31%	43%	
2014	24%	43%	
2015	44%	54%	
2016	46%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-06	*CA*	
$52,817	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
20.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
46.7%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
51.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-06	*CA*	
5.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-06	*CA*	
74.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
35.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.5%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$580	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-06, allocated by the number of current Construction identified above.
Employment	-10,380	

Construction, Incomes & Housing

SD-07, Steve Glazer (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
35,960	27,690	-23%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,400	2,120	-12%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$66,300	$69,400	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-07	***CA***	
2012	34%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-07. For example, in 2016, the counties in SD-07 produced only 52% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	21%	43%	
2014	28%	43%	
2015	47%	54%	
2016	52%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-07	***CA***	
$93,187	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
8.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
32.7%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
67.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-07	*CA*	
3.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
26.1%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-07	*CA*	
72.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
53.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
21.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$810	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-07, allocated by the number of current Construction identified above.
Employment	-14,380	

Construction, Incomes & Housing

SD-08, Tom Berryhill (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
32,650	20,580	-37%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,785	2,240	-20%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$46,700	$51,000	9%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-08	*CA*	
2012	31%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-08. For example, in 2016, the counties in SD-08 produced only 37% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	34%	43%	
2014	27%	43%	
2015	36%	54%	
2016	37%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-08	*CA*	
$54,107	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
17.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
50.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
62.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-08	*CA*	
5.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-08	*CA*	
78.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
26.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$600	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-08, allocated by the number of current Construction identified above.
Employment	-10,690	

Construction, Incomes & Housing

SD-09, Nancy Skinner (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
17,470	18,050	3%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,529	1,407	-8%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$67,800	$77,000	14%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-09	*CA*	
2012	34%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-09. For example, in 2016, the counties in SD-09 produced only 52% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	21%	43%	
2014	28%	43%	
2015	47%	54%	
2016	52%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-09	*CA*	
$62,043	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
16.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
25.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
46.7%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-09	*CA*	
6.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-09	*CA*	
54.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
13.8%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$530	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-09, allocated by the number of current Construction identified above.
Employment	-9,380	

Construction, Incomes & Housing

SD-10, Bob Wieckowski (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
32,960	32,210	-2%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,632	1,568	-4%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$69,100	$77,900	13%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-10	*CA*	
2012	38%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-10. For example, in 2016, the counties in SD-10 produced only 59% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	34%	43%	
2014	57%	43%	
2015	56%	54%	
2016	59%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-10	*CA*	
$87,764	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
9.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
28.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
57.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-10	*CA*	
8.1%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
24.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
23.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-10	*CA*	
75.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
44.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
10.5%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$940	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-10, allocated by the number of current Construction identified above.
Employment	-16,730	

Construction, Incomes & Housing

SD-11, Scott Wiener (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
17,840	19,060	7%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,805	1,740	-4%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$71,700	$85,500	19%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-11	***CA***	
2012	36%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-11. For example, in 2016, the counties in SD-11 produced only 84% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	66%	43%	
2014	67%	43%	
2015	80%	54%	
2016	84%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-11	***CA***	
$80,743	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
12.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
38.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-11	***CA***	
6.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
22.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
22.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-11	***CA***	
39.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
52.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.8%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$560	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-11, allocated by the number of current Construction identified above.
Employment	-9,900	

Construction, Incomes & Housing

SD-12, Anthony Cannella (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
14,270	8,860	-38%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,227	1,035	-16%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$42,200	$49,600	18%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-12	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-12. For example, in 2016, the counties in SD-12 produced only 37% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	35%	43%	
2014	23%	43%	
2015	31%	54%	
2016	37%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-12	*CA*	
$45,582	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
24.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
44.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
51.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-12	*CA*	
12.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-12	*CA*	
74.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
33.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
10.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$260	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-12, allocated by the number of current Construction identified above.
Employment	-4,600	

Construction, Incomes & Housing

SD-13, Gerald Hill (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
22,150	25,820	17%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,202	1,957	-11%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$66,000	$73,400	11%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-13	*CA*	
2012	36%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-13. For example, in 2016, the counties in SD-13 produced only 61% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	43%	43%	
2014	76%	43%	
2015	60%	54%	
2016	61%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-13	*CA*	
$103,481	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
7.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
14.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
56.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-13	*CA*	
5.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
22.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
22.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-13	*CA*	
71.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
35.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$750	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-13, allocated by the number of current Construction identified above.
Employment	-13,410	

Construction, Incomes & Housing

SD-14, Andy Vidak (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
11,720	8,800	-25%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
807	717	-11%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$44,400	$50,000	13%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-14	*CA*	
2012	32%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-14. For example, in 2016, the counties in SD-14 produced only 34% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	47%	43%	
2014	39%	43%	
2015	37%	54%	
2016	34%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-14	*CA*	
$35,158	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
34.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
51.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
47.7%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-14	*CA*	
15.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-14	*CA*	
71.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
31.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$260	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-14, allocated by the number of current Construction identified above.
Employment	-4,570	

Construction, Incomes & Housing

SD-15, James Beall Jr. (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
17,630	17,510	-1%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,706	1,649	-3%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$59,400	$68,000	14%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-15	*CA*	
2012	43%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-15. For example, in 2016, the counties in SD-15 produced only 60% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	47%	43%	
2014	82%	43%	
2015	58%	54%	
2016	60%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-15	*CA*	
$90,265	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
10.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
19.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
58.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-15	*CA*	
8.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
26.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-15	*CA*	
77.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
42.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$510	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-15, allocated by the number of current Construction identified above.
Employment	-9,100	

Construction, Incomes & Housing

SD-16, Jean Fuller (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
24,740	17,360	-30%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,821	1,445	-21%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$47,900	$51,900	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-16	*CA*	
2012	28%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-16. For example, in 2016, the counties in SD-16 produced only 32% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	43%	43%	
2014	33%	43%	
2015	35%	54%	
2016	32%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-16	*CA*	
$52,114	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
19.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
59.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-16	*CA*	
5.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-16	*CA*	
79.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
26.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$510	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-16, allocated by the number of current Construction identified above.
Employment	-9,020	

Construction, Incomes & Housing

SD-17, Bill Monning (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
24,080	16,990	-29%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
3,173	2,756	-13%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$48,700	$52,700	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-17	*CA*	
2012	39%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-17. For example, in 2016, the counties in SD-17 produced only 60% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	44%	43%	
2014	77%	43%	
2015	57%	54%	
2016	60%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-17	*CA*	
$69,063	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
13.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
22.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
58.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-17	*CA*	
6.1%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-17	*CA*	
72.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
34.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$490	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-17, allocated by the number of current Construction identified above.
Employment	-8,830	

Construction, Incomes & Housing

SD-18, Robert Hertzberg (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
17,250	14,940	-13%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,576	1,663	6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$49,000	$50,200	2%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-18	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-18. For example, in 2016, the counties in SD-18 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-18	*CA*	
$53,587	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
19.0%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
18.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
43.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-18	*CA*	
12.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
35.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-18	*CA*	
72.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
48.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
13.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$440	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-18, allocated by the number of current Construction identified above.
Employment	-7,760	

Construction, Incomes & Housing

SD-19, Hannah-Beth Jackson (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
21,530	15,490	-28%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,188	2,072	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,700	$53,900	6%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-19	*CA*	
2012	34%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-19. For example, in 2016, the counties in SD-19 produced only 58% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	18%	43%	
2014	43%	43%	
2015	48%	54%	
2016	58%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-19	*CA*	
$64,816	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
15.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
21.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
55.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-19	*CA*	
9.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-19	*CA*	
71.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
27.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
5.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$450	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-19, allocated by the number of current Construction identified above.
Employment	-8,050	

Construction, Incomes & Housing

SD-20, Connie Leyva (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
26,720	19,260	-28%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,292	1,128	-13%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$52,600	$58,600	11%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-20	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-20. For example, in 2016, the counties in SD-20 produced only 55% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	40%	43%	
2014	41%	43%	
2015	61%	54%	
2016	55%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-20	*CA*	
$53,119	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
19.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
40.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
58.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-20	*CA*	
14.1%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-20	*CA*	
77.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
43.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
15.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$560	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-20, allocated by the number of current Construction identified above.
Employment	-10,000	

