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LOCKED OUT 2008:

A Profile of California's Counties

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California Budget Project

The California Budget Project (CBP) was founded in 1994 to provide Californians with a source of timely, objective, and accessible expertise on state fiscal and economic policy issues. The CBP engages in independent fiscal and policy analysis and public education with the goal of improving public policies affecting the economic and social well-being of low- and middle-income Californians. Support for the CBP comes from foundation grants, publications, and individual contributions. Please visit the CBP's website at www.cbp.org.

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INTRODUCTION

Locked Out 2008: The Housing Boom and Beyond finds that Californians continue to face a shortage of affordable housing, as housing costs have outpaced the wages and incomes of many Californians. This supplement to *Locked Out 2008* shows that the depth of California's housing crisis varies considerably across the state.

Home Prices Vary Significantly Across California

Home prices tend to be lower in California's inland counties and higher in the state's coastal counties. In August 2007, the median home price – the price in the middle of the distribution for homes that have sold – ranged from \$230,000 in Tulare County to \$899,500 in Marin County.

Despite the wide variation in home prices, buying a home anywhere in the state remains a daunting prospect for many residents. The income needed to purchase the median-priced home with a 30-year conventional fixed-rate mortgage and a 5 percent down payment exceeds the median household income in every county. For example, Tulare County's 2006 median household income was \$41,933, but a Tulare County household needed an annual income of at least \$55,973 to afford the median-priced home in August 2007.

Homeownership Rates Vary Widely Across the State

Fewer than four out of 10 households (39.3 percent) in San Francisco owned their homes in 2006 – the lowest homeownership rate in the state. In addition, fewer than half of Los Angeles County households (49.3 percent) owned their homes. In contrast, more than three-quarters of El Dorado County households (77.8 percent) and nearly three-quarters of Nevada County households (74.0 percent) owned their homes in 2006.

The share of homeowners who spend at least 30 percent of their incomes on housing varies across California's counties.¹ Approximately half of Solano County homeowners (50.5 percent) and nearly half of Santa Cruz County homeowners (49.1 percent) spent at least 30 percent of their incomes on housing in 2006. In contrast, fewer than three out of 10 Kings County homeowners (26.9 percent) and approximately one-third of Humboldt County homeowners (32.6 percent) spent at least 30 percent of their incomes on housing.

Many Californians Struggle to Afford Rents

The Fair Market Rent for a one-bedroom unit ranges from \$526 per month in Tulare County to \$1,330 per month in Orange County. In order to afford a one-bedroom unit, a full-time worker needs an hourly wage of at least \$10.12 in Tulare County and \$25.58 in Orange County. In the majority of California's counties, more than half of renter households spend at least 30 percent of their incomes on rent. The share of renter households who spent at least 30 percent of their incomes on rent in 2006 ranged from a high of 64.3 percent in Nevada County to a low of 42.6 percent in San Francisco. Moreover, in Lake and Mendocino counties, more than one-third of renter households spent at least half of their incomes on rent.

California

A California household needs an annual income of \$113,162 to afford the median-priced home, which cost \$465,000 in August 2007. In part reflecting high home prices, fewer than six out of 10 of the state's households (58.4 percent) owned their homes in 2006. More than four out of 10 of California's owner households (43.5 percent) spent at least 30 percent of their incomes on housing in 2006, while nearly two out of 10 (18.8 percent) spent at least half of their incomes on housing. California's renters need to earn \$19.34 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than one-quarter of the state's renter households (27.4 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	58.4%	41.6%
Asian Households	59.0%	41.0%
Black Households	39.5%	60.5%
Latino Households	47.9%	52.1%
White Households	62.8%	37.2%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.5%	54.6%
Households Spending 50% or More of Income	18.8%	27.4%
Low-Income Households Spending 30% or More of Income	75.8%	91.5%
Senior Households Spending 30% or More of Income	32.3%	67.7%
Who Lives in Overcrowded Housing?		
Owner Households	4.1%	
Renter Households	13.0%	
Asian Households	8.0%	
Black Households	5.0%	
Latino Households	21.1%	
White Households	5.1%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home		\$465,000
Income Needed to Buy Median-Priced Home (5% Down Payment)		\$113,162
Income Needed to Buy Median-Priced Home (20% Down Payment)		\$95,295
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$79,082	
Registered Nurse	\$75,650	
Police Patrol Officer	\$71,136	
Fire Fighter	\$60,549	
Elementary School Teacher	\$57,506	
HUD Low-Income Limit	\$52,000	
Carpenter	\$50,170	
Auto Mechanic	\$38,355	
Secretary	\$32,864	
HUD Very Low-Income Limit	\$32,500	
Construction Worker	\$31,658	
Bank Teller	\$24,939	
Child Care Worker	\$21,195	
Retail Salesperson	\$20,987	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$868	\$16.70
One-Bedroom Unit	\$1,006	\$19.34
Two-Bedroom Unit	\$1,224	\$23.54
Three-Bedroom Unit	\$1,707	\$32.83

Alameda County

Alameda County's median-priced home was \$610,000 in August 2007 – \$145,000 more than that of the state as a whole. Nevertheless, the county's 2006 homeownership rate (57.4 percent) was comparable to that of California (58.4 percent). More than eight out of 10 of Alameda County's low-income households that owned their homes (81.0 percent) spent 30 percent or more of their incomes on housing in 2006, compared to 75.8 percent of similar households in California as a whole. The county's renters need to earn \$20.12 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than one-quarter of the county's renter households (28.1 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	57.4%	42.6%
Asian Households	63.3%	36.7%
Black Households	33.2%	66.8%
Latino Households	50.0%	50.0%
White Households	63.8%	36.2%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.7%	52.8%
Households Spending 50% or More of Income	18.8%	28.1%
Low-Income Households Spending 30% or More of Income	81.0%	89.9%
Senior Households Spending 30% or More of Income	32.0%	66.2%
Who Lives in Overcrowded Housing?		
Owner Households	2.8%	
Renter Households	7.5%	
Asian Households	7.1%	
Black Households	2.6%	
Latino Households	14.4%	
White Households	3.0%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$610,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$148,450	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$125,010	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Registered Nurse	\$93,018	
Dental Hygienist	\$89,315	
Fire Fighter	\$89,066	
Police Patrol Officer	\$78,749	
HUD Low-Income Limit	\$66,250	
Elementary School Teacher	\$59,911	
Carpenter	\$57,387	
Auto Mechanic	\$49,650	
Construction Worker	\$43,555	
HUD Very Low-Income Limit	\$41,900	
Secretary	\$38,355	
Bank Teller	\$26,749	
Child Care Worker	\$22,173	
Retail Salesperson	\$22,110	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$866	\$16.65
One-Bedroom Unit	\$1,046	\$20.12
Two-Bedroom Unit	\$1,239	\$23.83
Three-Bedroom Unit	\$1,680	\$32.31

