

## Trends in the Affordable Housing Supply

The first Inventory of Affordable Housing could not examine historical trends because comparable data for earlier years was extremely difficult to obtain. That study found an overall supply of 6 percent government owned or subsidized affordable units. In the intervening years, the supply has decreased from 6 percent to 4.9 percent. This is a worrisome revelation.

The primary reason for the reduction is the sizable decrease in the number of price controlled MPDUs during the period between the two reports. Price controlled MPDUs declined by more than 2,000 units from 1993 to 1999, from 4,499 units to 2,364. This decrease reflects the overall decrease in residential completions in the County during the 1990s. Housing completions dropped from 7,250 units per year in the 1980s to 3,390 per year between 1990 and 1998. As discussed in the section on MPDUs, MPDUs held steady or even increased as a percentage of completions during the period, but this was not enough to compensate for the overall decrease in housing construction.

The numbers of other types of subsidized or government mandated affordable housing showed a small increase during the mid-1990s in spite of a number of new projects. New construction was partially canceled out by the loss in units that had had subsidized financing. HOC projects, including the Metropolitan, Strathmore Court, Pooks Hill, and the Glen, were added to the low-income housing stock. These new complexes in addition to the acquisition of several older projects compensated for most of the loss of several privately owned projects. The number of units classified as opportunity housing also decreased. However, this decrease was largely artificial. In 1993, all HOC-owned scattered sites housing was classified as opportunity housing. In 1999, more information was available, and these units were distributed between opportunity housing and family housing, depending on the source of funding and the target income group.

Comparison of Affordable Housing Supply,  
1993 -1999

	1993	1999
Subsidized, low- and very-low income*	13,313	13,489
MPDUs	4,499	2,364

\*Includes Opportunity Housing