Construction, Incomes & Housing

SD-21, Scott Wilk (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
17,430	10,050	-42%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,454	1,213	-17%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$47,900	$53,700	12%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-21	***CA***	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-21. For example, in 2016, the counties in SD-21 produced only 55% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	40%	43%	
2014	41%	43%	
2015	61%	54%	
2016	55%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-21	***CA***	
$56,543	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
19.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
51.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
64.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-21	*CA*	
6.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-21	*CA*	
77.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
47.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
22.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$290	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-21, allocated by the number of current Construction identified above.
Employment	-5,220	

Construction, Incomes & Housing

SD-22, Ed Hernandez (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
13,250	11,070	-16%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,302	1,213	-7%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$49,900	$55,600	11%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-22	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-22. For example, in 2016, the counties in SD-22 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-22	*CA*	
$55,956	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
15.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
18.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
55.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-22	*CA*	
12.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-22	*CA*	
77.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
50.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.8%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$320	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-22, allocated by the number of current Construction identified above.
Employment	-5,750	

Construction, Incomes & Housing

SD-23, Mike Morrell (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
19,610	12,650	-35%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,591	1,367	-14%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$44,600	$52,700	18%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-23	*CA*	
2012	22%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-23. For example, in 2016, the counties in SD-23 produced only 52% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	43%	43%	
2014	41%	43%	
2015	56%	54%	
2016	52%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-23	*CA*	
$52,261	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
18.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
45.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
61.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-23	*CA*	
6.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-23	*CA*	
78.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
41.6%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
14.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$370	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-23, allocated by the number of current Construction identified above.
Employment	-6,570	

Construction, Incomes & Housing

SD-24, Kevin de León (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
5,070	4,810	-5%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
593	586	-1%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$48,600	$46,700	-4%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-24	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-24. For example, in 2016, the counties in SD-24 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-24	*CA*	
$37,719	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
26.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
7.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
22.4%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-24	*CA*	
22.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-24	*CA*	
58.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
53.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$140	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-24, allocated by the number of current Construction identified above.
Employment	-2,500	

Construction, Incomes & Housing

SD-25, Anthony Portantino, Jr. (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
23,510	16,280	-31%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,031	1,923	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$54,900	$56,400	3%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-25	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-25. For example, in 2016, the counties in SD-25 produced only 55% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	40%	43%	
2014	41%	43%	
2015	61%	54%	
2016	55%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-25	*CA*	
$69,867	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.0%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
18.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
52.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-25	*CA*	
5.1%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-25	*CA*	
76.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
44.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$470	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-25, allocated by the number of current Construction identified above.
Employment	-8,460	

Construction, Incomes & Housing

SD-26, Benjamin Allen (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
13,970	11,370	-19%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,592	1,528	-4%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$64,200	$61,400	-4%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-26	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-26. For example, in 2016, the counties in SD-26 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-26	*CA*	
$82,443	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
10.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
10.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
40.9%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-26	*CA*	
3.0%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
24.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-26	*CA*	
72.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
42.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$330	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-26, allocated by the number of current Construction identified above.
Employment	-5,910	

Construction, Incomes & Housing

SD-27, Henry Stern (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
27,370	18,910	-31%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,811	2,669	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$47,600	$49,200	3%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-27	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-27. For example, in 2016, the counties in SD-27 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	38%	43%	
2014	45%	43%	
2015	66%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-27	*CA*	
$83,542	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
10.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
24.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
64.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-27	*CA*	
5.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-27	*CA*	
76.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
45.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
14.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$550	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-27, allocated by the number of current Construction identified above.
Employment	-9,820	

Construction, Incomes & Housing

SD-28, Jeff Stone (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
31,980	20,730	-35%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,318	2,007	-13%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$46,600	$43,300	-7%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-28	***CA***	
2012	27%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-28. For example, in 2016, the counties in SD-28 produced only 41% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	58%	43%	
2014	40%	43%	
2015	41%	54%	
2016	41%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-28	***CA***	
$57,426	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
15.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
39.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
66.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-28	*CA*	
5.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.7%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-28	*CA*	
77.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
41.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
17.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$600	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-28, allocated by the number of current Construction identified above.
Employment	-10,770	

Construction, Incomes & Housing

SD-29, Josh Newman (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
21,670	19,350	-11%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,553	1,468	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$55,800	$61,900	11%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-29	***CA***	
2012	24%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-29. For example, in 2016, the counties in SD-29 produced only 66% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	45%	43%	
2014	47%	43%	
2015	67%	54%	
2016	66%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-29	***CA***	
$72,137	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
27.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
60.9%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-29	*CA*	
9.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-29	*CA*	
78.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
13.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$560	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-29, allocated by the number of current Construction identified above.
Employment	-10,050	

Construction, Incomes & Housing

SD-30, Holly Mitchell (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
5,970	5,850	-2%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
701	692	-1%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$52,100	$62,400	20%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-30	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-30. For example, in 2016, the counties in SD-30 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-30	*CA*	
$40,377	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
28.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
11.7%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
33.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-30	*CA*	
14.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
38.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-30	*CA*	
66.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
51.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.5%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$170	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-30, allocated by the number of current Construction identified above.
Employment	-3,040	

Construction, Incomes & Housing

SD-31, Richard Roth (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
44,920	30,990	-31%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,671	1,519	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$49,400	$54,500	10%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-31	*CA*	
2012	27%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-31. For example, in 2016, the counties in SD-31 produced only 41% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	58%	43%	
2014	40%	43%	
2015	41%	54%	
2016	41%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-31	*CA*	
$60,797	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
17.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
43.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
62.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-31	*CA*	
10.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-31	*CA*	
76.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
18.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$900	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-31, allocated by the number of current Construction identified above.
Employment	-16,100	

Construction, Incomes & Housing

SD-32, Tony Mendoza (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
16,480	14,790	-10%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,231	1,114	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$57,800	$63,400	10%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-32	*CA*	
2012	24%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-32. For example, in 2016, the counties in SD-32 produced only 74% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	45%	43%	
2014	51%	43%	
2015	73%	54%	
2016	74%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-32	*CA*	
$62,562	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
32.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-32	*CA*	
11.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-32	*CA*	
80.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$430	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-32, allocated by the number of current Construction identified above.
Employment	-7,680	

Construction, Incomes & Housing

SD-33, Ricardo Lara (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
8,540	9,370	10%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
759	669	-12%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$58,600	$65,800	12%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-33	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-33. For example, in 2016, the counties in SD-33 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-33	*CA*	
$44,530	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
24.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
23.2%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
36.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-33	*CA*	
21.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-33	*CA*	
71.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
48.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$270	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-33, allocated by the number of current Construction identified above.
Employment	-4,870	

Construction, Incomes & Housing

SD-34, Janet Nguyen (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
21,630	20,230	-6%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,662	1,469	-12%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$56,500	$59,300	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-34	*CA*	
2012	24%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-34. For example, in 2016, the counties in SD-34 produced only 74% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	45%	43%	
2014	51%	43%	
2015	73%	54%	
2016	74%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-34	*CA*	
$61,571	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
17.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
23.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
53.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-34	*CA*	
15.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-34	*CA*	
77.1%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
40.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$590	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-34, allocated by the number of current Construction identified above.
Employment	-10,510	

Construction, Incomes & Housing

SD-35, Steven Bradford (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
16,680	14,430	-13%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
915	927	1%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$55,200	$60,500	10%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-35	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-35. For example, in 2016, the counties in SD-35 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-35	*CA*	
$49,541	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
20.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
27.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
46.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-35	*CA*	
15.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-35	*CA*	
75.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
42.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
10.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$420	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-35, allocated by the number of current Construction identified above.
Employment	-7,500	

Construction, Incomes & Housing

SD-36, Patricia Bates (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
22,540	17,020	-24%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,335	2,112	-10%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$58,600	$58,000	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-36	*CA*	
2012	34%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-36. For example, in 2016, the counties in SD-36 produced only 83% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	57%	43%	
2014	51%	43%	
2015	73%	54%	
2016	83%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-36	*CA*	
$81,450	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
9.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
28.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
63.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-36	*CA*	
3.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-36	*CA*	
76.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
39.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$500	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-36, allocated by the number of current Construction identified above.
Employment	-8,840	