Butte County

Butte County's median-priced home was \$279,000 in August 2007 – \$186,000 less than that of the state as a whole. Six out of 10 of the county's households (59.9 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. Approximately one-third of the county's owner households (34.4 percent) spent 30 percent or more of their incomes on housing in 2006, compared to 43.5 percent of owner households statewide. The county's renters need to earn \$12.60 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than three out of 10 of the county's renter households (31.4 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	59.9%	40.1%
Asian Households	56.9%	43.1%
Black Households	12.8%	87.2%
Latino Households	42.3%	57.7%
White Households	61.7%	38.3%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	34.4%	60.5%
Households Spending 50% or More of Income	11.3%	31.4%
Low-Income Households Spending 30% or More of Income	70.7%	93.4%
Senior Households Spending 30% or More of Income	29.6%	71.8%
Who Lives in Overcrowded Housing?		
Owner Households	3.2%	
Renter Households	4.6%	
Asian Households	20.8%	
Latino Households	10.8%	
White Households	2.5%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$279,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$67,897	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$57,177	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Police Patrol Officer	\$63,066	
Elementary School Teacher	\$48,885	
Carpenter	\$44,366	
HUD Low-Income Limit	\$41,600	
Auto Mechanic	\$33,446	
Construction Worker	\$30,888	
Secretary	\$27,706	
HUD Very Low-Income Limit	\$26,000	
Bank Teller	\$22,610	
Child Care Worker	\$20,280	
Retail Salesperson	\$19,094	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$551	\$10.60
One-Bedroom Unit	\$655	\$12.60
Two-Bedroom Unit	\$790	\$15.19
Three-Bedroom Unit	\$1,114	\$21.42

Contra Costa County

A Contra Costa County household needs an annual income of \$138,715 to afford the median-priced home, which was \$570,000 in August 2007. More than seven out of 10 of the county's households (72.0 percent) owned their homes in 2006, compared to 58.4 percent of households in the state as a whole. In 2006, 46.3 percent of the county's owner households spent 30 percent or more of their incomes on housing, compared to 43.5 percent of owner households statewide. The county's renters need to earn \$20.12 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than one-quarter of the county's renter households (27.5 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	72.0%	28.0%
Asian Households	77.0%	23.0%
Black Households	46.2%	53.8%
Latino Households	62.3%	37.7%
White Households	76.2%	23.8%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	46.3%	57.5%
Households Spending 50% or More of Income	18.6%	27.5%
Low-Income Households Spending 30% or More of Income	79.9%	92.3%
Senior Households Spending 30% or More of Income	33.2%	71.0%
Who Lives in Overcrowded Housing?		
Owner Households	2.2%	
Renter Households	6.1%	
Asian Households	5.0%	
Latino Households	12.8%	
White Households	1.6%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$570,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$138,715	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$116,813	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Registered Nurse	\$93,018	
Dental Hygienist	\$89,315	
Fire Fighter	\$89,066	
Police Patrol Officer	\$78,749	
HUD Low-Income Limit	\$66,250	
Elementary School Teacher	\$59,911	
Carpenter	\$57,387	
Auto Mechanic	\$49,650	
Construction Worker	\$43,555	
HUD Very Low-Income Limit	\$41,900	
Secretary	\$38,355	
Bank Teller	\$26,749	
Child Care Worker	\$22,173	
Retail Salesperson	\$22,110	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$866	\$16.65
One-Bedroom Unit	\$1,046	\$20.12
Two-Bedroom Unit	\$1,239	\$23.83
Three-Bedroom Unit	\$1,680	\$32.31

El Dorado County

More than three-quarters of El Dorado County's households (77.8 percent) owned their homes in 2006 – the highest share in the state. In addition, the county had higher rates of homeownership for households headed by Latinos and whites than did the state as a whole. More than eight out of 10 of the county's low-income owner households (81.7 percent) spent 30 percent or more of their incomes on housing in 2006, compared to 75.8 percent of similar households statewide. More than half of the county's renter households (53.5 percent) spent 30 percent or more of their incomes on rent in 2006, while more than one out of five (22.1 percent) spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	77.8%	22.2%
Latino Households	63.7%	36.3%
White Households	78.7%	21.3%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	42.7%	53.5%
Households Spending 50% or More of Income	17.1%	22.1%
Low-Income Households Spending 30% or More of Income	81.7%	94.8%
Senior Households Spending 30% or More of Income	31.5%	58.9%
Who Lives in Overcrowded Housing?		
Renter Households	8.4%	
White Households	1.9%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$460,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$111,946	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$94,270	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$82,202	
Registered Nurse	\$80,142	
Police Patrol Officer	\$58,032	
Elementary School Teacher	\$55,296	
HUD Low-Income Limit	\$53,750	
Carpenter	\$52,062	
Fire Fighter	\$43,722	
Auto Mechanic	\$37,565	
HUD Very Low-Income Limit	\$33,600	
Secretary	\$33,530	
Construction Worker	\$32,469	
Bank Teller	\$24,523	
Child Care Worker	\$21,341	
Retail Salesperson	\$20,550	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$708	\$13.62
One-Bedroom Unit	\$805	\$15.48
Two-Bedroom Unit	\$982	\$18.88
Three-Bedroom Unit	\$1,417	\$27.25

Fresno County

Despite relatively low home prices, Fresno County's 2006 homeownership rate was 55.0 percent, compared to 58.4 percent for the state as a whole. The homeownership rate was particularly low for the county's black households. Fewer than four out of 10 of Fresno County's owner households (37.2 percent) spent 30 percent or more of their incomes on housing in 2006, compared to 43.5 percent of owner households statewide. Fresno County's Asian households were twice as likely to live in overcrowded conditions in 2006 as were Asian households statewide. More than one-quarter of the county's renter households (26.6 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	55.0%	45.0%
Asian Households	58.0%	42.0%
Black Households	31.3%	68.7%
Latino Households	45.4%	54.6%
White Households	59.1%	40.9%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	37.2%	53.8%
Households Spending 50% or More of Income	14.9%	26.6%
Low-Income Households Spending 30% or More of Income	74.2%	92.7%
Senior Households Spending 30% or More of Income	28.1%	64.3%
Who Lives in Overcrowded Housing?		
Owner Households	4.8%	
Renter Households	13.7%	
Asian Households	16.0%	
Black Households	5.0%	
Latino Households	16.5%	
White Households	7.5%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$274,250	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$66,741	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$56,203	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$50,523	
HUD Low-Income Limit	\$41,200	
Fire Fighter	\$38,646	
Auto Mechanic	\$37,898	
Carpenter	\$37,773	
Secretary	\$29,141	
Construction Worker	\$27,206	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$24,128	
Child Care Worker	\$20,238	
Retail Salesperson	\$19,261	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$619	\$11.90
One-Bedroom Unit	\$682	\$13.12
Two-Bedroom Unit	\$805	\$15.48
Three-Bedroom Unit	\$1,171	\$22.52

