



GENERATION
HOUSING
NAPA VALLEY

State of Housing

in Napa Valley



A Tradition of Stewardship
A Commitment to Service

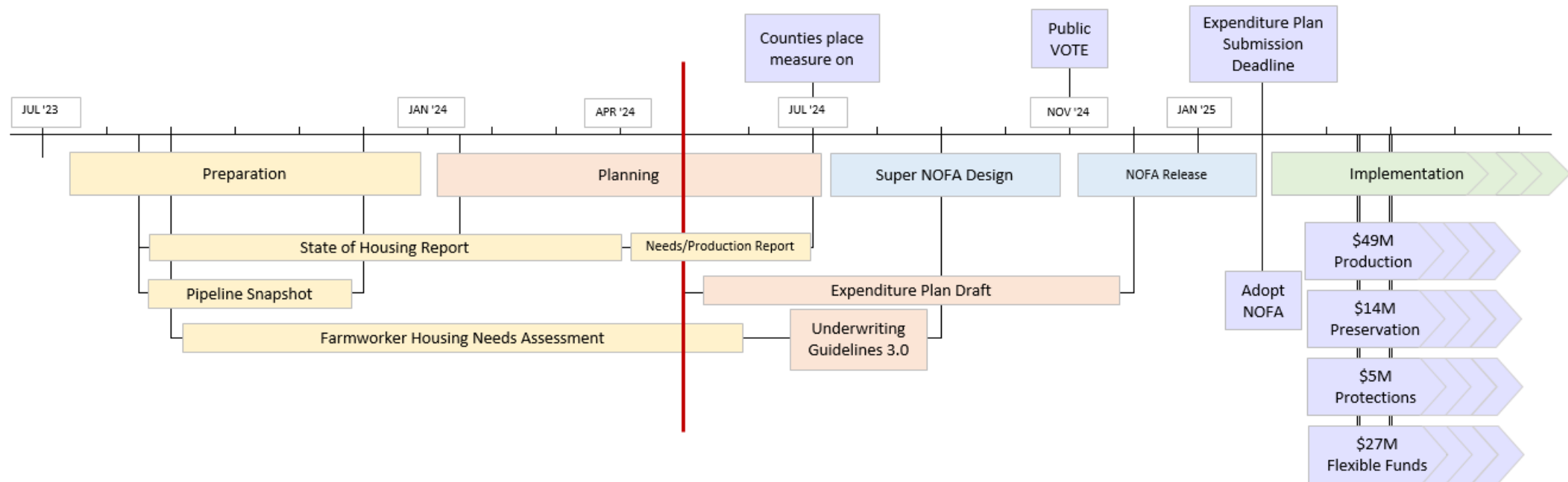
May 2024

Regional Housing Planning



A Tradition of Stewardship
A Commitment to Service

BAHFA Bond - Nov 2024 - Regional Housing Measure Timeline



2024 Bay Area Housing Finance Authority (BAHFA) Housing Bond



State of Housing Report

Authors & Advisors



A Tradition of Stewardship
A Commitment to Service

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Overview of Napa Valley's Households

