

ACTION for Healthy Communities

Basic Needs

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Basic Needs Issues

When basic needs go unmet, few other quality-of-life issues seem to matter. Among these key needs are food, shelter, clothing and medical care.

Most San Luis Obispo residents know that affordable housing is a problem in the county, but primary and secondary research reveals the extent of the problem and how rapidly the situation is changing.

Rising home prices are a boon to homeowners but a bane to those seeking to move from renting to owning. From 1999 to 2000, the median home price in San Luis Obispo County rose 22%, far outpacing increases in income.

As a result, affordability has plummeted. In 1998, a family earning the median household income could purchase 42 % of the homes in San Luis Obispo County. That figure dropped to 33% in 1999, then plunged to 18% in 2000 – meaning that the average family cannot afford to purchase four out of five homes in the county.

Before the most recent drop, San Luis Obispo was already considered the eighth least-affordable U.S.

housing market (factoring in both home prices and wages). Now the county has taken over sixth place in that category (with the top five markets all in Northern California).

Two-thirds of county residents spend at least a third of their income on housing, and nearly 50% spend half of their income (or more) on housing. Both of these figures are up substantially since 1999. Fifty-six percent of survey respondents indicate they are “very concerned” about housing costs.

One glimmer of good news on the housing front is that rental rates are stable, rising only 2.2%, on average, in 2000.

With so much income going toward housing, less is available for other basic needs. One in 12 residents indicated they went without a basic need in the past year. Among key subgroups, 17% of low-income households report going without a basic need, as do 13% of Hispanics and 4% of seniors.

A1 Basic Needs



Telephone Survey Results

In any given month, do you have to go without basic needs such as food, clothing, childcare, housing or health care?

Response	1999		2001	
	Number	Percent	Number	Percent
Yes	42	7.7	69	8.5
No	500	92.3	739	91.5
Total	542	100.0	808	100.0

Source: 1999 and 2001 ACTION for Healthy Communities, Telephone Surveys.



Responses, by Respondent Type

Respondent	1999		2001	
	Yes	No	Yes	No
Respondents with income less than \$15,000	24.6	75.4	17.1	82.9
Seniors 55 and older	2.6	97.4	3.9	96.1
Latino	14.1	85.9	12.8	87.2

Source: 1999 and 2001 ACTION for Healthy Communities, Telephone Survey.

A1 Basic Needs, continued



Telephone Survey Results

If yes, what do you go without? (Top 3 responses)

Response	1999		2001	
	Number	Percent	Number	Percent
Health Care (including prescriptions)	20	51.3	36	52.9
Food	14	35.9	21	30.9
Clothing	5	12.8	20	29.4



Responses, by Respondent Type

1999

Respondent	% Saying Food	% Saying Health Care	% Saying Clothing
Respondents with income less than \$15,000	18.2	63.6	18.2
Latino	30.0	60.0	10.0

2001

Respondent	% Saying Food	% Saying Health Care	% Saying Clothing
Respondents with income less than \$15,000	28.6	71.4	14.3
Latino	36.4	54.5	18.2

Source: 1999 and 2001 ACTION for Healthy Communities, Telephone Survey.

A2 Poverty Guidelines

Federal Guidelines, 1997-2001

FAMILY SIZE	ANNUAL INCOME					00-01
	1997	1998	1999	2000	2001	% CHANGE
1	\$7,890	\$8,050	\$8,240	\$8,350	\$8,590	2.9
2	\$10,610	\$10,850	\$11,060	\$11,250	\$11,610	3.2
3	\$13,330	\$13,650	\$13,880	\$14,150	\$14,630	3.4
4	\$16,050	\$16,450	\$16,700	\$17,050	\$17,650	3.5
5	\$18,770	\$19,250	\$19,520	\$19,950	\$20,670	3.6
6	\$21,490	\$22,050	\$22,340	\$22,850	\$23,690	3.7
7	\$24,210	\$24,850	\$25,160	\$25,750	\$26,710	3.7
8	\$26,930	\$27,650	\$27,980	\$28,650	\$29,730	3.8

Source: Department of Health and Human Services, Poverty Guidelines, 2001.

Note: Poverty income guidelines are for all states except Alaska and Hawaii. For 1997 add \$2,720 for each additional member; for 1998 add \$2,800 for each additional member; in 1999 add \$2,820; in 2000 add \$2,900 and in 2001 add \$3,020 for each additional member.