Humboldt County

Humboldt County's median-priced home was \$309,000 in August 2007 – \$156,000 less than that of the state as a whole. Despite relatively low home prices, the county's 2006 homeownership rate was 54.6 percent, compared to 58.4 percent for the state as a whole. Nearly one-third of the county's owner households (32.6 percent) spent at least 30 percent of their incomes on housing in 2006, compared to 43.5 percent of owner households statewide. The county's renters need to earn \$12.23 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than half of the county's renters (56.4 percent) spent at least 30 percent of their incomes on rent in 2006, while 27.5 percent spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	54.6%	45.4%
Latino Households	32.0%	68.0%
White Households	55.3%	44.7%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	32.6%	56.4%
Households Spending 50% or More of Income	13.9%	27.5%
Low-Income Households Spending 30% or More of Income	73.9%	89.6%
Senior Households Spending 30% or More of Income	26.9%	48.5%
Who Lives in Overcrowded Housing?		
Renter Households	4.0%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$309,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$75,198	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$63,325	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Police Patrol Officer	\$69,410	
Registered Nurse	\$63,170	
Elementary School Teacher	\$54,099	
Carpenter	\$49,379	
Fire Fighter	\$44,387	
HUD Low-Income Limit	\$41,200	
Dental Hygienist	\$39,998	
Auto Mechanic	\$36,296	
Construction Worker	\$32,074	
Secretary	\$29,515	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$22,672	
Retail Salesperson	\$20,176	
Child Care Worker	\$17,971	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$543	\$10.44
One-Bedroom Unit	\$636	\$12.23
Two-Bedroom Unit	\$837	\$16.10
Three-Bedroom Unit	\$1,200	\$23.08

Imperial County

Six out of 10 Imperial County households (60.2 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than half (53.3 percent) of the county's Latino households were homeowners in 2006 – higher than the share statewide (47.9 percent). Approximately four out of 10 of the county's owner households (40.9 percent) spent 30 percent or more of their incomes on housing in 2006, compared to 43.5 percent of owner households statewide. More than three-quarters of renter households headed by someone age 65 or older (77.0 percent) spent at least 30 percent of their incomes on housing in 2006, compared to 67.7 percent of senior renter households statewide.

Who Owns and Who Rents?	Owners	Renters
All Households	60.2%	39.8%
Latino Households	53.3%	46.7%
White Households	56.1%	43.9%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	40.9%	56.7%
Households Spending 50% or More of Income	16.9%	16.8%
Low-Income Households Spending 30% or More of Income	71.0%	90.3%
Senior Households Spending 30% or More of Income	33.7%	77.0%
Who Lives in Overcrowded Housing?		
Owner Households	5.6%	
Renter Households	13.2%	
Latino Households	11.7%	
White Households	8.6%	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
HUD Low-Income Limit	\$41,200	
Fire Fighter	\$40,851	
Auto Mechanic	\$34,840	
Secretary	\$28,725	
HUD Very Low-Income Limit	\$25,750	
Construction Worker	\$23,712	
Bank Teller	\$19,323	
Child Care Worker	\$19,011	
Retail Salesperson	\$18,970	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$562	\$10.81
One-Bedroom Unit	\$636	\$12.23
Two-Bedroom Unit	\$784	\$15.08
Three-Bedroom Unit	\$1,079	\$20.75

Kern County

Kern County's median-priced home was \$255,000 in August 2007 – \$210,000 less than that of the state as a whole. More than six out of 10 of Kern County's households (61.9 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. In 2006, 36.1 percent of the county's owner households spent at least 30 percent of their incomes on housing, compared to 43.5 percent of owner households statewide. The county's renters need to earn \$10.96 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Approximately half of renter households (51.0 percent) spent 30 percent or more of their incomes on rent in 2006, while 24.3 percent spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	61.9%	38.1%
Asian Households	71.6%	28.4%
Black Households	40.8%	59.2%
Latino Households	53.9%	46.1%
White Households	65.8%	34.2%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	36.1%	51.0%
Households Spending 50% or More of Income	14.5%	24.3%
Low-Income Households Spending 30% or More of Income	76.0%	88.3%
Senior Households Spending 30% or More of Income	29.0%	64.0%
Who Lives in Overcrowded Housing?		
Owner Households	5.6%	
Renter Households	16.1%	
Asian Households	8.7%	
Black Households	9.4%	
Latino Households	19.3%	
White Households	5.9%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$255,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$62,057	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$52,258	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Police Patrol Officer	\$59,696	
Elementary School Teacher	\$52,942	
Carpenter	\$43,098	
Fire Fighter	\$42,453	
HUD Low-Income Limit	\$41,200	
Auto Mechanic	\$38,605	
Secretary	\$30,909	
Construction Worker	\$26,104	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$21,632	
Child Care Worker	\$20,654	
Retail Salesperson	\$19,448	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$528	\$10.15
One-Bedroom Unit	\$570	\$10.96
Two-Bedroom Unit	\$679	\$13.06
Three-Bedroom Unit	\$981	\$18.87

Kings County

More than half of Kings County's households (56.3 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than one-quarter of the county's owner households (26.9 percent) spent at least 30 percent of their incomes on housing in 2006, substantially lower than owner households in the state as a whole (43.5 percent). However, more than half of the county's renter households (52.2 percent) spent at least 30 percent of their incomes on rent, comparable to the 54.6 percent of renter households statewide. The county's renters need to earn \$12.12 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit.

Who Owns and Who Rents?	Owners	Renters
All Households	56.3%	43.7%
Asian Households	60.3%	39.7%
Black Households	35.9%	64.1%
Latino Households	49.1%	50.9%
White Households	57.1%	42.9%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	26.9%	52.2%
Households Spending 50% or More of Income	9.7%	16.5%
Low-Income Households Spending 30% or More of Income	64.4%	91.7%
Senior Households Spending 30% or More of Income	19.3%	63.9%
Who Lives in Overcrowded Housing?		
Owner Households	5.9%	
Renter Households	18.4%	
Latino Households	17.1%	
White Households	10.1%	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
HUD Low-Income Limit	\$41,200	
Carpenter	\$29,702	
Auto Mechanic	\$28,995	
Construction Worker	\$26,458	
Secretary	\$25,938	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$22,339	
Child Care Worker	\$18,616	
Retail Salesperson	\$18,346	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$592	\$11.38
One-Bedroom Unit	\$630	\$12.12
Two-Bedroom Unit	\$732	\$14.08
Three-Bedroom Unit	\$1,067	\$20.52

Lake County

More than six out of 10 Lake County households (64.1 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. However, more than four out of 10 of the county's owner households (42.6 percent) spent at least 30 percent of their incomes on housing – comparable to the share statewide (43.5 percent). Approximately six out of ten of the county's renter households (60.6 percent) spent at least 30 percent of their incomes on rent in 2006, compared to 54.6 percent of renter households statewide. Just 1.6 percent of Lake County's renter households were overcrowded in 2006, compared to 13.0 of renter households in the state as a whole.