- Younger and larger workforce households
- Smaller, older households

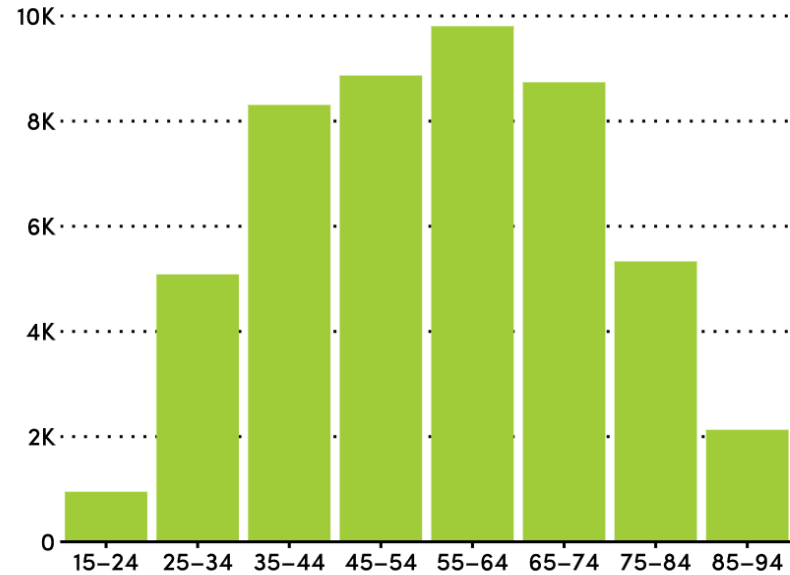


Figure 3. Total Households by Age of Householder

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year

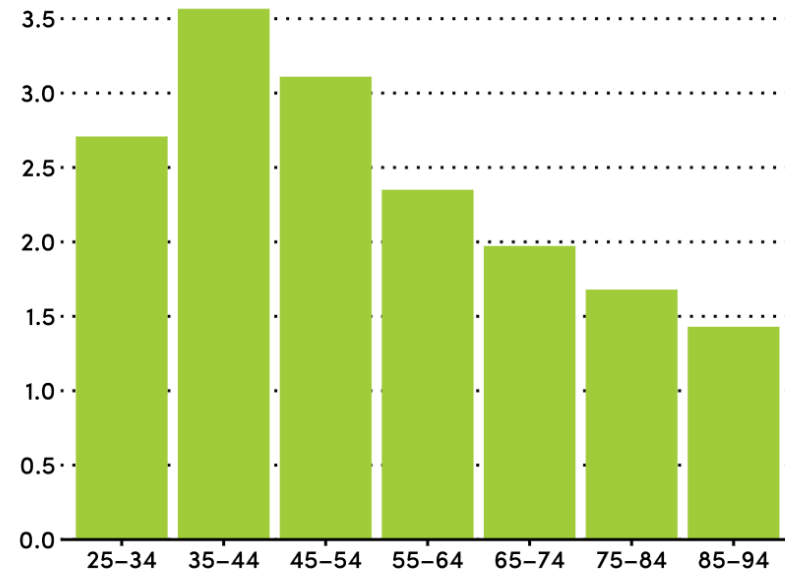


Figure 4. Average Household Size by Age of Householder

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year

Napa Valley's Households Are Aging

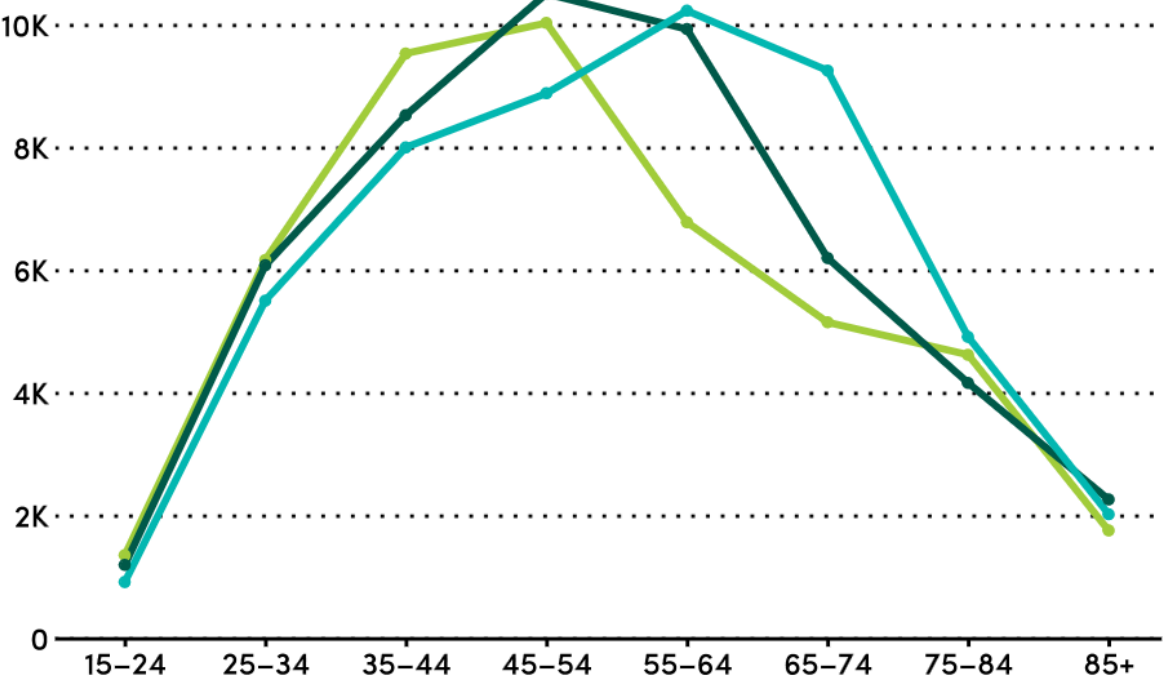


Figure 5.
Change
in Total
Households
by Age of
Householder,
2000–2020

Source: U.S. Census
Bureau, 2000, 2010 &
2020 Decennial Census

- 2000
- 2010
- 2020

Characteristics of Workforce Households

- Over 50% work in “core” industries
- Low- and middle-income households are large