Construction, Incomes & Housing

SD-37, John Moorlach (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
55,500	44,380	-20%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,757	2,580	-6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$64,800	$67,100	4%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-37	*CA*	
2012	33%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-37. For example, in 2016, the counties in SD-37 produced only 108% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	60%	43%	
2014	66%	43%	
2015	84%	54%	
2016	108%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-37	*CA*	
$85,730	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
10.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
16.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
57.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-37	*CA*	
4.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.6%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-37	*CA*	
79.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
33.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$1,290	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-37, allocated by the number of current Construction identified above.
Employment	-23,050	

Construction, Incomes & Housing

SD-38, Joel Anderson (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
44,760	32,770	-27%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
3,246	2,842	-12%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,900	$55,200	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-38	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-38. For example, in 2016, the counties in SD-38 produced only 65% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	38%	43%	
2015	64%	54%	
2016	65%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-38	*CA*	
$65,005	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
13.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
29.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
61.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-38	*CA*	
5.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.7%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-38	*CA*	
80.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
39.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$950	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-38, allocated by the number of current Construction identified above.
Employment	-17,020	

Construction, Incomes & Housing

SD-39, Toni Atkins (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
26,700	23,350	-13%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,846	1,739	-6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$61,300	$63,200	3%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-39	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-39. For example, in 2016, the counties in SD-39 produced only 65% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	38%	43%	
2015	64%	54%	
2016	65%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-39	*CA*	
$72,546	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
21.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
46.9%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-39	*CA*	
3.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
25.6%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-39	*CA*	
74.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
26.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
3.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$680	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-39, allocated by the number of current Construction identified above.
Employment	-12,130	

Construction, Incomes & Housing

SD-40, Ben Hueso (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
9,790	7,930	-19%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
884	836	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$45,900	$45,600	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	SD-40	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within SD-40. For example, in 2016, the counties in SD-40 produced only 57% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	35%	43%	
2015	57%	54%	
2016	57%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

SD-40	*CA*	
$49,578	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
20.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
34.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
50.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

SD-40	*CA*	
12.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

SD-40	*CA*	
74.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
37.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$230	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in SD-40, allocated by the number of current Construction identified above.
Employment	-4,120	

Construction, Incomes & Housing

AD-01, Brian Dahle (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
13,120	7,700	-41%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
2,214	1,443	-35%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$45,500	$48,800	7%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-01	*CA*	
2012	64%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-01. For example, in 2016, the counties in AD-01 produced only 89% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	83%	43%	
2014	72%	43%	
2015	96%	54%	
2016	89%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-01	*CA*	
$47,708	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
16.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
35.2%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
67.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-01	*CA*	
2.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-01	*CA*	
77.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
24.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$220	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-01, allocated by the number of current Construction identified above.
Employment	-4,000	

Construction, Incomes & Housing

AD-02, Jim Wood (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
9,840	7,300	-26%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,595	1,249	-22%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$49,600	$53,200	7%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-02	*CA*	
2012	64%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-02. For example, in 2016, the counties in AD-02 produced only 44% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	59%	43%	
2014	34%	43%	
2015	30%	54%	
2016	44%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-02	*CA*	
$50,998	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
16.0%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
29.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-02	*CA*	
4.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-02	*CA*	
74.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
22.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
5.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$210	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-02, allocated by the number of current Construction identified above.
Employment	-3,790	

Construction, Incomes & Housing

AD-03, James Gallagher (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
7,710	5,740	-26%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,077	817	-24%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$44,400	$49,600	12%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-03	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-03. For example, in 2016, the counties in AD-03 produced only 42% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	80%	43%	
2014	49%	43%	
2015	50%	54%	
2016	42%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-03	*CA*	
$45,429	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
20.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
50.2%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-03	*CA*	
4.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.1%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-03	*CA*	
75.7%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
29.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$170	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-03, allocated by the number of current Construction identified above.
Employment	-2,980	

Construction, Incomes & Housing

AD-04, Cecilia Aguiar-Curry (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
13,160	8,400	-36%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,315	1,051	-20%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,600	$59,300	17%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-04	*CA*	
2012	26%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-04. For example, in 2016, the counties in AD-04 produced only 49% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	45%	43%	
2014	22%	43%	
2015	43%	54%	
2016	49%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-04	*CA*	
$58,232	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
16.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
30.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
58.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-04	*CA*	
5.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-04	*CA*	
72.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
31.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.8%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$240	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-04, allocated by the number of current Construction identified above.
Employment	-4,360	

Construction, Incomes & Housing

AD-05, Frank Bigelow (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
11,080	6,900	-38%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,842	1,269	-31%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,600	$50,600	16%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-05	*CA*	
2012	80%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-05. For example, in 2016, the counties in AD-05 produced only 79% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	48%	43%	
2014	79%	43%	
2015	77%	54%	
2016	79%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-05	*CA*	
$51,716	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
16.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
46.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
68.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-05	*CA*	
4.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
26.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-05	*CA*	
75.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
37.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
10.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$200	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-05, allocated by the number of current Construction identified above.
Employment	-3,580	

Construction, Incomes & Housing

AD-06, Kevin Kiley (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
17,800	12,910	-27%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,500	1,223	-18%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$54,000	$54,500	1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-06	*CA*	
2012	43%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-06. For example, in 2016, the counties in AD-06 produced only 63% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	33%	43%	
2014	41%	43%	
2015	62%	54%	
2016	63%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-06	*CA*	
$82,903	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
7.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
48.7%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
71.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-06	*CA*	
1.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
24.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-06	*CA*	
79.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
39.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$380	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-06, allocated by the number of current Construction identified above.
Employment	-6,710	

Construction, Incomes & Housing

AD-07, Kevin McCarty (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
19,020	14,990	-21%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
901	796	-12%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$58,200	$62,000	7%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-07	*CA*	
2012	39%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-07. For example, in 2016, the counties in AD-07 produced only 46% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	31%	43%	
2014	24%	43%	
2015	44%	54%	
2016	46%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-07	*CA*	
$50,730	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
21.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
47.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
48.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-07	***CA***	
5.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
24.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-07	***CA***	
73.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
31.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$440	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-07, allocated by the number of current Construction identified above.
Employment	-7,790	

Construction, Incomes & Housing

AD-08, Ken Cooley (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
20,320	13,200	-35%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,165	965	-17%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$52,600	$55,100	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-08	*CA*	
2012	50%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-08. For example, in 2016, the counties in AD-08 produced only 43% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	24%	43%	
2014	24%	43%	
2015	43%	54%	
2016	43%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-08	*CA*	
$52,146	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
18.0%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
46.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
54.4%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-08	*CA*	
4.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.7%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-08	*CA*	
78.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
35.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
5.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$380	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-08, allocated by the number of current Construction identified above.
Employment	-6,860	

Construction, Incomes & Housing

AD-09, Jim Cooper (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
6,270	4,480	-29%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
620	509	-18%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$49,300	$54,800	11%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-09	*CA*	
2012	40%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-09. For example, in 2016, the counties in AD-09 produced only 45% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	27%	43%	
2014	23%	43%	
2015	43%	54%	
2016	45%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-09	*CA*	
$57,724	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
17.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
49.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-09	***CA***	
6.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-09	***CA***	
74.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
41.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$130	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-09, allocated by the number of current Construction identified above.
Employment	-2,330	

Construction, Incomes & Housing

AD-10, Marc Levine (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
15,570	12,520	-20%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,982	1,805	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$58,500	$63,000	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-10	*CA*	
2012	67%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-10. For example, in 2016, the counties in AD-10 produced only 40% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	36%	43%	
2014	21%	43%	
2015	22%	54%	
2016	40%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-10	*CA*	
$79,506	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
10.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
18.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
60.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-10	***CA***	
4.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-10	***CA***	
69.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
40.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$360	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-10, allocated by the number of current Construction identified above.
Employment	-6,500	

Construction, Incomes & Housing

AD-11, Jim Frazier (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
12,310	10,050	-18%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
941	759	-19%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$52,200	$63,000	21%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-11	*CA*	
2012	36%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-11. For example, in 2016, the counties in AD-11 produced only 43% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	24%	43%	
2014	25%	43%	
2015	43%	54%	
2016	43%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-11	*CA*	
$71,302	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
46.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
63.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-11	*CA*	
4.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-11	*CA*	
75.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
50.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
22.5%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$290	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-11, allocated by the number of current Construction identified above.
Employment	-5,220	