Who Owns and Who Rents?	Owners	Renters
All Households	64.1%	35.9%
Latino Households	48.8%	51.2%
White Households	64.2%	35.8%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	42.6%	60.6%
Households Spending 50% or More of Income	21.5%	36.4%
Low-Income Households Spending 30% or More of Income	71.0%	73.7%
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
HUD Low-Income Limit	\$41,200	
Dental Hygienist	\$39,998	
Auto Mechanic	\$36,296	
Construction Worker	\$32,074	
Secretary	\$29,515	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$22,672	
Retail Salesperson	\$20,176	
Child Care Worker	\$17,971	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$538	\$10.35
One-Bedroom Unit	\$631	\$12.13
Two-Bedroom Unit	\$821	\$15.79
Three-Bedroom Unit	\$1,190	\$22.88

Los Angeles County

A Los Angeles County household needs an annual income of \$133,605 to afford the median-priced home, which was \$549,000 in August 2007. Fewer than half of the county's households (49.3 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. Approximately one out of five of the county's owner households (21.0 percent) spent at least half of their incomes on housing in 2006. Los Angeles County's renters need to earn \$20.02 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Nearly three out of 10 of the county's renter households (29.1 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	49.3%	50.7%
Asian Households	51.8%	48.2%
Black Households	37.3%	62.7%
Latino Households	41.1%	58.9%
White Households	55.5%	44.5%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	45.6%	55.5%
Households Spending 50% or More of Income	21.0%	29.1%
Low-Income Households Spending 30% or More of Income	77.5%	92.7%
Senior Households Spending 30% or More of Income	34.0%	67.9%
Who Lives in Overcrowded Housing?		
Owner Households	6.1%	
Renter Households	17.9%	
Asian Households	8.4%	
Black Households	5.9%	
Latino Households	26.5%	
White Households	7.4%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$549,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$133,605	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$112,509	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Fire Fighter	\$76,066	
Registered Nurse	\$73,923	
Dental Hygienist	\$73,653	
HUD Low-Income Limit	\$59,200	
Elementary School Teacher	\$55,276	
Carpenter	\$50,648	
HUD Very Low-Income Limit	\$37,000	
Auto Mechanic	\$32,698	
Construction Worker	\$32,261	
Secretary	\$31,262	
Bank Teller	\$25,043	
Child Care Worker	\$21,882	
Retail Salesperson	\$20,738	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$863	\$16.60
One-Bedroom Unit	\$1,041	\$20.02
Two-Bedroom Unit	\$1,300	\$25.00
Three-Bedroom Unit	\$1,746	\$33.58

Madera County

Madera County's median-priced home was \$270,000 in August 2007 – \$195,000 less than that of the state as a whole.

Approximately six out of 10 Madera County households (61.1 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. Four out of 10 of the county's owner households (40.0 percent) and six out of 10 renter households (60.0 percent) spent at least 30 percent of their incomes on housing in 2006. In addition, nearly one-third of renter households (32.7 percent) spent at least half of their incomes on rent. One out of five of the county's renter households (20.2 percent) were overcrowded in 2006, compared to 13.0 percent of renter households statewide.

Who Owns and Who Rents?	Owners	Renters
All Households	61.1%	38.9%
Latino Households	44.5%	55.5%
White Households	59.9%	40.1%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	40.0%	60.0%
Households Spending 50% or More of Income	19.3%	32.7%
Low-Income Households Spending 30% or More of Income	65.9%	94.9%
Senior Households Spending 30% or More of Income	39.4%	78.3%
Who Lives in Overcrowded Housing?		
Owner Households	5.9%	
Renter Households	20.2%	
Latino Households	28.5%	
White Households	11.6%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$270,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$65,707	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$55,332	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Elementary School Teacher	\$56,442	
Carpenter	\$51,251	
HUD Low-Income Limit	\$41,200	
Auto Mechanic	\$33,030	
Secretary	\$28,413	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$23,150	
Construction Worker	\$22,818	
Retail Salesperson	\$21,382	
Child Care Worker	\$18,554	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$595	\$11.44
One-Bedroom Unit	\$625	\$12.02
Two-Bedroom Unit	\$797	\$15.33
Three-Bedroom Unit	\$1,159	\$22.29

Marin County

Although Marin County's median-priced home was \$899,500 in August 2007, the county's homeownership rate exceeded that of the state as a whole in 2006. A full 65.0 percent of Marin County households owned their homes in 2006, compared to 58.4 percent of households statewide. Approximately one out of five of the county's owner households (20.5 percent) and nearly one-third (32.0 percent) of renter households spent at least half of their incomes on housing in 2006. Marin County's renters need to earn \$24.46 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit.

Who Owns and Who Rents?	Owners	Renters
All Households	65.0%	35.0%
Asian Households	60.8%	39.2%
Latino Households	39.7%	60.3%
White Households	67.8%	32.2%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.9%	54.8%
Households Spending 50% or More of Income	20.5%	32.0%
Low-Income Households Spending 30% or More of Income	79.3%	93.0%
Senior Households Spending 30% or More of Income	35.7%	71.5%
Who Lives in Overcrowded Housing?		
Owner Households	0.8%	
Renter Households	3.3%	
White Households	1.0%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$899,500	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$218,902	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$184,339	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$90,917	
HUD Low-Income Limit	\$90,500	
Registered Nurse	\$87,464	
Carpenter	\$58,843	
Elementary School Teacher	\$58,466	
HUD Low-Income Limit	\$56,550	
Auto Mechanic	\$50,190	
Construction Worker	\$46,550	
Secretary	\$39,312	
Bank Teller	\$28,891	
Child Care Worker	\$25,293	
Retail Salesperson	\$23,171	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$1,035	\$19.90
One-Bedroom Unit	\$1,272	\$24.46
Two-Bedroom Unit	\$1,592	\$30.62
Three-Bedroom Unit	\$2,125	\$40.87

Mendocino County

More than six out of 10 Mendocino County households (64.6 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. However, the county's Latino households were less likely to own their homes than were Latino households statewide. One out of five of the county's owner households (19.6 percent) and approximately one-third of renter households (33.9 percent) spent at least half of their incomes on housing in 2006. More than one-third of the county's Latino households (37.0 percent) lived in overcrowded conditions in 2006, compared to approximately one out of five of the state's Latino households (21.1 percent).