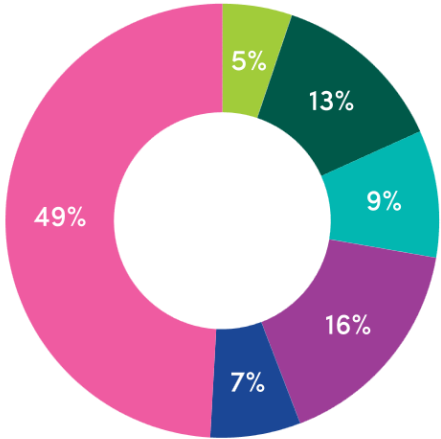


Figure 9. Percentage of Total Workforce Employees by Sector

Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics

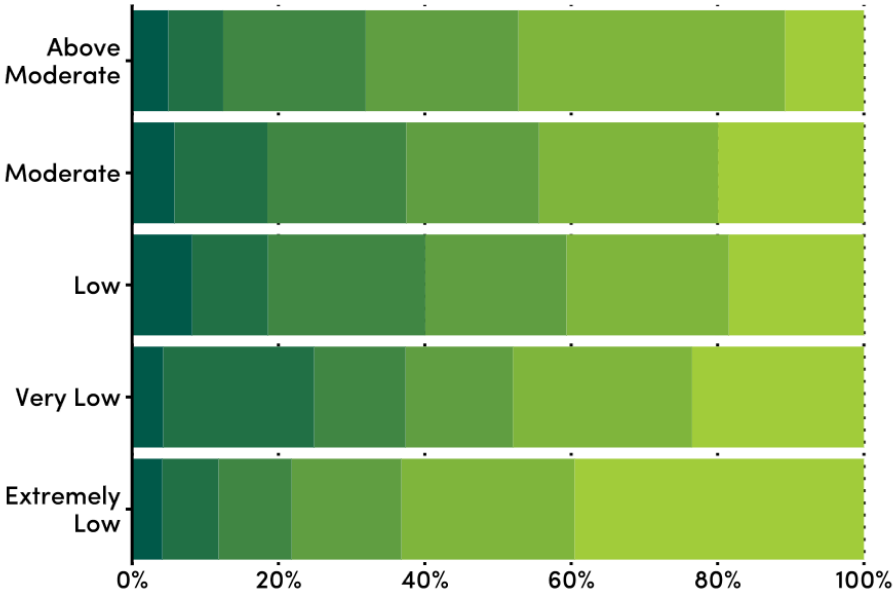
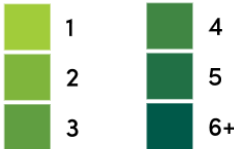


Figure 10. Size of Household by Household Income

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year



Household Sizes vs. Bedroom Counts

- Discrepancy is consequence of immobility due to scarce supply
- Budgetary impact: Homes are not being reassessed