Construction, Incomes & Housing

AD-12, Heath Flora (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
11,820	7,600	-36%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
960	815	-15%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$46,400	$49,100	6%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-12	***CA***	
2012	19%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-12. For example, in 2016, the counties in AD-12 produced only 37% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	25%	43%	
2014	19%	43%	
2015	31%	54%	
2016	37%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-12	***CA***	
$56,620	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
15.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
49.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
61.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-12	*CA*	
5.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-12	*CA*	
80.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
33.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$220	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-12, allocated by the number of current Construction identified above.
Employment	-3,950	

Construction, Incomes & Housing

AD-13, Susan Talamantes Eggman (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
8,660	5,490	-37%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
659	498	-25%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$55,800	$53,600	-4%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-13	*CA*	
2012	30%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-13. For example, in 2016, the counties in AD-13 produced only 50% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	33%	43%	
2014	21%	43%	
2015	42%	54%	
2016	50%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-13	*CA*	
$51,218	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
20.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
47.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
53.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-13	***CA***	
7.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-13	***CA***	
76.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
38.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
17.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$160	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-13, allocated by the number of current Construction identified above.
Employment	-2,850	

Construction, Incomes & Housing

AD-14, Tim Grayson (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
16,040	12,600	-21%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,121	934	-17%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$68,000	$71,700	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-14	*CA*	
2012	30%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-14. For example, in 2016, the counties in AD-14 produced only 43% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	24%	43%	
2014	25%	43%	
2015	43%	54%	
2016	43%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-14	*CA*	
$69,783	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
13.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
40.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
60.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-14	*CA*	
5.0%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-14	*CA*	
71.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
51.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
19.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$370	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-14, allocated by the number of current Construction identified above.
Employment	-6,540	

Construction, Incomes & Housing

AD-15, Tony Thurmond (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
5,920	6,400	8%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
757	686	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$62,100	$71,700	15%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-15	*CA*	
2012	34%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-15. For example, in 2016, the counties in AD-15 produced only 52% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	21%	43%	
2014	28%	43%	
2015	47%	54%	
2016	52%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-15	*CA*	
$70,716	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
27.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
51.9%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-15	*CA*	
4.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
24.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-15	*CA*	
51.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
50.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
14.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$190	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-15, allocated by the number of current Construction identified above.
Employment	-3,320	

Construction, Incomes & Housing

AD-16, Catharine Baker (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
21,270	15,880	-25%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,317	1,185	-10%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$69,100	$70,800	2%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-16	*CA*	
2012	34%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-16. For example, in 2016, the counties in AD-16 produced only 52% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	21%	43%	
2014	28%	43%	
2015	47%	54%	
2016	52%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-16	*CA*	
$116,960	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
4.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
28.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
71.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-16	*CA*	
2.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
21.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-16	*CA*	
73.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
17.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$460	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-16, allocated by the number of current Construction identified above.
Employment	-8,250	

Construction, Incomes & Housing

AD-17, David Chiu (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
14,740	15,980	8%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,045	986	-6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$77,200	$91,500	19%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-17	***CA***	
2012	52%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-17. For example, in 2016, the counties in AD-17 produced only 95% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	93%	43%	
2014	81%	43%	
2015	87%	54%	
2016	95%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-17	***CA***	
$74,909	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
15.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
12.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
31.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-17	*CA*	
7.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
22.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
21.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-17	*CA*	
31.1%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
13.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$470	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-17, allocated by the number of current Construction identified above.
Employment	-8,300	

Construction, Incomes & Housing

AD-18, Rob Bonta (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
11,440	11,680	2%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
766	720	-6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$70,700	$79,700	13%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-18	*CA*	
2012	30%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-18. For example, in 2016, the counties in AD-18 produced only 59% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	21%	43%	
2014	29%	43%	
2015	55%	54%	
2016	59%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-18	*CA*	
$54,713	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
18.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
22.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
41.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-18	***CA***	
8.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-18	***CA***	
58.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
48.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
13.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$340	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-18, allocated by the number of current Construction identified above.
Employment	-6,070	

Construction, Incomes & Housing

AD-19, Phil Ting (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
3,110	3,110	0%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
765	757	-1%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$45,700	$54,500	19%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-19	*CA*	
2012	36%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-19. For example, in 2016, the counties in AD-19 produced only 84% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	66%	43%	
2014	67%	43%	
2015	80%	54%	
2016	84%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-19	*CA*	
$86,246	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
10.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
12.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
47.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-19	*CA*	
6.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
22.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
23.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-19	*CA*	
47.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
54.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$90	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-19, allocated by the number of current Construction identified above.
Employment	-1,620	

Construction, Incomes & Housing

AD-20, Bill Quirk (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
10,340	8,890	-14%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
708	634	-10%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$63,400	$73,100	15%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-20	*CA*	
2012	30%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-20. For example, in 2016, the counties in AD-20 produced only 59% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	21%	43%	
2014	29%	43%	
2015	55%	54%	
2016	59%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-20	*CA*	
$77,397	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
10.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
31.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-20	***CA***	
8.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.7%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.6%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-20	***CA***	
73.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
52.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
14.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$260	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-20, allocated by the number of current Construction identified above.
Employment	-4,620	

Construction, Incomes & Housing

AD-21, Adam Gray (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
9,950	5,820	-42%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
734	575	-22%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,600	$49,500	14%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-21	*CA*	
2012	9%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-21. For example, in 2016, the counties in AD-21 produced only 30% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	14%	43%	
2014	14%	43%	
2015	19%	54%	
2016	30%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-21	*CA*	
$42,796	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
25.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
50.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
51.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-21	*CA*	
9.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-21	*CA*	
77.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
32.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
13.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$170	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-21, allocated by the number of current Construction identified above.
Employment	-3,020	

Construction, Incomes & Housing

AD-22, Kevin Mullin (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
13,440	17,870	33%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,415	1,293	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$68,300	$72,900	7%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-22	*CA*	
2012	18%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-22. For example, in 2016, the counties in AD-22 produced only 66% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	29%	43%	
2014	51%	43%	
2015	68%	54%	
2016	66%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-22	*CA*	
$96,833	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
6.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
15.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
58.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-22	*CA*	
5.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
24.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-22	*CA*	
71.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
41.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$520	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-22, allocated by the number of current Construction identified above.
Employment	-9,280	

Construction, Incomes & Housing

AD-23, Jim Patterson (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
14,640	8,910	-39%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,066	957	-10%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$44,000	$45,400	3%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-23	*CA*	
2012	24%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-23. For example, in 2016, the counties in AD-23 produced only 41% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	50%	43%	
2014	32%	43%	
2015	41%	54%	
2016	41%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-23	*CA*	
$56,021	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
18.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
52.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-23	*CA*	
5.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.6%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-23	*CA*	
80.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
22.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
4.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$260	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-23, allocated by the number of current Construction identified above.
Employment	-4,630	

Construction, Incomes & Housing

AD-24, Marc Berman (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
8,700	7,920	-9%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
783	659	-16%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$62,700	$74,700	19%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-24	*CA*	
2012	36%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-24. For example, in 2016, the counties in AD-24 produced only 61% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	43%	43%	
2014	76%	43%	
2015	60%	54%	
2016	61%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-24	*CA*	
$111,285	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
8.0%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
12.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
53.7%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-24	*CA*	
6.0%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
20.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
21.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-24	*CA*	
71.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
29.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
5.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$230	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-24, allocated by the number of current Construction identified above.
Employment	-4,110	

Construction, Incomes & Housing

AD-25, Kansen Chu (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
20,880	22,020	5%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
886	895	1%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$71,200	$78,400	10%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-25	***CA***	
2012	38%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-25. For example, in 2016, the counties in AD-25 produced only 59% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	34%	43%	
2014	57%	43%	
2015	56%	54%	
2016	59%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-25	***CA***	
$98,471	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
7.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
25.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
56.7%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-25	***CA***	
7.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
23.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
20.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-25	***CA***	
77.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
37.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$640	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-25, allocated by the number of current Construction identified above.
Employment	-11,440	

Construction, Incomes & Housing

AD-26, Devon Mathis (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
8,460	5,110	-40%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
752	600	-20%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,900	$45,800	4%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-26	*CA*	
2012	31%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-26. For example, in 2016, the counties in AD-26 produced only 29% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	40%	43%	
2014	44%	43%	
2015	33%	54%	
2016	29%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-26	*CA*	
$41,702	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
27.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
52.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
57.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-26	*CA*	
9.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-26	*CA*	
76.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
28.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$150	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-26, allocated by the number of current Construction identified above.
Employment	-2,650	