Who Owns and Who Rents?	Owners	Renters
All Households	64.6%	35.4%
Latino Households	36.0%	64.0%
White Households	64.8%	35.2%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	39.7%	54.2%
Households Spending 50% or More of Income	19.6%	33.9%
Low-Income Households Spending 30% or More of Income	64.3%	87.5%
Senior Households Spending 30% or More of Income	*	52.8%
Who Lives in Overcrowded Housing?		
Owner Households	5.0%	
Latino Households	37.0%	
White Households	6.8%	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
HUD Low-Income Limit	\$41,200	
Dental Hygienist	\$39,998	
Auto Mechanic	\$36,296	
Construction Worker	\$32,074	
Secretary	\$29,515	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$22,672	
Retail Salesperson	\$20,176	
Child Care Worker	\$17,971	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$600	\$11.54
One-Bedroom Unit	\$740	\$14.23
Two-Bedroom Unit	\$899	\$17.29
Three-Bedroom Unit	\$1,227	\$23.60

* Not reported due to insufficient sample size.

Merced County

Despite relatively low home prices in Merced County, the county's homeownership rate was 53.9 percent in 2006, compared to 58.4 percent in the state as a whole. More than four out of 10 of the county's owner households (43.0 percent) spent at least 30 percent of their incomes on housing. Merced County's renters need to earn \$11.71 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than half of the county's renter households (54.5 percent) spent at least 30 percent of their incomes on rent in 2006 and one-third (33.2 percent) spent at least half of their incomes on rent. A full 94.6 percent of low-income renter households spent at least 30 percent of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	53.9%	46.1%
Asian Households	75.5%	24.5%
Black Households	25.3%	74.7%
Latino Households	44.2%	55.8%
White Households	55.2%	44.8%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.0%	54.5%
Households Spending 50% or More of Income	17.1%	33.2%
Low-Income Households Spending 30% or More of Income	61.8%	94.6%
Senior Households Spending 30% or More of Income	27.7%	64.5%
Who Lives in Overcrowded Housing?		
Owner Households	3.1%	
Renter Households	15.5%	
Asian Households	9.3%	
Latino Households	17.3%	
White Households	7.8%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$283,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$68,871	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$57,997	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Police Patrol Officer	\$66,726	
Elementary School Teacher	\$52,085	
Carpenter	\$51,230	
HUD Low-Income Limit	\$41,200	
Secretary	\$29,453	
Auto Mechanic	\$28,704	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$21,674	
Child Care Worker	\$20,405	
Retail Salesperson	\$20,259	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$534	\$10.27
One-Bedroom Unit	\$609	\$11.71
Two-Bedroom Unit	\$740	\$14.23
Three-Bedroom Unit	\$1,055	\$20.29

Monterey County

A Monterey County household needs an annual income of \$139,932 to afford the median-priced home, which was \$575,000 in August 2007. Fewer than six out of 10 of the county's households (55.6 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than four out of 10 of the county's owner households (43.5 percent) spent at least 30 percent of their incomes on housing in 2006, while 22.4 percent spent at least half of their incomes on housing. The county's renters need to earn \$18.62 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than one out of five renter households (22.5 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	55.6%	44.4%
Asian Households	66.8%	33.2%
Black Households	28.0%	72.0%
Latino Households	45.4%	54.6%
White Households	59.0%	41.0%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.5%	53.9%
Households Spending 50% or More of Income	22.4%	22.5%
Low-Income Households Spending 30% or More of Income	58.3%	90.8%
Senior Households Spending 30% or More of Income	29.3%	66.3%
Who Lives in Overcrowded Housing?		
Owner Households	5.2%	
Renter Households	14.0%	
Latino Households	21.9%	
White Households	7.8%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$575,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$139,932	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$117,837	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$107,910	
Registered Nurse	\$88,109	
Police Patrol Officer	\$63,710	
Elementary School Teacher	\$55,895	
Fire Fighter	\$55,890	
HUD Low-Income Limit	\$51,600	
Carpenter	\$50,835	
Auto Mechanic	\$39,686	
Secretary	\$32,822	
Construction Worker	\$32,739	
HUD Very Low-Income Limit	\$32,250	
Bank Teller	\$26,666	
Child Care Worker	\$21,195	
Retail Salesperson	\$21,112	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$860	\$16.54
One-Bedroom Unit	\$968	\$18.62
Two-Bedroom Unit	\$1,111	\$21.37
Three-Bedroom Unit	\$1,570	\$30.19

Napa County

In spite of relatively high home prices, more than six out of 10 Napa County households (62.5 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. Approximately one-third of Napa County's Latino households (34.0 percent) lived in overcrowded conditions in 2006, compared to 21.1 percent of Latino households statewide. The county's renters need to earn \$17.98 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than three-quarters of the county's renter households headed by someone age 65 or older (78.2 percent) spent at least 30 percent of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	62.5%	37.5%
Latino Households	43.4%	56.6%
White Households	61.7%	38.3%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.5%	49.8%
Households Spending 50% or More of Income	19.6%	22.5%
Low-Income Households Spending 30% or More of Income	70.2%	95.6%
Senior Households Spending 30% or More of Income	35.2%	78.2%
Who Lives in Overcrowded Housing?		
Owner Households	3.5%	
Renter Households	13.6%	
Latino Households	34.0%	
White Households	5.8%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$597,500	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$145,408	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$122,449	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$94,016	
Registered Nurse	\$75,504	
HUD Low-Income Limit	\$59,600	
Elementary School Teacher	\$54,068	
Carpenter	\$47,029	
Auto Mechanic	\$43,160	
Fire Fighter	\$42,619	
HUD Very Low-Income Limit	\$37,900	
Secretary	\$37,627	
Construction Worker	\$33,862	
Child Care Worker	\$29,141	
Bank Teller	\$25,397	
Retail Salesperson	\$22,838	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$834	\$16.04
One-Bedroom Unit	\$935	\$17.98
Two-Bedroom Unit	\$1,214	\$23.35
Three-Bedroom Unit	\$1,679	\$32.29

Nevada County

Nearly three-quarters of Nevada County's households (74.0 percent) owned their homes in 2006 – the second-highest homeownership rate in the state. A Nevada County household needs an annual income of \$101,481 to afford the median-priced home, which was \$417,000 in August 2007. One out of five of the county's owner households (19.9 percent) spent at least half of their incomes on housing in 2006. The county's renters need to earn \$15.12 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than six out of 10 of the county's renter households (64.3 percent) spent 30 percent or more of their incomes on rent in 2006, while 21.4 percent spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	74.0%	26.0%
Latino Households	45.1%	54.9%
White Households	74.9%	25.1%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	45.8%	64.3%
Households Spending 50% or More of Income	19.9%	21.4%
Low-Income Households Spending 30% or More of Income	79.8%	89.2%
Senior Households Spending 30% or More of Income	*	62.6%
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$417,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$101,481	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$85,458	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$100,298	
Registered Nurse	\$72,114	
Police Patrol Officer	\$56,742	
Elementary School Teacher	\$53,634	
Carpenter	\$52,374	
HUD Low-Income Limit	\$52,100	
Fire Fighter	\$39,562	
Auto Mechanic	\$36,941	
HUD Very Low-Income Limit	\$32,550	
Construction Worker	\$29,474	
Bank Teller	\$27,123	
Secretary	\$26,811	
Retail Salesperson	\$21,923	
Child Care Worker	\$19,802	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$673	\$12.94
One-Bedroom Unit	\$786	\$15.12
Two-Bedroom Unit	\$1,035	\$19.90
Three-Bedroom Unit	\$1,495	\$28.75

* Not reported due to insufficient sample size.