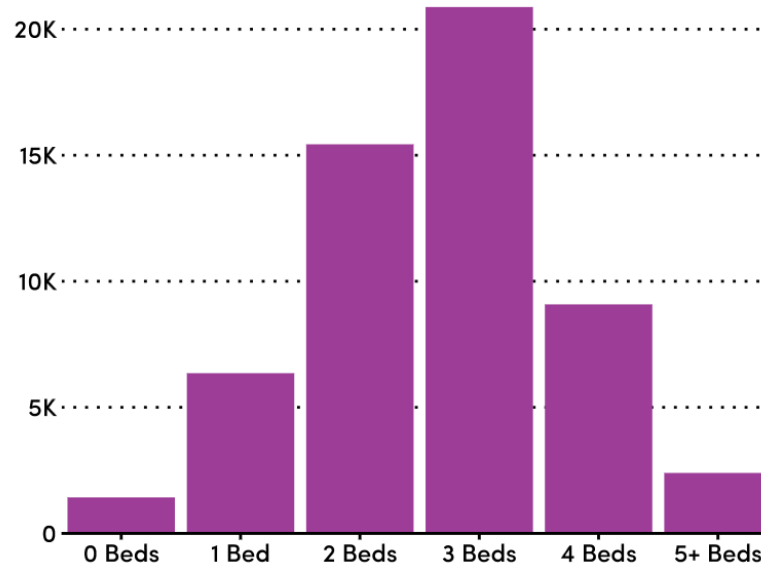


Figure 13. Total Housing Units by Bedroom Size

Source: U.S. Census Bureau, 2018–2022 ACS 5-Year

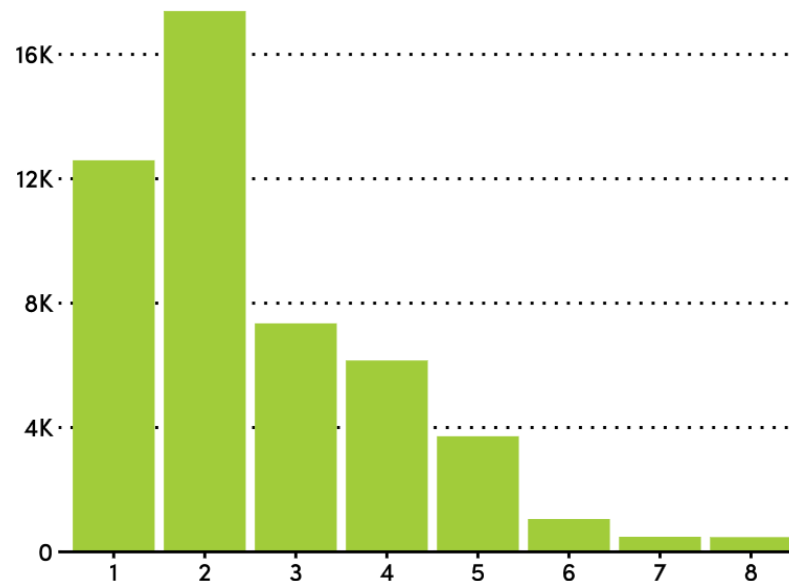


Figure 2. Total Households by Household Size

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year

Example of Size/Bedroom Discrepancy

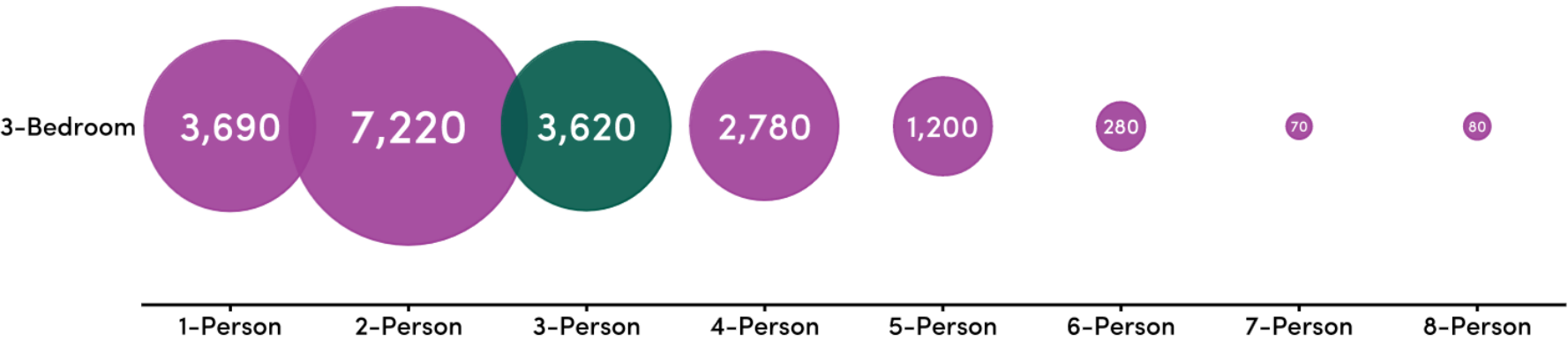


Figure 23. Total Households by Household Size for 3-Bedroom Homes

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year

Rising Home Price & Rental Costs

Figure 15. Total Owner Occupied Homes by Value, 2008–2012 to 2018–2022

Source: U.S. Census Bureau, 2008–2012, 2013–2017 & 2018–2022 ACS 5-Year

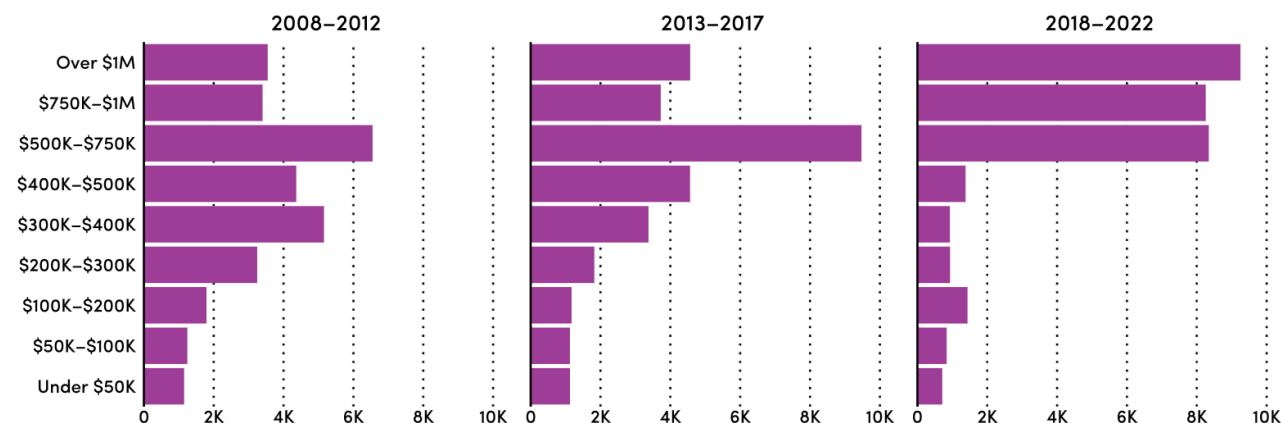
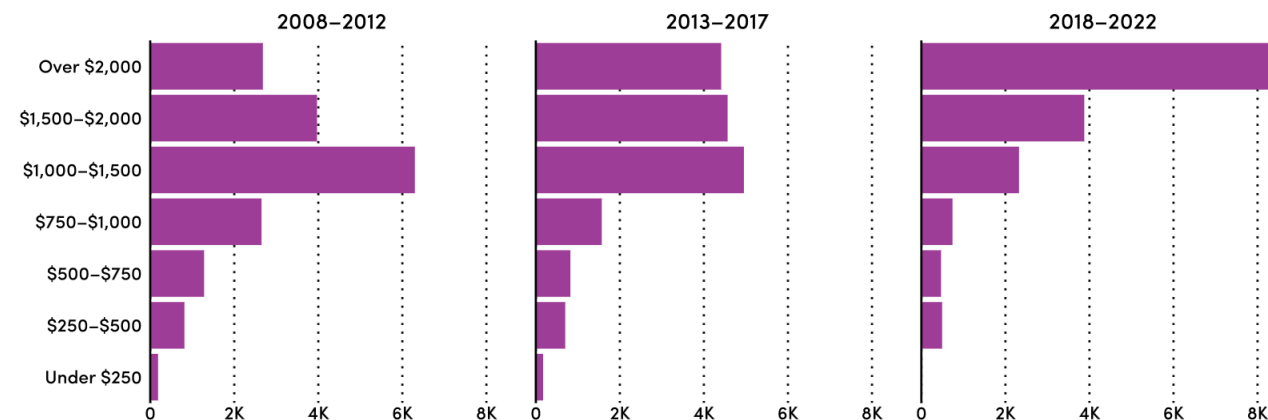