Construction, Incomes & Housing

AD-27, Ash Kalra (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
10,740	10,560	-2%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
623	667	7%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$60,700	$73,000	20%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-27	*CA*	
2012	43%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-27. For example, in 2016, the counties in AD-27 produced only 60% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	47%	43%	
2014	82%	43%	
2015	58%	54%	
2016	60%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-27	*CA*	
$70,962	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
25.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
54.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-27	*CA*	
14.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-27	*CA*	
74.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
45.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
9.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$310	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-27, allocated by the number of current Construction identified above.
Employment	-5,490	

Construction, Incomes & Housing

AD-28, Evan Low (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
8,340	8,240	-1%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,063	996	-6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$62,000	$67,100	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-28	***CA***	
2012	43%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-28. For example, in 2016, the counties in AD-28 produced only 60% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	47%	43%	
2014	82%	43%	
2015	58%	54%	
2016	60%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-28	***CA***	
$105,844	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
7.0%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
19.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
60.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-28	***CA***	
4.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
22.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-28	***CA***	
79.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
38.6%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$240	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-28, allocated by the number of current Construction identified above.
Employment	-4,280	

Construction, Incomes & Housing

AD-29, Mark Stone (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
9,990	7,070	-29%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,624	1,402	-14%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$48,900	$51,200	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-29	*CA*	
2012	37%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-29. For example, in 2016, the counties in AD-29 produced only 56% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	42%	43%	
2014	74%	43%	
2015	53%	54%	
2016	56%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-29	*CA*	
$76,287	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
11.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
19.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-29	*CA*	
4.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-29	*CA*	
71.7%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
35.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$210	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-29, allocated by the number of current Construction identified above.
Employment	-3,670	

Construction, Incomes & Housing

AD-30, Anna Caballero (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
10,760	6,120	-43%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
941	838	-11%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$49,200	$54,000	10%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-30	*CA*	
2012	37%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-30. For example, in 2016, the counties in AD-30 produced only 58% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	42%	43%	
2014	72%	43%	
2015	54%	54%	
2016	58%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-30	*CA*	
$59,881	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
17.0%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
25.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
53.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-30	*CA*	
14.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
31.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-30	*CA*	
72.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
39.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
9.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$180	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-30, allocated by the number of current Construction identified above.
Employment	-3,180	

Construction, Incomes & Housing

AD-31, Joaquin Arambula (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
8,610	6,070	-30%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
505	461	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$48,700	$55,100	13%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-31	*CA*	
2012	26%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-31. For example, in 2016, the counties in AD-31 produced only 39% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	53%	43%	
2014	30%	43%	
2015	39%	54%	
2016	39%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-31	*CA*	
$34,344	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
35.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
48.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
45.2%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-31	***CA***	
14.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
34.1%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-31	***CA***	
72.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
28.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$180	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-31, allocated by the number of current Construction identified above.
Employment	-3,150	

Construction, Incomes & Housing

AD-32, Rudy Salas (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
4,250	3,850	-9%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
327	304	-7%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$44,200	$52,200	18%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-32	*CA*	
2012	51%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-32. For example, in 2016, the counties in AD-32 produced only 27% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	43%	43%	
2014	51%	43%	
2015	33%	54%	
2016	27%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-32	*CA*	
$37,934	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
30.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
54.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
48.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-32	***CA***	
15.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-32	***CA***	
72.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
30.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$110	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-32, allocated by the number of current Construction identified above.
Employment	-2,000	

Construction, Incomes & Housing

AD-33, Jay Obernolte (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
6,530	3,130	-52%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
841	567	-33%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,600	$44,200	1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-33	*CA*	
2012	25%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-33. For example, in 2016, the counties in AD-33 produced only 35% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	48%	43%	
2014	26%	43%	
2015	37%	54%	
2016	35%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-33	*CA*	
$46,024	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
23.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
53.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
61.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-33	*CA*	
6.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
34.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-33	*CA*	
76.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
42.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
18.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$90	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-33, allocated by the number of current Construction identified above.
Employment	-1,630	

Construction, Incomes & Housing

AD-34, Vince Fong (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
16,630	12,810	-23%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,020	840	-18%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$48,900	$53,900	10%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-34	*CA*	
2012	39%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-34. For example, in 2016, the counties in AD-34 produced only 25% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	49%	43%	
2015	29%	54%	
2016	25%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-34	*CA*	
$60,667	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
16.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
61.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
60.7%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-34	*CA*	
5.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
26.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-34	*CA*	
81.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
24.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$370	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-34, allocated by the number of current Construction identified above.
Employment	-6,650	

Construction, Incomes & Housing

AD-35, Jordan Cunningham (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
11,040	8,890	-19%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,398	1,191	-15%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$45,900	$51,600	12%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-35	*CA*	
2012	116%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-35. For example, in 2016, the counties in AD-35 produced only 75% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	25%	43%	
2014	81%	43%	
2015	86%	54%	
2016	75%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-35	*CA*	
$58,571	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
16.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
28.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
56.4%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-35	*CA*	
7.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-35	*CA*	
72.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
26.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
5.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$260	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-35, allocated by the number of current Construction identified above.
Employment	-4,620	

Construction, Incomes & Housing

AD-36, Tom Lackey (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
7,390	3,350	-55%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
603	476	-21%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,000	$47,400	10%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-36	*CA*	
2012	23%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-36. For example, in 2016, the counties in AD-36 produced only 50% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	40%	43%	
2014	42%	43%	
2015	56%	54%	
2016	50%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-36	*CA*	
$52,211	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
20.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
54.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
62.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-36	*CA*	
5.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
34.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-36	*CA*	
80.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
46.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
24.8%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$100	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-36, allocated by the number of current Construction identified above.
Employment	-1,740	

Construction, Incomes & Housing

AD-37, S. Monique Limón (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
13,520	10,130	-25%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,490	1,431	-4%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$51,300	$54,500	6%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-37	*CA*	
2012	43%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-37. For example, in 2016, the counties in AD-37 produced only 68% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	25%	43%	
2014	56%	43%	
2015	59%	54%	
2016	68%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-37	*CA*	
$68,850	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
13.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
54.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-37	***CA***	
6.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-37	***CA***	
70.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
25.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
5.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$300	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-37, allocated by the number of current Construction identified above.
Employment	-5,260	

Construction, Incomes & Housing

AD-38, Dante Acosta (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
12,030	8,720	-28%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,187	1,107	-7%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$51,300	$55,700	9%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-38	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-38. For example, in 2016, the counties in AD-38 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	38%	43%	
2014	45%	43%	
2015	66%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-38	*CA*	
$89,118	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
7.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
42.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
70.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-38	***CA***	
4.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-38	***CA***	
78.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
50.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
15.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$250	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-38, allocated by the number of current Construction identified above.
Employment	-4,530	

Construction, Incomes & Housing

AD-39, Raul Bocanegra (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
10,740	8,690	-19%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
825	854	3%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,600	$54,600	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-39	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-39. For example, in 2016, the counties in AD-39 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-39	*CA*	
$52,657	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
18.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
26.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
53.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-39	*CA*	
14.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
36.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-39	*CA*	
75.1%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
47.6%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$250	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-39, allocated by the number of current Construction identified above.
Employment	-4,510	

Construction, Incomes & Housing

AD-40, Marc Steinorth (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
11,370	7,680	-32%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
684	635	-7%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$48,500	$57,500	19%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-40	*CA*	
2012	25%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-40. For example, in 2016, the counties in AD-40 produced only 35% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	48%	43%	
2014	26%	43%	
2015	37%	54%	
2016	35%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-40	*CA*	
$55,893	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
19.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
41.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
53.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-40	*CA*	
8.1%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-40	*CA*	
77.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
35.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$220	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-40, allocated by the number of current Construction identified above.
Employment	-3,990	

Construction, Incomes & Housing

AD-41, Chris Holden (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
15,090	9,510	-37%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,034	930	-10%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$58,500	$58,200	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-41	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-41. For example, in 2016, the counties in AD-41 produced only 55% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	40%	43%	
2014	41%	43%	
2015	61%	54%	
2016	55%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-41	*CA*	
$75,320	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
11.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
23.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
57.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-41	*CA*	
4.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-41	*CA*	
75.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
43.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$280	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-41, allocated by the number of current Construction identified above.
Employment	-4,940	

