

# THE EATON FIRE HOUSING IMPACT SUMMARY

FROM MAY-JULY 2025, THE EATON FIRE COLLABORATIVE'S HOUSING WORKGROUP CONDUCTED AN ONLINE SURVEY TO ASCERTAIN THE CURRENT HOUSING SITUATION AND NEEDS OF RENTERS AND HOMEOWNERS. RESPONSES WERE COLLECTED FROM A TOTAL OF 356 RESPONDENTS. THE SURVEY FOUND THAT MONTHS AFTER THE EATON FIRE, BOTH RENTERS AND HOMEOWNERS STILL STRUGGLE TO ACCESS HOUSING AND URGENTLY NEED BOTH SHORT-TERM AND LONG-TERM HOUSING SUPPORT.

## RENTERS

**72%**  
of surveyed  
renters are still in  
need of housing



**68%**  
of surveyed renters  
faced a total loss of  
their home



**78%**  
of surveyed renters cannot  
afford the average asking  
price of a 1-bedroom in  
Altadena



**91%**  
of surveyed renters  
reported that they were  
uninsured or underinsured



## HOMEOWNERS

**45%**  
of surveyed  
homeowners are still in  
need of housing

**82%**  
of surveyed  
homeowners faced a  
total loss of their home

**55%**  
of surveyed homeowners  
cannot afford the average  
asking price of a 1-bedroom  
in Altadena

**45%**  
of surveyed homeowners  
reported that they were  
uninsured or underinsured.



# RENTERS: WHAT IS THE IMPACT?

\*from a data collection of 262 renters in May -July 2025

WITH DWINDLING RESOURCES, THERE IS A SIGNIFICANT NUMBER OF RENTERS AFFECTED WHO ARE NOW HAVING A DIFFICULT TIME FINDING COMPARABLE HOUSING IN THE AFTERMATH. THIS HAS LONG-TERM IMPACT ON THEIR HOUSING STABILITY AND FINANCIAL HEALTH.

 **72%**

of renters are still in need of housing

 **68%**

of renters face a total loss of their home

 **78%**

of renters were not insured pre-fire

## RENTING IN ALTADENA PRE-FIRE

**\$1,792**

Average pre-fire rent for surveyed renters in affected areas

**40%** of renters were paying under \$1,500/month

**24%** paid < \$1,000/month

**5%** paid > \$3,000/month

**32%**

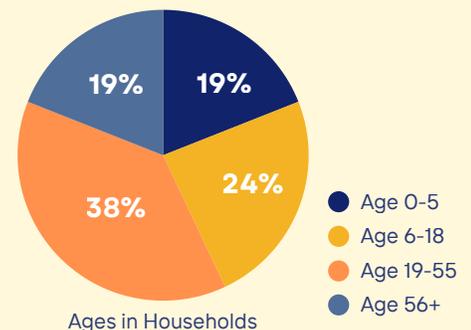
were renting from a family member. Some renters reported they paid only utilities or a very low rent. This makes it difficult for them to find comparable housing now.

## RENTER'S PROFILE

**\$2,966**

Average household monthly income of affected households

 The average household size for renters is 5 members



## AFFORDABILITY POST-FIRE

**\$1,490**

Average post-fire rent surveyed renters are able to afford

**\$2,350**

Average asking price for a 1-bedroom in Altadena

\*Source: Zillow

**78%**

of surveyed renters cannot afford this price.

\*from a data collection of 262 respondents in May 2025



# HOMEOWNERS: WHAT IS THE IMPACT?

\*from a data collection of 94 homeowners in May-July 2025

MONTHS AFTER THE EATON FIRE, HOMEOWNERS ARE STILL FACING MULTIPLE BARRIERS TO ACCESSING SHORT-TERM/MEDIUM-TERM HOUSING AS WELL AS IN NAVIGATING THE REBUILD.