Figure 16. Total Rental Units by Monthly Cost, 2008–2012 to 2018–2022

Source: U.S. Census Bureau, 2008–2012, 2013–2017 & 2018–2022 ACS 5-Year



- Threats to economic stability: Workers cannot afford to live here

An Additional Obstacle: Second Homes

- Napa Valley has the highest rate of second homes among vacant units

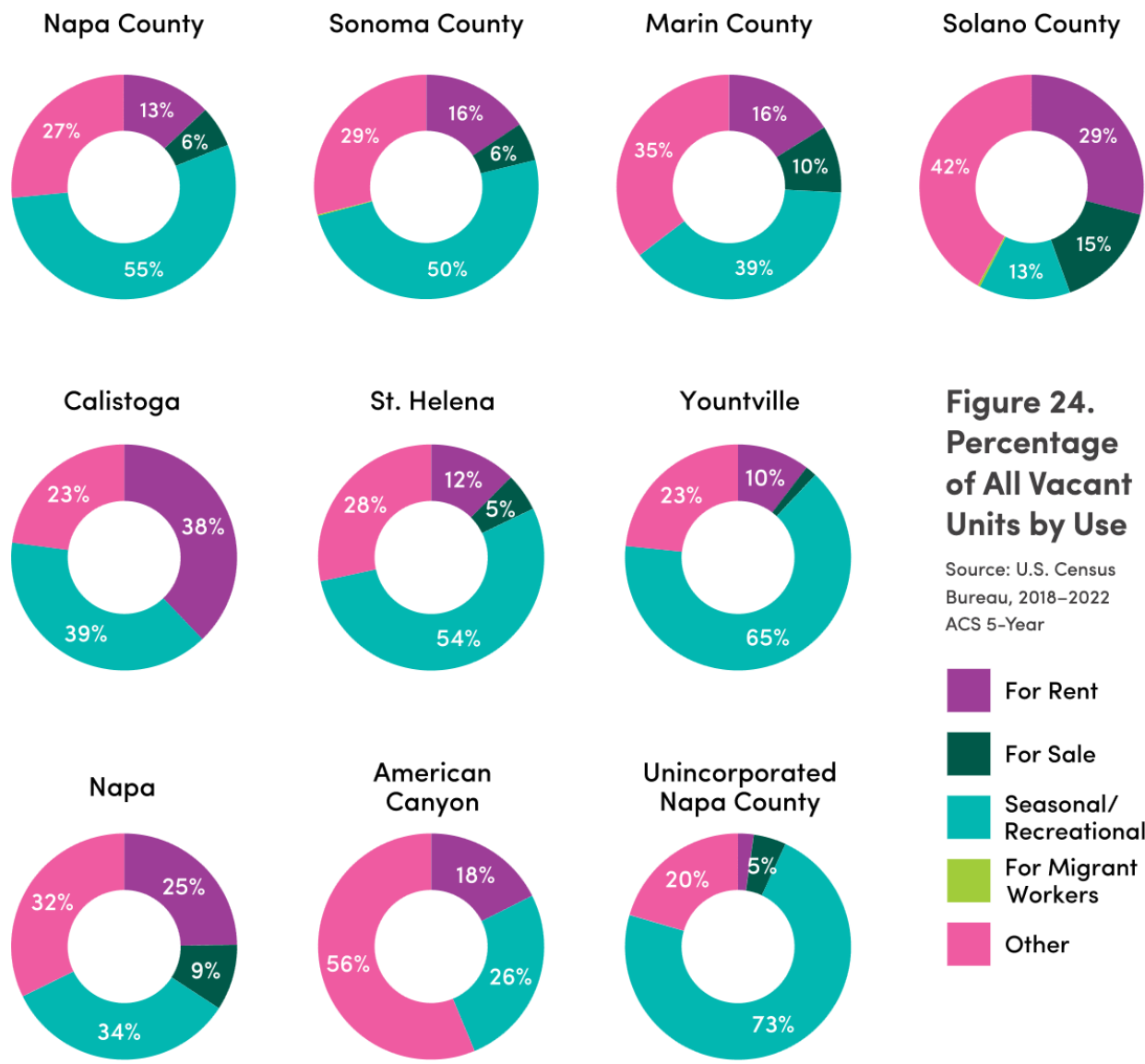


Figure 24.
Percentage
of All Vacant
Units by Use

Source: U.S. Census
Bureau, 2018–2022
ACS 5-Year

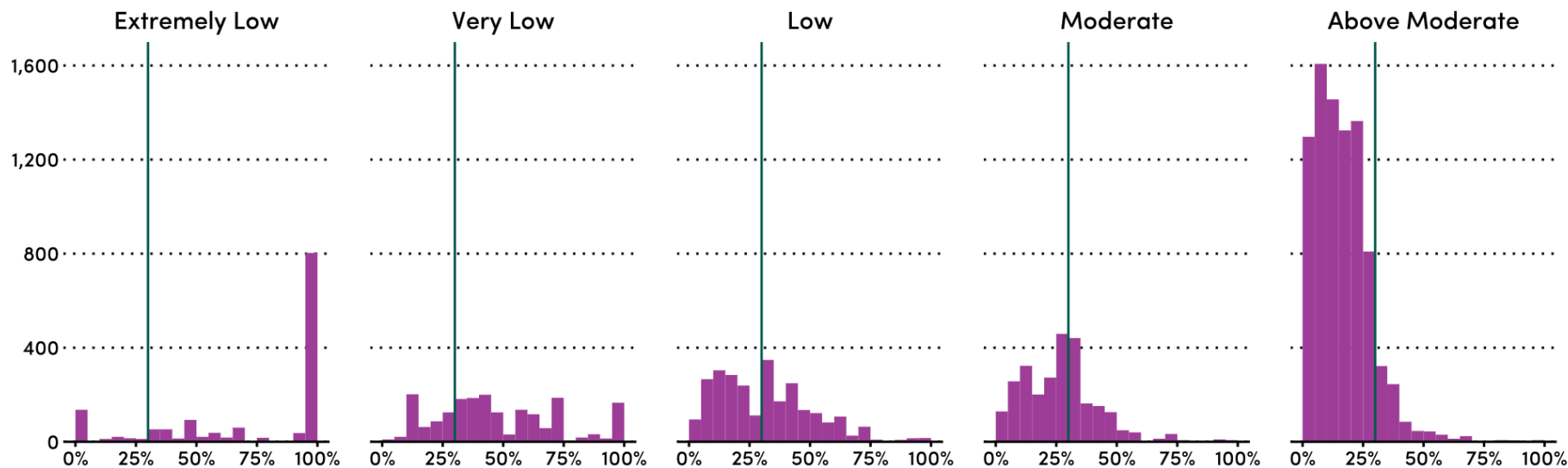


Who Can Afford to Live Here?

- Only high-income households don't face trouble affording their homes

Figure 22. Distribution of Housing Costs for 2-Person Households by Household Income