Construction, Incomes & Housing

AD-42, Chad Mayes (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
13,160	6,080	-54%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,091	816	-25%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$44,200	$45,500	3%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-42	***CA***	
2012	26%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-42. For example, in 2016, the counties in AD-42 produced only 39% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	34%	43%	
2015	40%	54%	
2016	39%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-42	***CA***	
$47,481	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
17.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
35.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
63.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-42	***CA***	
4.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-42	***CA***	
76.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
34.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
10.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$180	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-42, allocated by the number of current Construction identified above.
Employment	-3,160	

Construction, Incomes & Housing

AD-43, Laura Friedman (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
6,550	5,930	-9%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
836	839	0%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,700	$54,900	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-43	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-43. For example, in 2016, the counties in AD-43 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-43	*CA*	
$56,938	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
11.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
35.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-43	*CA*	
7.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
24.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.1%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-43	*CA*	
72.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
44.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
10.5%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$170	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-43, allocated by the number of current Construction identified above.
Employment	-3,080	

Construction, Incomes & Housing

AD-44, Jacqui Irwin (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
11,130	7,250	-35%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
978	927	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$49,900	$52,600	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-44	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-44. For example, in 2016, the counties in AD-44 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	38%	43%	
2014	45%	43%	
2015	66%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-44	*CA*	
$82,478	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
10.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
30.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
65.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-44	***CA***	
8.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-44	***CA***	
77.1%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
32.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$210	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-44, allocated by the number of current Construction identified above.
Employment	-3,770	

Construction, Incomes & Housing

AD-45, Matt Dababneh (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
13,650	10,080	-26%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,364	1,336	-2%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$47,300	$48,300	2%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-45	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-45. For example, in 2016, the counties in AD-45 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	38%	43%	
2014	45%	43%	
2015	66%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-45	*CA*	
$67,932	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
20.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
55.4%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-45	***CA***	
8.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
34.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-45	***CA***	
75.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
46.7%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
14.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$290	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-45, allocated by the number of current Construction identified above.
Employment	-5,240	

Construction, Incomes & Housing

AD-46, Adrin Nazarian (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
7,080	6,380	-10%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
787	863	10%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,400	$43,000	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-46	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-46. For example, in 2016, the counties in AD-46 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-46	*CA*	
$54,320	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
19.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
14.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
37.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-46	*CA*	
11.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
34.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-46	*CA*	
71.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
51.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
14.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$190	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-46, allocated by the number of current Construction identified above.
Employment	-3,310	

Construction, Incomes & Housing

AD-47, Eloise Reyes (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
10,570	5,660	-46%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
465	374	-20%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$51,000	$55,200	8%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-47	*CA*	
2012	25%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-47. For example, in 2016, the counties in AD-47 produced only 35% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	48%	43%	
2014	26%	43%	
2015	37%	54%	
2016	35%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-47	*CA*	
$51,467	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
20.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
43.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
60.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-47	***CA***	
14.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
31.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-47	***CA***	
78.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
42.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
14.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$160	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-47, allocated by the number of current Construction identified above.
Employment	-2,940	

Construction, Incomes & Housing

AD-48, Blanca Rubio (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
7,720	6,290	-19%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
677	646	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$52,800	$52,500	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-48	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-48. For example, in 2016, the counties in AD-48 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-48	*CA*	
$60,427	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
13.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
28.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
62.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-48	*CA*	
11.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-48	*CA*	
77.7%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
14.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$180	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-48, allocated by the number of current Construction identified above.
Employment	-3,270	

Construction, Incomes & Housing

AD-49, Edwin Chau (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
4,070	3,310	-19%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
613	587	-4%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,700	$52,400	20%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-49	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-49. For example, in 2016, the counties in AD-49 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-49	*CA*	
$55,607	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
15.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
10.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
51.7%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-49	*CA*	
10.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.1%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-49	*CA*	
78.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
50.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$100	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-49, allocated by the number of current Construction identified above.
Employment	-1,720	

Construction, Incomes & Housing

AD-50, Richard Bloom (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
7,930	6,300	-21%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
885	870	-2%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$63,400	$62,600	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-50	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-50. For example, in 2016, the counties in AD-50 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-50	*CA*	
$76,886	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
11.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
5.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
34.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-50	*CA*	
2.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
24.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-50	*CA*	
69.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
43.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$180	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-50, allocated by the number of current Construction identified above.
Employment	-3,270	

Construction, Incomes & Housing

AD-51, Jimmy Gomez (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
3,130	2,800	-11%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
276	264	-4%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,700	$47,900	-6%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-51	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-51. For example, in 2016, the counties in AD-51 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-51	*CA*	
$43,657	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
24.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
14.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
34.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-51	***CA***	
17.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-51	***CA***	
65.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
12.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$80	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-51, allocated by the number of current Construction identified above.
Employment	-1,450	

Construction, Incomes & Housing

AD-52, Freddie Rodriguez (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
16,140	13,600	-16%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
827	754	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$53,600	$60,100	12%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-52	***CA***	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-52. For example, in 2016, the counties in AD-52 produced only 55% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	40%	43%	
2014	41%	43%	
2015	61%	54%	
2016	55%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-52	***CA***	
$54,975	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
18.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
35.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
56.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-52	*CA*	
13.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-52	*CA*	
76.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
44.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
15.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$400	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-52, allocated by the number of current Construction identified above.
Employment	-7,060	

Construction, Incomes & Housing

AD-53, Miguel Santiago (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
2,760	3,340	21%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
367	377	3%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$55,400	$71,100	28%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-53	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-53. For example, in 2016, the counties in AD-53 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-53	*CA*	
$31,722	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
31.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
3.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
12.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-53	*CA*	
28.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-53	*CA*	
51.7%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
57.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
13.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$100	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-53, allocated by the number of current Construction identified above.
Employment	-1,730	

Construction, Incomes & Housing

AD-54, Sebastian Ridley-Thomas (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
5,180	4,260	-18%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
574	543	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$54,000	$51,700	-4%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-54	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-54. For example, in 2016, the counties in AD-54 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-54	*CA*	
$54,570	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
18.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
9.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
37.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-54	***CA***	
8.0%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
34.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-54	***CA***	
70.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
45.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$120	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-54, allocated by the number of current Construction identified above.
Employment	-2,210	

Construction, Incomes & Housing

AD-55, Phillip Chen (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
12,890	10,520	-18%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
933	877	-6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$59,900	$60,800	2%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-55	*CA*	
2012	24%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-55. For example, in 2016, the counties in AD-55 produced only 66% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	45%	43%	
2014	47%	43%	
2015	67%	54%	
2016	66%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-55	*CA*	
$84,382	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
8.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
29.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
71.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-55	***CA***	
6.0%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-55	***CA***	
79.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
53.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
15.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$310	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-55, allocated by the number of current Construction identified above.
Employment	-5,460	

Construction, Incomes & Housing

AD-56, Eduardo Garcia (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
12,050	7,380	-39%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
686	622	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,700	$42,300	-3%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-56	*CA*	
2012	28%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-56. For example, in 2016, the counties in AD-56 produced only 37% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	58%	43%	
2014	37%	43%	
2015	37%	54%	
2016	37%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-56	*CA*	
$41,043	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
24.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
43.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-56	*CA*	
9.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.1%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-56	*CA*	
79.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
27.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
5.8%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$210	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-56, allocated by the number of current Construction identified above.
Employment	-3,830	

Construction, Incomes & Housing

AD-57, Ian Charles Calderon (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	***2016***	***Change***	
12,650	11,640	-8%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
775	692	-11%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$58,700	$68,300	16%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-57	***CA***	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-57. For example, in 2016, the counties in AD-57 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-57	***CA***	
$65,559	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
34.7%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
66.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-57	*CA*	
12.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-57	*CA*	
81.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
50.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.8%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$340	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-57, allocated by the number of current Construction identified above.
Employment	-6,050	

Construction, Incomes & Housing

AD-58, Cristina Garcia (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
5,710	4,980	-13%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
501	452	-10%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$55,500	$55,700	0%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-58	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-58. For example, in 2016, the counties in AD-58 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-58	*CA*	
$55,755	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
27.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
51.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-58	***CA***	
14.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-58	***CA***	
79.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
49.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.5%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$150	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-58, allocated by the number of current Construction identified above.
Employment	-2,590	