A3 Food Bank Services

Average Number of People Served per Month, 1998

Jurisdiction Pantries	Persons Served
Arroyo Grande	1,049
Atascadero	1,700
California Valley	56
Cambria	373
Cayucos	73
Grover Beach	1,123
Heritage Ranch	21
Los Osos	82
Morro Bay	455
Nipomo	366
Oceano	1,502
Paso Robles	888
San Luis Obispo	1,500
San Miguel	148
Santa Margarita	113
Shandon	158
Templeton	329
Christ's Kitchen	457
People's Kitchen (South County)	3,100
Women's Resource Center (North County)	21
Women's Shelter Program (SLO)	16
EOC Homeless Shelter	302
Total persons served	13,832

Source: Food Bank Coalition of San Luis Obispo County, 1999.

Note: Includes Pantry and United States Department of Agriculture, (USDA) distribution.

Note: Statistics taken directly from ACTION 1999 Data Report. Updated information not available.

A3 Food Bank Services, continued

Number of Meals Served per Year

Jurisdiction	Distributor	1997	1998	% Change
Atascadero	North County Women's Resource Center	10,971	10,701	-2.5
	Loaves and Fishes	39,720	48,696	22.6
Morro Bay/ Nipomo/ Oceano	Salvation Army	123,267	182,862	48.3
Oceano	Harvest Bag	114,852	125,103	8.9
Paso Robles	Loaves and Fishes	116,881	147,858	26.5
Pismo Beach	Five Cities Meals	N/A	23,094	N/A
	South County People's Kitchen	36,000	N/A	N/A
San Luis Obispo	Women's Shelter	7,860	7,257	-7.7
	Salvation Army	11,882	14,000	17.8
	Grass Roots II	2,700	4,207	55.8
	EOC Homeless Shelter	N/A	54,485	N/A
	AIDS Support	6,924	10,043	45
SLO County-wide	Senior Nutrition- Congregate Facility	64,196	63,710	-0.8
	Senior Nutrition- Home Delivery	85,460	86,044	0.7
Total meals served		620,713	778,060	25.3

Source: United Way of San Luis Obispo County, 1999.

Note: Statistics taken directly from ACTION 1999 Data Report. Updated information not available.

A4 Concern, Homelessness

Telephone Survey Results

How concerned are you about the following issues in your community? For each one, please answer “Very Concerned”, “Somewhat Concerned”, or “Not at all Concerned.”

Homelessness

Response	1999		2001	
	Number	Percent	Number	Percent
Very Concerned	161	29.9	269	33.7
Somewhat Concerned	230	42.7	368	46.1
Not at all Concerned	148	27.5	162	20.3
Total	539	100	799	100

Source: 1999 and 2001 ACTION for Healthy Communities, Telephone Survey.

A5 Homeless Shelter Overcapacity

Shelter Occupants, by Background

EOC Emergency Shelter (SLO)	1998
Domestic Violence	32%
Chronic Substance Abuse	50%
Mentally ill	45%
HIV/ AIDS	4%
Elderly	7%
Total Shelter Occupants	883

Note: Percents do not total, as occupants may fulfill more than one category.

Note: Statistics taken directly from ACTION 1999 Data Report. Updated information not available.

Shelter Over Capacity

EOC Homeless Services	1998	1999	2000	2001
1st Quarter- Jan-March	43	28	26	111
2nd Quarter- April-June	351	64	177	253
3rd Quarter- July –Sept.	430	47	129	*291
4th Quarter- Oct-Dec.	290	24	113	
Total Overcapacity	1114	163	445	*655

** Through August 2001*

Source: Economic Opportunity Commission (EOC) Homeless Shelter, 2001.

Note: Over capacity refers to the number of individuals seeking shelter that exceed the number of available beds. The shelter has a regular capacity of 49 beds per night, plus overflow capacity of 15-35 beds provided in collaboration with the Interfaith Coalition for the Homeless. Capacity increased in 1999 when the EOC-ICH overflow program expanded from seven to 12 months per year.

Clients placed in Permanent Housing

EOC Homeless Services	1999	2000
Number of Single Adults	43	57
Number of Families	35	30
Number of Parents	40	38
Number of Children	71	38
% children	46.1	28.6
Number of clients permanently housed	154	133

Source: Economic Opportunity Commission (EOC) Homeless Shelter, 2001.