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year



Consequences: Overcrowding

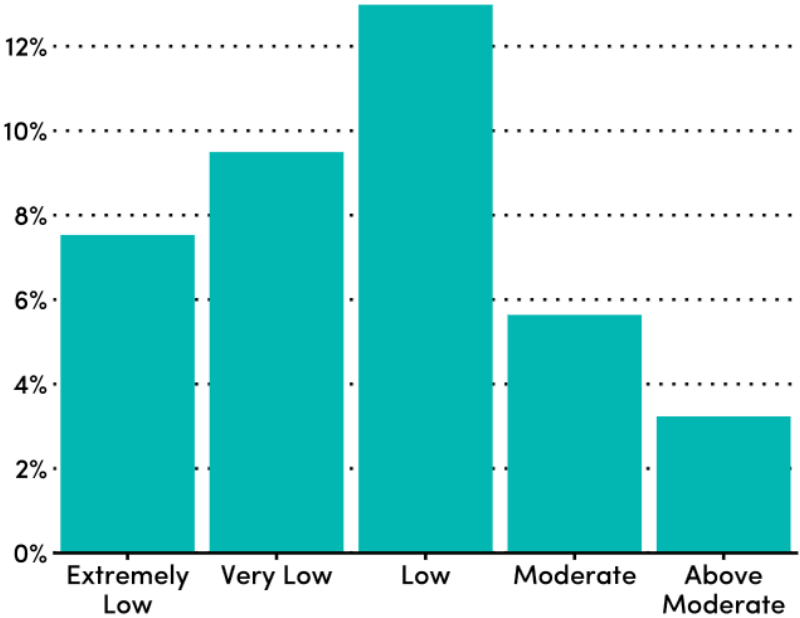


Figure 32.
Overcrowding
Rate by
Household
Income

Source: IPUMS USA and
U.S. Census Bureau,
2018–2022 ACS 5-Year

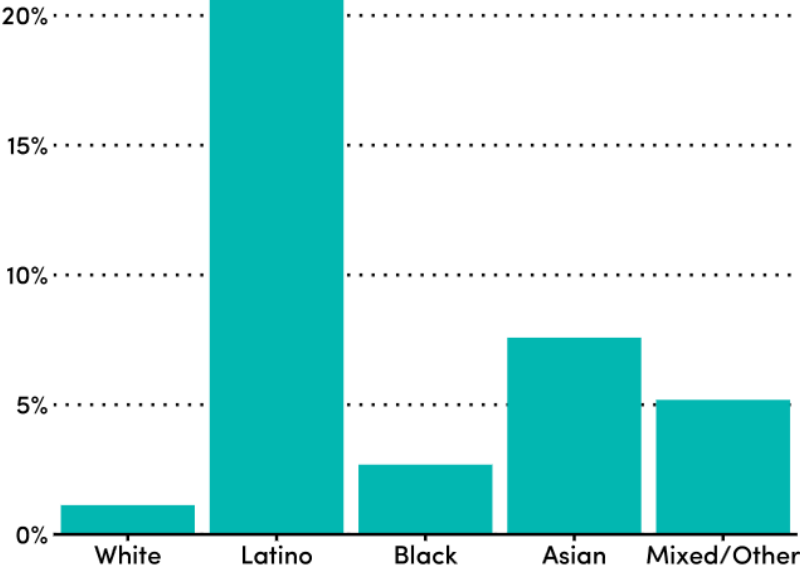


Figure 33.
Overcrowding
Rate by
Race and
Ethnicity of
Householder

Source: IPUMS USA and
U.S. Census Bureau,
2018–2022 ACS 5-Year

Consequences: Cost Burden

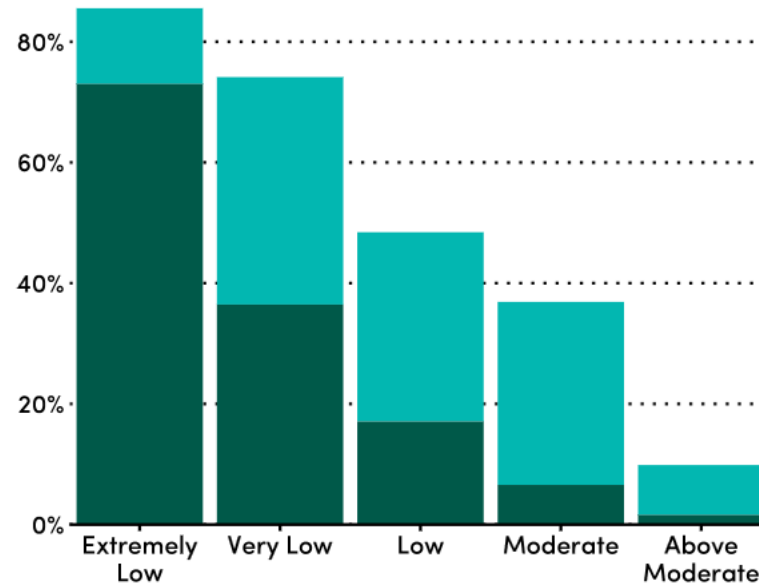


Figure 30.
Rates of
Cost Burden