Construction, Incomes & Housing

AD-59, Reginald Jones-Sawyer (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
860	670	-22%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
116	102	-13%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$47,300	$47,000	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-59	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-59. For example, in 2016, the counties in AD-59 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-59	*CA*	
$30,363	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
37.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
18.7%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
30.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-59	*CA*	
26.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
45.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-59	*CA*	
59.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
54.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
13.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$20	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-59, allocated by the number of current Construction identified above.
Employment	-350	

Construction, Incomes & Housing

AD-60, Sabrina Cervantes (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
33,040	21,740	-34%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,082	999	-8%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$50,600	$57,400	13%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-60	*CA*	
2012	27%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-60. For example, in 2016, the counties in AD-60 produced only 41% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	58%	43%	
2014	40%	43%	
2015	41%	54%	
2016	41%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-60	*CA*	
$66,346	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
13.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
41.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
64.9%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-60	*CA*	
10.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
31.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.6%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-60	*CA*	
75.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
53.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
20.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$630	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-60, allocated by the number of current Construction identified above.
Employment	-11,290	

Construction, Incomes & Housing

AD-61, Jose Medina (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
11,880	9,250	-22%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
589	520	-12%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$46,100	$47,400	3%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-61	*CA*	
2012	27%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-61. For example, in 2016, the counties in AD-61 produced only 41% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	58%	43%	
2014	40%	43%	
2015	41%	54%	
2016	41%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-61	*CA*	
$55,830	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
20.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
47.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
59.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-61	*CA*	
10.3%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.8%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
32.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-61	*CA*	
77.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
46.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
15.8%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$270	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-61, allocated by the number of current Construction identified above.
Employment	-4,800	

Construction, Incomes & Housing

AD-62, Autumn Burke (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
6,380	5,810	-9%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
480	510	6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$62,700	$61,200	-2%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-62	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-62. For example, in 2016, the counties in AD-62 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-62	*CA*	
$52,616	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
19.1%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
10.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
37.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-62	*CA*	
10.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.1%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-62	*CA*	
73.9%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
43.6%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
10.0%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$170	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-62, allocated by the number of current Construction identified above.
Employment	-3,020	

Construction, Incomes & Housing

AD-63, Anthony Rendon (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
3,230	4,980	54%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
330	288	-13%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$56,400	$63,600	13%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-63	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-63. For example, in 2016, the counties in AD-63 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-63	*CA*	
$47,898	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
21.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
27.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
45.9%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-63	*CA*	
21.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-63	*CA*	
74.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
47.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$150	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-63, allocated by the number of current Construction identified above.
Employment	-2,590	

Construction, Incomes & Housing

AD-64, Mike Gipson (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
10,250	8,080	-21%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
278	300	8%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$57,500	$64,800	13%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-64	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-64. For example, in 2016, the counties in AD-64 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-64	*CA*	
$43,606	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
26.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
34.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
51.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-64	*CA*	
21.0%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
39.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-64	*CA*	
72.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
45.5%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$240	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-64, allocated by the number of current Construction identified above.
Employment	-4,200	

Construction, Incomes & Housing

AD-65, Sharon Quirk-Silva (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
8,460	8,570	1%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
647	613	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$49,300	$63,000	28%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-65	*CA*	
2012	33%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-65. For example, in 2016, the counties in AD-65 produced only 108% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	60%	43%	
2014	66%	43%	
2015	84%	54%	
2016	108%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-65	*CA*	
$63,072	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
15.4%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
27.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
52.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-65	*CA*	
11.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-65	*CA*	
78.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
45.8%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$250	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-65, allocated by the number of current Construction identified above.
Employment	-4,450	

Construction, Incomes & Housing

AD-66, Al Muratsuchi (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
5,910	5,420	-8%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
902	800	-11%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$47,000	$49,400	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-66	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-66. For example, in 2016, the counties in AD-66 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-66	*CA*	
$83,604	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
8.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
14.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
57.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-66	*CA*	
5.2%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
24.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-66	*CA*	
80.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
42.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
10.4%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$160	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-66, allocated by the number of current Construction identified above.
Employment	-2,820	

Construction, Incomes & Housing

AD-67, Melissa Melendez (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
10,910	9,560	-12%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
956	910	-5%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,100	$42,800	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-67	*CA*	
2012	27%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-67. For example, in 2016, the counties in AD-67 produced only 41% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	58%	43%	
2014	40%	43%	
2015	41%	54%	
2016	41%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-67	*CA*	
$64,300	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
50.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
71.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-67	*CA*	
4.8%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.9%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
30.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-67	*CA*	
77.7%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
56.0%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
26.3%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$280	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-67, allocated by the number of current Construction identified above.
Employment	-4,970	

Construction, Incomes & Housing

AD-68, Steven S. Choi (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
33,470	27,330	-18%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,540	1,434	-7%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$58,600	$59,500	2%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-68	*CA*	
2012	33%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-68. For example, in 2016, the counties in AD-68 produced only 108% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	60%	43%	
2014	66%	43%	
2015	84%	54%	
2016	108%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-68	*CA*	
$89,230	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
9.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
26.6%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
64.0%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-68	*CA*	
6.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.0%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-68	*CA*	
81.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
37.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.6%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$800	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-68, allocated by the number of current Construction identified above.
Employment	-14,200	

Construction, Incomes & Housing

AD-69, Tom Daly (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
12,710	12,740	0%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
675	653	-3%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$54,600	$60,100	10%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-69	*CA*	
2012	33%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-69. For example, in 2016, the counties in AD-69 produced only 108% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	60%	43%	
2014	66%	43%	
2015	84%	54%	
2016	108%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-69	*CA*	
$52,847	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
21.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
23.2%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
40.8%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-69	*CA*	
28.4%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
31.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.8%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-69	*CA*	
72.5%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
35.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$370	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-69, allocated by the number of current Construction identified above.
Employment	-6,620	

Construction, Incomes & Housing

AD-70, Patrick O'Donnell (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
6,400	4,750	-26%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
618	551	-11%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$57,400	$66,100	15%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-70	*CA*	
2012	21%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-70. For example, in 2016, the counties in AD-70 produced only 62% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	39%	43%	
2014	45%	43%	
2015	69%	54%	
2016	62%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-70	*CA*	
$55,145	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
19.2%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
25.3%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
39.9%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-70	*CA*	
10.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
26.5%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.1%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-70	*CA*	
74.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
44.6%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$140	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-70, allocated by the number of current Construction identified above.
Employment	-2,470	

Construction, Incomes & Housing

AD-71, Randy Voepel (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
22,030	16,770	-24%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,822	1,560	-14%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$51,500	$52,000	1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-71	*CA*	
2012	31%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-71. For example, in 2016, the counties in AD-71 produced only 53% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	56%	43%	
2014	39%	43%	
2015	53%	54%	
2016	53%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-71	*CA*	
$60,981	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.6%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
39.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
62.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-71	*CA*	
5.7%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-71	*CA*	
80.0%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
42.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$490	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-71, allocated by the number of current Construction identified above.
Employment	-8,710	

Construction, Incomes & Housing

AD-72, Travis Allen (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
9,970	8,780	-12%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
987	839	-15%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$58,500	$57,800	-1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-72	*CA*	
2012	33%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-72. For example, in 2016, the counties in AD-72 produced only 108% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	60%	43%	
2014	66%	43%	
2015	84%	54%	
2016	108%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-72	*CA*	
$65,308	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
15.0%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
22.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
58.6%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-72	*CA*	
9.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
29.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.5%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-72	*CA*	
80.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
43.2%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
8.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$260	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-72, allocated by the number of current Construction identified above.
Employment	-4,560	

Construction, Incomes & Housing

AD-73, William Brough (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
10,550	8,390	-20%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,189	1,106	-7%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$54,100	$56,900	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-73	*CA*	
2012	33%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-73. For example, in 2016, the counties in AD-73 produced only 108% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	60%	43%	
2014	66%	43%	
2015	84%	54%	
2016	108%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-73	*CA*	
$100,509	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
6.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
30.4%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
70.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-73	*CA*	
3.1%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.7%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
29.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-73	*CA*	
78.3%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
43.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
9.2%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$240	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-73, allocated by the number of current Construction identified above.
Employment	-4,360	