Orange County

An Orange County household needs an annual income of \$152,100 to afford the median-priced home, which was \$625,000 in August 2007. More than six out of 10 of the county's households (62.4 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. Orange County's renters need to earn \$25.58 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than one-quarter of the county's renter households (26.6 percent) spent at least half of their incomes on rent in 2006. Nearly three out of 10 of the county's Latino households (28.6 percent) lived in overcrowded conditions in 2006, compared to 21.1 percent of Latino households statewide.

Who Owns and Who Rents?	Owners	Renters
All Households	62.4%	37.6%
Asian Households	59.8%	40.2%
Black Households	34.7%	65.3%
Latino Households	46.4%	53.6%
White Households	66.4%	33.6%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	42.5%	54.7%
Households Spending 50% or More of Income	18.5%	26.6%
Low-Income Households Spending 30% or More of Income	77.3%	91.0%
Senior Households Spending 30% or More of Income	34.6%	69.1%
Who Lives in Overcrowded Housing?		
Owner Households	4.4%	
Renter Households	15.3%	
Asian Households	6.4%	
Black Households	7.3%	
Latino Households	28.6%	
White Households	6.4%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$625,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$152,100	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$128,084	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Police Patrol Officer	\$74,880	
Registered Nurse	\$73,133	
Dental Hygienist	\$71,406	
HUD Low-Income Limit	\$69,300	
Elementary School Teacher	\$63,401	
Fire Fighter	\$54,226	
Carpenter	\$49,858	
HUD Very Low-Income Limit	\$43,300	
Auto Mechanic	\$40,498	
Secretary	\$33,904	
Construction Worker	\$28,538	
Bank Teller	\$24,648	
Child Care Worker	\$21,694	
Retail Salesperson	\$20,779	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$1,185	\$22.79
One-Bedroom Unit	\$1,330	\$25.58
Two-Bedroom Unit	\$1,595	\$30.67
Three-Bedroom Unit	\$2,282	\$43.88

Placer County

More than seven out of 10 Placer County households (72.4 percent) owned their homes in 2006 – the third-highest homeownership rate in the state. A Placer County household needs an annual income of \$104,888 to afford the median-priced home, which was \$431,000 in August 2007. Fewer than two out of five of the county's owner households (38.5 percent) spent at least 30 percent of their incomes on housing in 2006, compared to 43.5 percent of owner households statewide. The county's renters need to earn \$15.48 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Approximately one out of five of the county's renter households (21.4 percent) spent more than half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	72.4%	27.6%
Asian Households	72.5%	27.5%
Latino Households	59.6%	40.4%
White Households	73.9%	26.1%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	38.5%	52.9%
Households Spending 50% or More of Income	15.1%	21.4%
Low-Income Households Spending 30% or More of Income	90.9%	91.0%
Senior Households Spending 30% or More of Income	27.4%	69.3%
Who Lives in Overcrowded Housing?		
Owner Households	0.5%	
Renter Households	3.4%	
Latino Households	10.4%	
White Households	0.7%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$431,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$104,888	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$88,327	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$82,202	
Registered Nurse	\$80,142	
Police Patrol Officer	\$58,032	
Elementary School Teacher	\$55,296	
HUD Low-Income Limit	\$53,750	
Carpenter	\$52,062	
Fire Fighter	\$43,722	
Auto Mechanic	\$37,565	
HUD Very Low-Income Limit	\$33,600	
Secretary	\$33,530	
Construction Worker	\$32,469	
Bank Teller	\$24,523	
Child Care Worker	\$21,341	
Retail Salesperson	\$20,550	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$708	\$13.62
One-Bedroom Unit	\$805	\$15.48
Two-Bedroom Unit	\$982	\$18.88
Three-Bedroom Unit	\$1,417	\$27.25

Riverside County

Nearly seven out of 10 Riverside County households (69.2 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. Fewer than half of the county's owner households (47.7 percent) spent at least 30 percent of their incomes on housing in 2006, while approximately one out of five (21.2 percent) spent at least half of their incomes on housing. Riverside County's renters need to earn \$18.83 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Three out of 10 of the county's renter households (29.7 percent) spent at least half of their incomes on rent in 2006. A full 93.9 percent of low-income renter households spent at least 30 percent of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	69.2%	30.8%
Asian Households	71.9%	28.1%
Black Households	58.9%	41.1%
Latino Households	61.5%	38.5%
White Households	72.1%	27.9%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	47.7%	59.5%
Households Spending 50% or More of Income	21.2%	29.7%
Low-Income Households Spending 30% or More of Income	77.2%	93.9%
Senior Households Spending 30% or More of Income	34.6%	72.3%
Who Lives in Overcrowded Housing?		
Owner Households	4.5%	
Renter Households	13.8%	
Asian Households	6.6%	
Black Households	3.2%	
Latino Households	17.8%	
White Households	4.9%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$390,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$94,910	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$79,925	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$74,152	
Registered Nurse	\$70,366	
Police Patrol Officer	\$68,931	
Elementary School Teacher	\$59,323	
HUD Low-Income Limit	\$47,350	
Carpenter	\$45,947	
Fire Fighter	\$44,491	
Auto Mechanic	\$37,128	
Secretary	\$31,595	
HUD Very Low-Income Limit	\$29,600	
Construction Worker	\$28,829	
Bank Teller	\$23,982	
Retail Salesperson	\$20,405	
Child Care Worker	\$18,907	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$896	\$17.23
One-Bedroom Unit	\$979	\$18.83
Two-Bedroom Unit	\$1,142	\$21.96
Three-Bedroom Unit	\$1,622	\$31.19