by Household
Income

Source: IPUMS USA and
U.S. Census Bureau,
2018–2022 ACS 5-Year

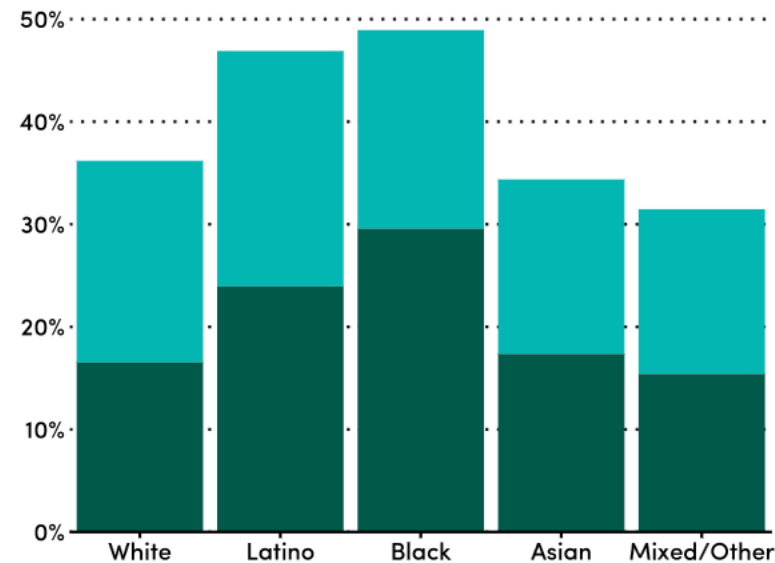


Figure 31.
Rates of
Cost Burden
by Race and
Ethnicity of
Householder

Source: IPUMS USA
and U.S. Census
Bureau, 2018–2022
ACS 5-Year



Consequences: Homeownership

Figure 36. Homeownership Rate by Age of Householder vs. Overall Napa Valley Rate

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year

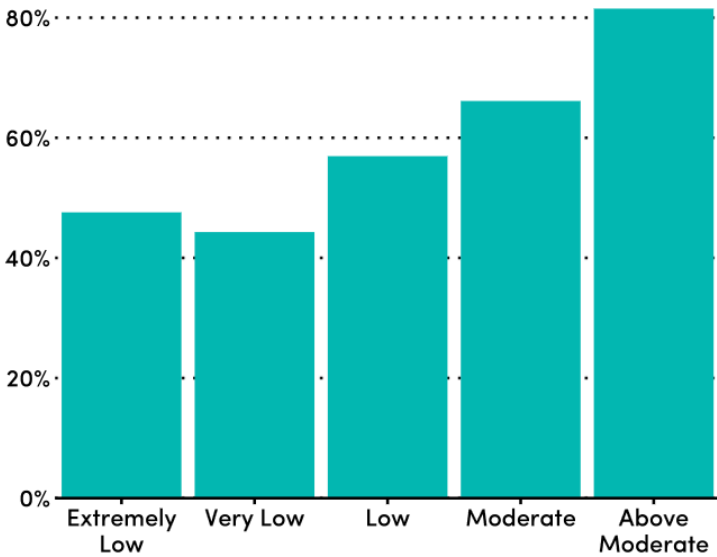
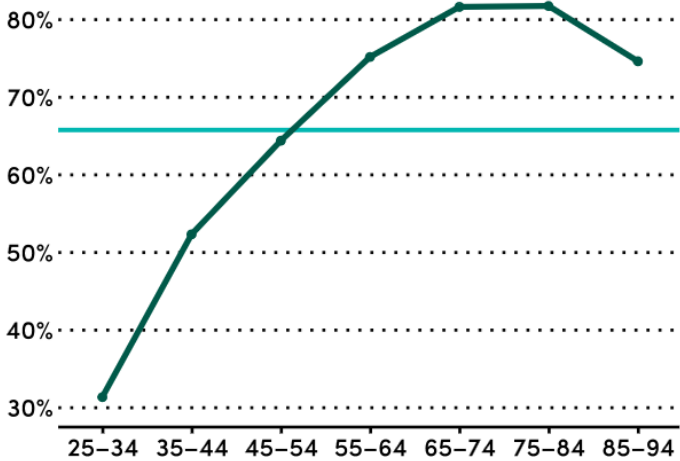