## HOMEOWNER PROFILE



**82%** had a total loss of their home



**18%** had damage to their home

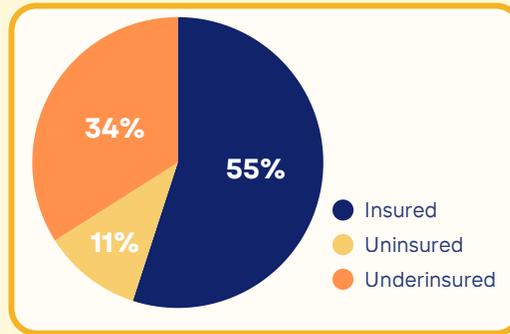
**45%**

of homeowners are still in need of housing

**55%**

of surveyed homeowners cannot afford the average asking price of a 1-bedroom in Altadena

## WIDESPREAD UNDERINSURANCE AND LACK OF INSURANCE IMPACTS LONG-TERM HOUSING STABILITY



**34%** of surveyed homeowners reported being underinsured and a further **11%** reported being uninsured. This poses immense uncertainty to their ability to rebuild, especially as construction and materials costs have continued to rise.

## SHORT-TERM HOUSING NEEDS STILL A STRUGGLE

**45%** of surveyed homeowners reported that they are still displaced and in need of housing, even as they continue to navigate the challenging landscape and uncertainties around rebuilding. They now have to face the high and rapidly rising cost of housing in the area. **55%** of all surveyed homeowners are unable to afford the average asking rent levels in the area

**\$5,346**

Average household monthly income of surveyed homeowners

**\$1,756**

Average post-fire rent homeowners can afford

**\$2,350**

Average asking price of a 1-bedroom apartment in Altadena area

## MOST SENIOR HOMEOWNERS FACE ADDITIONAL HOUSING BARRIERS

Households with at least one senior (aged 56+) reported a slightly higher incidence of being uninsured or underinsured (**48%** vs. **45%**). **44%** of households with senior members also reported that they can only afford to pay less than \$1,500/month in rent, compared to 31% of all homeowners surveyed.

Rent They Can Afford	\$500 or less	\$501-\$1500	Above \$1,500	N/A
Households With Seniors	17%	28%	56%	-
All Homeowner Housholds	11%	20%	56%	14%



# RECOMMENDATIONS

GIVEN THE DIVERSITY OF HOUSING CHALLENGES FACED BY HOMEOWNERS AND RENTERS FROM THE DEVASTATION OF THE EATON FIRE, IT IS IMPERATIVE THAT SOLUTIONS ARE MULTI-FACETED, CONSIDER BOTH SHORT AND LONG-TERM NEEDS, AND ADDRESS SPECIFIC BARRIERS FACED BY VULNERABLE GROUPS SUCH AS SENIORS AND LOW-INCOME HOUSEHOLDS.

- 1 In the short-term, make available more vouchers for hotel and motel stays to provide temporary housing options for those not yet able to find longer-term housing.**  
Recommendations from housing partners showed households need at least 30-60 days of aid to ensure adequate time to secure stable housing or plan next steps.
- 2 Widen access to long-term housing alternatives, including through long-term (1+ year) rental assistance, master leases and other housing navigation resources that can bridge the gap for those seeking both interim and permanent rental housing.** Such assistance is critical to allow displaced residents to remain stably housed through the multi-year rebuild process.
- 3 Create resources to address the different rehousing needs faced by renters and homeowners.** This can include developing clear pathways to help homeowners and renters, whether they experienced a total loss or damage to a standing structure, to find housing stability and navigate a safe return through testing and remediation.
- 4 Identify and explore solutions that address the specific needs of vulnerable communities.** This includes seniors, low-income renters, and mixed-status families who face additional barriers to meeting their housing needs. Potential solutions include fostering cooperation and coordination between disaster case management and community disaster relief efforts.
- 5 Identify financial and technical support mechanisms to facilitate rebuilding in an accessible, inclusive and affordable way while also preserving Altadena's unique character and history.** This should include both single-family and multi-family properties.

The mission of the Housing Committee of the Eaton Fire Collaborative is to reduce the impacts of displacement caused by the Eaton Fire and restore community stability through a coordinated, community-centered approach that supports a pathway from emergency to permanent housing for both renters and homeowners.