A6 Fair Market Rents

Fair Market Rents - HUD

NUMBER OF BEDROOMS	1997	1998	1999	2000	2001	00-01 % CHANGE
Studio	\$491	\$498	\$507	\$514	\$525	2.1
1	\$555	\$563	\$573	\$580	\$593	2.2
2	\$704	\$714	\$727	\$736	\$752	2.2
3	\$978	\$991	\$1,009	\$1,022	\$1,045	2.3
4	\$1,155	\$1,171	\$1,192	\$1,207	\$1,234	2.2

Source: Department of Housing and Urban Development, 2001.

Average Apartment Rents— San Luis Obispo City

NUMBER OF BEDROOMS	UNITS	1998
Studio	269	\$ 520
1 Bedroom, 1 Bath	57	\$ 628
2 Bedroom, 1 Bath	73	\$ 762
2 Bedroom, 2 Bath	149	\$ 794
3 Bedroom, 2 Bath	21	\$ 980
2 Bedroom Townhouse	144	\$ 815

Source: Real Data, in UCSB Economic Forecast Project, 1999.

Note: Statistics taken directly from 1999 Action Report. Updated information not available.

A7 Concern, Housing Costs

Telephone Survey Results

How concerned are you about the following issues in your community? For each one, please answer “Very Concerned”, “Somewhat Concerned”, or “Not at all Concerned.”

Housing Costs

Response	Number	Percent
Very Concerned	447	55.7
Somewhat Concerned	222	27.7
Not at all Concerned	133	16.6

Source: 2001 ACTION for Healthy Communities, Telephone Survey.

A8 Housing Expenses

Telephone Survey Results

Does one-third or more of your income go to housing, including utilities, such as gas and electricity?

Response	1999		2001	
	Number	Percent	Number	Percent
Yes	291	54.5	519	66.4
No	243	45.5	263	33.6
Total	534	100.0	782	100.0

Source: 1999 and 2001 ACTION for Healthy Communities, Telephone Survey.

Does one-half or more of your income go to housing, including utilities, such as gas and electricity?

Response	1999		2001	
	Number	Percent	Number	Percent
Yes	108	37.6	234	47.4
No	179	62.4	260	52.6
Total	287	100.0	494	100.0

Source: 1999 and 2001 ACTION for Healthy Communities, Telephone Survey.

*Note: The 2001 version of this questionnaire added the phrase “including utilities, such as gas and electricity” – therefore, results may not be directly comparable.

A9 Housing Affordability

8 Least Affordable Areas in the Nation-1999

Area	Percent of Homes Affordable for Median Income	Median Family Income (1st Qtr1999)	Median Sales Price (1st Qtr1999)	National Rank
San Francisco, CA PMSA	21.3	\$ 72,400	\$ 366,000	181
Santa Cruz-Watsonville, CA PMSA	32.0	\$ 61,000	\$ 273,000	180
Eugene-Springfield, OR MSA	37.8	\$ 41,200	\$ 128,000	179
Laredo, TX MSA	40.6	\$ 30,200	\$ 104,000	177
Salinas, CA MSA	41.3	\$ 49,400	\$ 195,000	175
Portland-Vancouver, OR-WA	42.6	\$ 52,400	\$ 158,000	174
San Luis Obispo-Atascadero-Paso Robles, CA. MSA	42.8	\$ 48,000	\$ 180,000	173
San Diego, CA MSA	45.3	\$ 52,500	\$ 196,000	172

Source: National Association of Home Builders, 1999.

8 Least Affordable Areas in the Nation-2001

Area	Percent of Homes Affordable for Median Income	Median Family Income (1st Qtr2001)	Median Sales Price (1st Qtr2001)	National Rank
San Francisco, CA PMSA	6.1	\$ 74,900	\$ 530,000	180
Santa Cruz-Watsonville, CA PMSA	7.8	\$ 61,700	\$ 395,000	179
Salinas, CA MSA	9.6	\$ 50,300	\$ 286,000	178
Santa Rosa, CA PMSA	12.1	\$ 58,100	\$ 305,000	176
San Jose, CA PMSA	12.1	\$ 87,000	\$ 469,000	176
San Luis Obispo-Atascadero-Paso Robles, CA. MSA	18.0	\$ 48,000	\$ 236,000	175
Portsmouth-Rochester, NH-ME PMSA	20.4	\$ 52,300	\$ 200,000	174
Oakland, CA PMSA	20.7	\$ 67,600	\$ 329,000	173

Source: National Association of Home Builders, 2001.