Construction, Incomes & Housing

AD-74, Matthew Harper (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
21,800	16,860	-23%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,193	1,127	-6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$74,700	$79,700	7%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-74	*CA*	
2012	33%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-74. For example, in 2016, the counties in AD-74 produced only 108% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	60%	43%	
2014	66%	43%	
2015	84%	54%	
2016	108%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-74	*CA*	
$82,500	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
11.3%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
13.5%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
51.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-74	*CA*	
3.5%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
24.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
27.4%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-74	*CA*	
77.7%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
30.6%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$490	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-74, allocated by the number of current Construction identified above.
Employment	-8,760	

Construction, Incomes & Housing

AD-75, Marie Waldron (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
19,940	15,160	-24%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,507	1,347	-11%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$52,000	$52,600	1%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-75	*CA*	
2012	31%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-75. For example, in 2016, the counties in AD-75 produced only 53% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	56%	43%	
2014	39%	43%	
2015	53%	54%	
2016	53%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-75	*CA*	
$63,740	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
13.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
33.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
62.3%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-75	*CA*	
6.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
32.0%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.6%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-75	*CA*	
78.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
42.3%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
11.7%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$440	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-75, allocated by the number of current Construction identified above.
Employment	-7,870	

Construction, Incomes & Housing

AD-76, Rocky Chávez (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
11,580	8,390	-28%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,093	967	-12%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$62,800	$59,500	-5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-76	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-76. For example, in 2016, the counties in AD-76 produced only 65% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	38%	43%	
2015	64%	54%	
2016	65%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-76	*CA*	
$64,736	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
12.7%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
24.8%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
55.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-76	*CA*	
4.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
32.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
28.2%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-76	*CA*	
73.6%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
34.6%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
7.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$240	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-76, allocated by the number of current Construction identified above.
Employment	-4,360	

Construction, Incomes & Housing

AD-77, Brian Maienschein (R)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
22,620	18,300	-19%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
1,073	1,026	-4%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$56,900	$62,900	11%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-77	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-77. For example, in 2016, the counties in AD-77 produced only 65% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	38%	43%	
2015	64%	54%	
2016	65%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-77	*CA*	
$95,307	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
6.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
29.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
66.1%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-77	*CA*	
3.1%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
27.2%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
21.7%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-77	*CA*	
79.8%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
29.9%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
3.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$530	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-77, allocated by the number of current Construction identified above.
Employment	-9,510	

Construction, Incomes & Housing

AD-78, Todd Gloria (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
8,230	6,930	-16%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
848	774	-9%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$66,300	$68,100	3%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-78	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-78. For example, in 2016, the counties in AD-78 produced only 65% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	38%	43%	
2015	64%	54%	
2016	65%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-78	*CA*	
$66,372	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.5%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
15.0%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
37.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-78	*CA*	
2.9%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
25.3%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
25.3%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-78	*CA*	
71.2%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
25.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
4.1%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$200	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-78, allocated by the number of current Construction identified above.
Employment	-3,600	

Construction, Incomes & Housing

AD-79, Shirley Weber (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
6,770	5,260	-22%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
621	581	-6%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$52,600	$53,500	2%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-79	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-79. For example, in 2016, the counties in AD-79 produced only 65% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	38%	43%	
2015	64%	54%	
2016	65%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-79	*CA*	
$62,278	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
14.9%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
36.1%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
52.7%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-79	*CA*	
6.6%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
28.6%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
31.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-79	*CA*	
78.4%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
35.4%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
5.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$150	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-79, allocated by the number of current Construction identified above.
Employment	-2,730	

Construction, Incomes & Housing

AD-80, Lorena Gonzalez (D)

Construction Employment & Wages—Jobs are Down from 2006 Peak but Wages are Up

2006	*2016*	*Change*	
5,360	3,680	-31%	Construction Employment, comparing the most current 4-quarter moving average ending 1st Quarter 2016 to the 2006 average (the previous peak year for Construction employment in California). For comparison, the California total remained 22% below the 2006 peak through this period. (Source: California Center for Jobs & the Economy)
439	410	-7%	Number of Construction establishments. In the same period, the California total was still down 12% from the peak. (Source: California Center for Jobs & the Economy)
$43,700	$45,800	5%	Average Annual Wage, a statistic that combines average hourly wages and the number of hours worked—a factor dependent on the general level of construction activity for housing and other project types. To provide a comparison in constant dollars, the 2006 amount was adjusted to the 2016 level using the US CPI. For California, real Construction Annual Wages are up 10% from 2006, when the available hours to work in housing were much higher. (Source: California Center for Jobs & the Economy)

	AD-80	*CA*	
2012	35%	30%	Actual Building Permits vs. Housing Units required to keep up with annual population growth. The annual needs are based on the Department of Housing & Community Development housing assessments, with 200,000 annual permits required 2000 – 2014 and 180,000 beginning in 2015. The district number is a composite figure for all counties within AD-80. For example, in 2016, the counties in AD-80 produced only 65% of the new housing to keep up with their population growth that year. California's failure to keep housing supply growing apace with population over the past 27 years—as illustrated by the low levels of housing permits—has been one of the leading forces pushing up housing prices throughout the state. (Source: analysis of California Construction Industry Research Board data)
2013	54%	43%	
2014	38%	43%	
2015	64%	54%	
2016	65%	56%	

Income & Housing—Rising Costs Mean More Californians Already Struggle with Housing

AD-80	*CA*	
$44,157	$68,818	Median Household Income and the capacity to afford the state's rapidly growing housing costs varies widely across the state, with the highest levels in the coastal urban areas. (Source: American Community Survey (ACS) 2011-2015 estimates)
22.8%	16.3%	Poverty, measured across all persons, remains high in California. The statistic shown is based on the official federal poverty income measure. Accounting for housing costs and public income supplements under the Supplemental Poverty Measure, California has the worst poverty levels among the states. (Source: ACS 2011-2015 estimates)
28.9%	26.8%	Housing Affordability Index indicates the percentage of households with sufficient income to afford the average sales prices for homes (all units) in 2015. The index was calculated based on the methodology used by California Association of Realtors, but due to data availability, used average sales price rather than the median data used by CAR. The index shows the percentage of households able to pay 30% or less of their annual incomes for the average priced home. (Sources: ACS 2011-2015 estimates; California Center for Jobs & the Economy)
41.5%	54.3%	Owner-occupied Housing (percent of all occupied units) shows the declining ability of Californians to buy their own homes as new construction has been unable to keep up with growth and as prices continue to climb as a result. (Source: ACS 2011-2015 estimates)

Income & Housing Affordability (continued)

AD-80	*CA*	
16.0%	8.2%	Crowded Households, measured as the percentage of households with more than 1 person per room, reflects the growing lack of choices many Californians now face beyond crowding more people within the available units. (Source: ACS 2011-2015 estimates)
30.4%	27.1%	Cost Burdened households are defined as households paying 30% to 49.9% of their monthly incomes on housing costs. (Source: ACS 2011-2015 estimates)
33.9%	29.8%	Extreme Cost Burdened households are defined as those paying 50% or more of their monthly incomes on housing. This group is among those at greatest risk of becoming homeless as a result of major financial or other life changes. (Source: ACS 2011-2015 estimates)

Commuting Time Grows as Workers Balance Jobs Access with Housing They Can Afford

AD-80	*CA*	
71.1%	73.4%	Workers using single occupant vehicles for daily commutes to work. (Source: ACS 2011-2015 estimates)
37.1%	40.9%	Workers spending 30 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)
6.9%	10.8%	Workers spending 60 minutes or more (one-way) on daily commutes to work. (Source: ACS 2011-2015 estimates)

Potential Impacts from Increasing New Home Costs with a Prevailing Wage Requirement

Incomes ($ mil)	-$110	The impact analysis of pending proposals to impose prevailing wage requirements on private housing construction estimated that this measure would increase the prices for new houses by an average of 13%. Combining this cost increase with other adopted or proposed regulatory cost increases including the Zero Net Energy requirements, VMT (vehicle miles traveled) reductions, below market rate set-asides, and climate change mitigation and offsets through CEQA, the resulting drop in new home construction was then estimated to cost the California economy $20.9 billion in lost income, 372,700 fewer jobs, and a drop in state GDP of $34.2 billion from the first year's drop in construction activity alone. The numbers to the left are the estimated share of impacts that would be felt in AD-80, allocated by the number of current Construction identified above.
Employment	-1,910	