Sacramento County

Approximately six out of 10 Sacramento County households (61.2 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. A Sacramento County household needs an annual income of \$75,989 to afford the median-priced home, which was \$312,250 in August 2007. More than four out of 10 of the county's homeowners (42.5 percent) spent at least 30 percent of their incomes on housing in 2006, similar to the share of owner households statewide. The county's renters need to earn \$15.48 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than half of the county's renter households (57.1 percent) spent 30 percent or more of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	61.2%	38.8%
Asian Households	65.7%	34.3%
Black Households	42.9%	57.1%
Latino Households	54.2%	45.8%
White Households	64.5%	35.5%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	42.5%	57.1%
Households Spending 50% or More of Income	16.7%	27.1%
Low-Income Households Spending 30% or More of Income	77.2%	91.4%
Senior Households Spending 30% or More of Income	29.6%	70.4%
Who Lives in Overcrowded Housing?		
Owner Households	2.4%	
Renter Households	6.6%	
Asian Households	8.5%	
Black Households	3.4%	
Latino Households	9.6%	
White Households	2.6%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$312,250	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$75,989	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$63,991	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Police Patrol Officer	\$58,032	
Elementary School Teacher	\$55,296	
HUD Low-Income Limit	\$53,750	
Carpenter	\$52,062	
Fire Fighter	\$43,722	
Auto Mechanic	\$37,565	
HUD Very Low-Income Limit	\$33,600	
Secretary	\$33,530	
Construction Worker	\$32,469	
Bank Teller	\$24,523	
Child Care Worker	\$21,341	
Retail Salesperson	\$20,550	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$708	\$13.62
One-Bedroom Unit	\$805	\$15.48
Two-Bedroom Unit	\$982	\$18.88
Three-Bedroom Unit	\$1,417	\$27.25

San Bernardino County

Two-thirds of San Bernardino County's households (66.4 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. A San Bernardino County household needs an annual income of \$87,610 to afford the median-priced home, which was \$360,000 in August 2007. More than four out of ten of the county's owner households (43.8 percent) spent at least 30 percent of their incomes on housing, while 18.9 percent spent at least half of their incomes on housing. The county's renters need to earn \$18.83 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Nearly three out of 10 of the county's renter households (29.3 percent) spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	66.4%	33.6%
Asian Households	77.0%	23.0%
Black Households	45.2%	54.8%
Latino Households	63.7%	36.3%
White Households	69.3%	30.7%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.8%	57.2%
Households Spending 50% or More of Income	18.9%	29.3%
Low-Income Households Spending 30% or More of Income	74.2%	94.1%
Senior Households Spending 30% or More of Income	33.3%	69.2%
Who Lives in Overcrowded Housing?		
Owner Households	5.4%	
Renter Households	13.2%	
Asian Households	5.0%	
Black Households	5.6%	
Latino Households	15.9%	
White Households	7.1%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$360,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$87,610	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$73,777	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$74,152	
Registered Nurse	\$70,366	
Police Patrol Officer	\$68,931	
Elementary School Teacher	\$59,323	
HUD Low-Income Limit	\$47,350	
Carpenter	\$45,947	
Fire Fighter	\$44,491	
Auto Mechanic	\$37,128	
Secretary	\$31,595	
HUD Very Low-Income Limit	\$29,600	
Construction Worker	\$28,829	
Bank Teller	\$23,982	
Retail Salesperson	\$20,405	
Child Care Worker	\$18,907	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$896	\$17.23
One-Bedroom Unit	\$979	\$18.83
Two-Bedroom Unit	\$1,142	\$21.96
Three-Bedroom Unit	\$1,622	\$31.19

San Diego County

A San Diego County household needs an annual income of \$114,379 to afford the median-priced home, which was \$470,000 in August 2007. Fewer than six out of 10 of the county's households (57.6 percent) owned their homes in 2006 – comparable to the state's homeownership rate (58.4 percent). More than four out of 10 of the county's owner households (44.9 percent) spent at least 30 percent of their incomes on housing in 2006, while 19.0 percent spent at least half of their incomes on housing. The county's renters need to earn \$21.48 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. In 2006, 26.8 percent of the county's renter households spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	57.6%	42.4%
Asian Households	58.2%	41.8%
Black Households	33.2%	66.8%
Latino Households	44.8%	55.2%
White Households	60.5%	39.5%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	44.9%	55.6%
Households Spending 50% or More of Income	19.0%	26.8%
Low-Income Households Spending 30% or More of Income	74.4%	92.7%
Senior Households Spending 30% or More of Income	32.5%	72.6%
Who Lives in Overcrowded Housing?		
Owner Households	2.9%	
Renter Households	10.1%	
Asian Households	7.7%	
Black Households	5.9%	
Latino Households	18.7%	
White Households	4.2%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$470,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$114,379	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$96,319	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$87,027	
Registered Nurse	\$72,155	
Police Patrol Officer	\$69,326	
Elementary School Teacher	\$64,268	
HUD Low-Income Limit	\$56,150	
Fire Fighter	\$48,630	
Carpenter	\$46,155	
Auto Mechanic	\$41,829	
HUD Very Low-Income Limit	\$35,100	
Secretary	\$32,635	
Construction Worker	\$30,701	
Bank Teller	\$25,022	
Child Care Worker	\$21,278	
Retail Salesperson	\$20,904	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$978	\$18.81
One-Bedroom Unit	\$1,117	\$21.48
Two-Bedroom Unit	\$1,355	\$26.06
Three-Bedroom Unit	\$1,976	\$38.00

San Francisco

Fewer than four out of 10 San Francisco households (39.3 percent) owned their homes in 2006 – the lowest homeownership rate in the state. A San Francisco household needs an annual income of \$196,878 to afford the median-priced home, which was \$809,000 in August 2007. Four out of 10 of the county’s owner households (40.3 percent) spent at least 30 percent of their incomes on housing in 2006, while 19.6 percent spent at least half of their incomes on housing. San Francisco’s renters need to earn \$24.46 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. One out of five renter households (19.6 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	39.3%	60.7%
Asian Households	48.7%	51.3%
Black Households	30.3%	69.7%
Latino Households	32.3%	67.7%
White Households	38.2%	61.8%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	40.3%	42.6%
Households Spending 50% or More of Income	19.6%	19.6%
Low-Income Households Spending 30% or More of Income	75.4%	80.0%
Senior Households Spending 30% or More of Income	32.8%	57.2%
Who Lives in Overcrowded Housing?		
Owner Households	3.2%	
Renter Households	7.8%	
Asian Households	12.9%	
Latino Households	16.8%	
White Households	2.4%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$809,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$196,878	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$165,792	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$90,917	
HUD Low-Income Limit	\$90,500	
Registered Nurse	\$87,464	
Carpenter	\$58,843	
Elementary School Teacher	\$58,466	
HUD Very Low-Income Limit	\$56,550	
Auto Mechanic	\$50,190	
Construction Worker	\$46,550	
Secretary	\$39,312	
Bank Teller	\$28,891	
Child Care Worker	\$25,293	
Retail Salesperson	\$23,171	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$1,035	\$19.90
One-Bedroom Unit	\$1,272	\$24.46
Two-Bedroom Unit	\$1,592	\$30.62
Three-Bedroom Unit	\$2,125	\$40.87

San Joaquin County

More than six out of 10 San Joaquin County households (62.9 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than four out of 10 of the county's owner households (44.8 percent) spent at least 30 percent of their incomes on housing in 2006, while nearly one out of five (18.6 percent) spent at least half of their incomes on housing. The county's renters need to earn \$14.25 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than three out of 10 of the county's renter households (30.9 percent) spent at least half of their incomes on rent in 2006, compared to 27.4 percent of renter households statewide.