Note: The Housing Opportunity Index is based on the median family income, interest rates, and the price distributions of homes sold for each market in a particular quarter of a year. The price of homes sold is collected from actual court records by First American Real Estate Solutions, a marketing company. The median family income for each market is calculated by the Department of Housing and Urban Development (HUD).

*Metropolitan Area is one of a large population nucleus, together with adjacent communities that have a high degree of economic and social integration with that nucleus.. MSAs are relatively free standing and are not closely associated with other metropolitan areas.

A10 Housing Prices

Median Sales Price (in thousands)

MSA/PMSA	3 RD Q	3 RD Q	3 RD Q	3 RD Q	3 RD Q	1999-2000
	1996	1997	1998	1999	2000	% CHANGE
Fresno	105	102	104	109	114	4.6
Merced	100	102	107	122	130	6.6
Ventura/Oxnard	195	198	217	235	259	10.2
Santa Cruz	225	243	260	306	371	21.2
San Luis Obispo	160	170	175	192	235	22.4
Visalia	90	91	89	98	100	2.0
National	122	127	138	141	151	7.1

Source: Department of Housing and Urban Development, 2001.

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Housing Opportunity Index

(% of homes in area affordable to family with median income)

MSA/PMSA	3 RD Q	3 RD Q	3 RD Q	3 RD Q	3 RD Q	1999-2000
	1996	1997	1998	1999	2000	% CHANGE
Fresno	53.2	58.7	64.9	58.5	51.7	-11.6
Merced	55.0	61.6	65.3	49.4	39.7	-19.6
Ventura/Oxnard	49.0	53.6	52.7	43.4	34.6	-20.3
Santa Cruz	25.4	28.0	32.1	19.2	8.7	-54.7
San Luis Obispo	35.3	33.5	41.3	32.6	17.8	-45.4
Visalia	58.8	59.8	72.6	63.1	57.2	-9.4
National	61.2	63.7	64.4	63.4	58.1	-8.4

Source: Department of Housing and Urban Development, 2001.

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A11 School Meals Program

2000-2001 Countywide Program Enrollment

School Meal Program Enrollment	1997-'98	1998-'99	1999-'00	2000-'01	2000-2001 % CHANGE
San Luis Obispo County	32.1%	31.8%	30.9%	29.4%	-4.9%
California	47.4%	47.6%	47.3%	46.8%	-1.1%

Source: California Department of Education, 2001

<http://data1.cde.ca.gov/dataquest/page2.asp?subject=Profile&level=County&submit1=Submit>

Note: In 2000-2001, 30.2 percent of San Luis Obispo students were eligible for the program. Since 97 percent of eligible families enroll (at least in 2000-2001), enrollment is a proxy for eligibility (for which historical data is unavailable).

2000-2001 Program Enrollment by District

District	Free & Reduced Price Meal Enrollment	% of Students Enrolled
ATASCADERO UNIFIED	1,178	20.2
CAMBRIA UNION ELEMENTARY	NA	NA
CAYUCOS ELEMENTARY	76	24.8
COAST UNIFIED	289	30.6
COAST UNION HIGH	NA	NA
LUCIA MAR UNIFIED	4,323	36.7
PASO ROBLES JOINT UNIFIED	2,573	38.8
PASO ROBLES JOINT UNION HIGH	NA	NA
PASO ROBLES UNION ELEMENTARY	NA	NA
PHILLIPS ELEMENTARY	NA	NA
PLEASANT VALLEY JOINT UNION EL	26	20.5
SAN LUIS COASTAL UNIFIED	1,772	20.8
SAN LUIS OBISPO CO CYA DIST	NA	NA
SAN LUIS OBISPO CO. OFFICE OF	112	42.6
SAN MIGUEL JOINT UNION ELEMENT	245	52.7
SHANDON JOINT UNIFIED	192	56.0
TEMPLETON UNIFIED	364	13.4
County Totals:	11,150	29.4
State Totals:	2,828,758	46.8

Source: California Department of Education, 2001

<http://data1.cde.ca.gov/dataquest/Cbeds2.asp?FreeLunch=on&Choice=CoProf2&Year=2000-01&TheCounty=40%2CSAN%2CLUIS%2COBISPO&Level=County&submit1=Submit>