Figure 34. Homeownership Rate by Household Income

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year

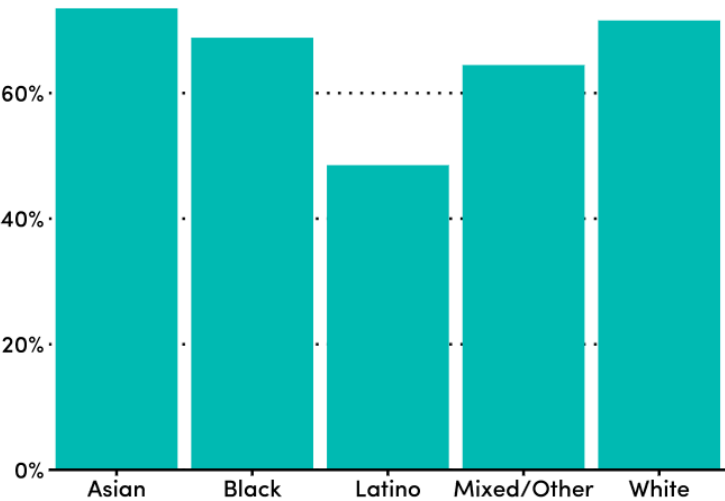


Figure 35. Homeownership Rate by Race and Ethnicity of Householder

Source: IPUMS USA and U.S. Census Bureau, 2018–2022 ACS 5-Year

Consequences: Families With Children

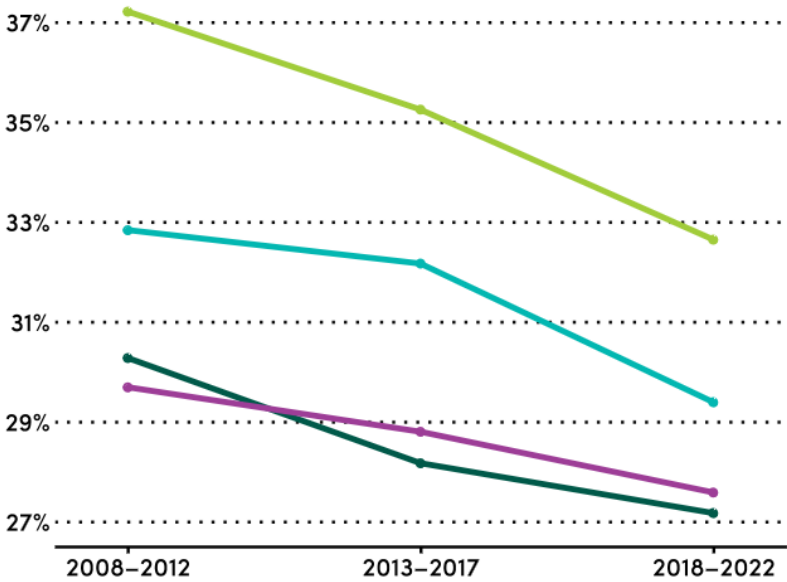


Figure 41.
Percentage of
Households with
Children Under
18 for North Bay
Counties, 2008–
2012 to 2018–2022

Source: U.S. Census Bureau,
2008–2012, 2013–2017 &
2018–2022 ACS 5-Year

- Napa County
- Sonoma County
- Marin County
- Solano County

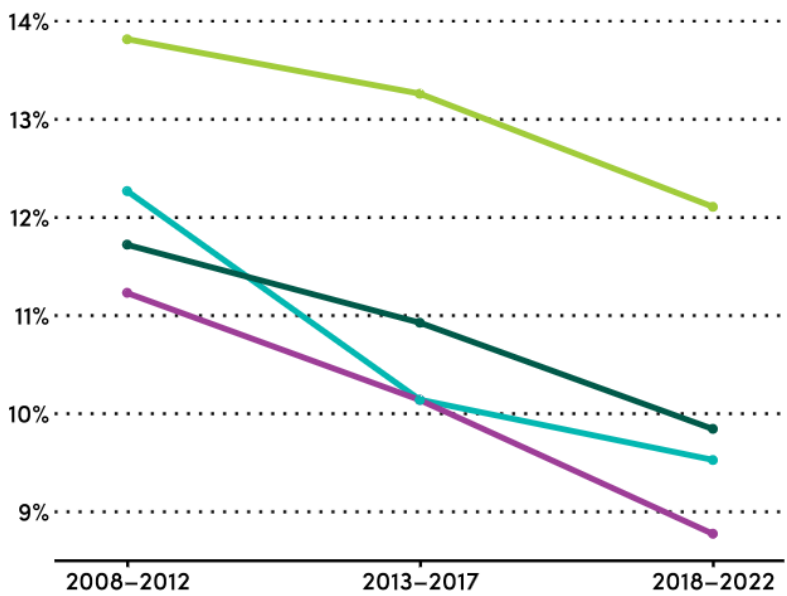


Figure 42.
Percentage of
Households with
Children Under
6 for North Bay
Counties, 2008–
2012 to 2018–2022

Source: U.S. Census Bureau,
2008–2012, 2013–2017 &
2018–2022 ACS 5-Year

- Napa County
- Sonoma County
- Marin County
- Solano County

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