Who Owns and Who Rents?	Owners	Renters
All Households	62.9%	37.1%
Asian Households	70.4%	29.6%
Black Households	43.3%	56.7%
Latino Households	54.8%	45.2%
White Households	64.8%	35.2%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	44.8%	56.8%
Households Spending 50% or More of Income	18.6%	30.9%
Low-Income Households Spending 30% or More of Income	70.0%	92.4%
Senior Households Spending 30% or More of Income	31.9%	69.9%
Who Lives in Overcrowded Housing?		
Owner Households	4.6%	
Renter Households	13.1%	
Asian Households	10.8%	
Latino Households	14.7%	
White Households	6.7%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$370,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$90,043	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$75,826	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$86,008	
Registered Nurse	\$76,211	
Police Patrol Officer	\$60,424	
Fire Fighter	\$56,202	
Elementary School Teacher	\$53,944	
Carpenter	\$49,005	
HUD Low-Income Limit	\$48,250	
Auto Mechanic	\$41,475	
Construction Worker	\$39,790	
Secretary	\$32,282	
HUD Very Low-Income Limit	\$30,150	
Bank Teller	\$24,731	
Retail Salesperson	\$19,864	
Child Care Worker	\$18,699	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$650	\$12.50
One-Bedroom Unit	\$741	\$14.25
Two-Bedroom Unit	\$914	\$17.58
Three-Bedroom Unit	\$1,255	\$24.13

San Luis Obispo County

Six out of 10 San Luis Obispo County households (59.5 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. A San Luis Obispo County household needs an annual income of \$123,749 to afford the median-priced home, which was \$508,500 in August 2007. More than four out of 10 of the county's owner households (43.9 percent) spent at least 30 percent of their incomes on housing in 2006, while 19.4 percent spent at least half of their incomes on housing. The county's renters need to earn \$16.98 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Three out of 10 of the county's renter households (30.2 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?		Owners	Renters
All Households		59.5%	40.5%
Latino Households		44.8%	55.2%
White Households		60.7%	39.3%
How Much Income Do Residents Spend on Housing?		Owners	Renters
Households Spending 30% or More of Income		43.9%	58.9%
Households Spending 50% or More of Income		19.4%	30.2%
Low-Income Households Spending 30% or More of Income		76.3%	96.1%
Senior Households Spending 30% or More of Income		29.3%	85.2%
Who Lives in Overcrowded Housing?			
Owner Households		1.7%	
Renter Households		6.0%	
Latino Households		15.4%	
White Households		2.5%	
How Much Does It Cost to Buy a Home?			
Median-Priced Home		\$508,500	
Income Needed to Buy Median-Priced Home (5% Down Payment)		\$123,749	
Income Needed to Buy Median-Priced Home (20% Down Payment)		\$104,209	
Who Cannot Afford to Buy the Median-Priced Home?		Annual Income at Median Hourly Wage	
Dental Hygienist		\$75,774	
Registered Nurse		\$71,822	
Police Patrol Officer		\$70,262	
Elementary School Teacher		\$56,484	
HUD Low-Income Limit		\$51,350	
Fire Fighter		\$46,654	
Carpenter		\$44,824	
Auto Mechanic		\$34,008	
HUD Very Low-Income Limit		\$32,100	
Construction Worker		\$31,741	
Secretary		\$29,266	
Bank Teller		\$24,378	
Retail Salesperson		\$19,718	
Child Care Worker		\$18,616	
How Much Does It Cost to Rent?		Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit		\$746	\$14.35
One-Bedroom Unit		\$883	\$16.98
Two-Bedroom Unit		\$1,075	\$20.67
Three-Bedroom Unit		\$1,566	\$30.12

San Mateo County

A San Mateo County household needs an annual income of \$191,768 to afford the median-priced home, which was \$788,000 in August 2007. More than six out of 10 of the county's households (63.2 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than four out of 10 of the county's owner households (43.6 percent) spent at least 30 percent of their incomes on housing in 2006, while 19.2 percent spent at least half of their incomes on housing. The county's renters need to earn \$24.46 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. In 2006, 46.6 percent of the county's renter households spent at least 30 percent of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	63.2%	36.8%
Asian Households	67.3%	32.7%
Black Households	37.7%	62.3%
Latino Households	44.6%	55.4%
White Households	65.1%	34.9%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.6%	46.6%
Households Spending 50% or More of Income	19.2%	21.8%
Low-Income Households Spending 30% or More of Income	81.1%	91.6%
Senior Households Spending 30% or More of Income	33.0%	59.2%
Who Lives in Overcrowded Housing?		
Owner Households	2.5%	
Renter Households	10.3%	
Asian Households	6.3%	
Latino Households	16.9%	
White Households	4.3%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$788,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$191,768	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$161,489	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$90,917	
HUD Low-Income Limit	\$90,500	
Registered Nurse	\$87,464	
Carpenter	\$58,843	
Elementary School Teacher	\$58,466	
HUD Very Low-Income Limit	\$56,550	
Auto Mechanic	\$50,190	
Construction Worker	\$46,550	
Secretary	\$39,312	
Bank Teller	\$28,891	
Child Care Worker	\$25,293	
Retail Salesperson	\$23,171	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$1,035	\$19.90
One-Bedroom Unit	\$1,272	\$24.46
Two-Bedroom Unit	\$1,592	\$30.62
Three-Bedroom Unit	\$2,125	\$40.87

Santa Barbara County

A Santa Barbara County household needs an annual income of \$128,981 to afford the median-priced home, which was \$530,000 in August 2007. More than half of the county's households (53.3 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than four out of 10 of the county's owner households (43.3 percent) spent at least 30 percent of their incomes on housing in 2006, while 19.2 percent spent at least half of their incomes on housing. The county's renters need to earn \$22.87 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. In 2006, 31.2 percent of the county's renter households spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	53.3%	46.7%
Asian Households	43.7%	56.3%
Black Households	31.1%	68.9%
Latino Households	39.7%	60.3%
White Households	55.3%	44.7%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	43.3%	60.2%
Households Spending 50% or More of Income	19.2%	31.2%
Low-Income Households Spending 30% or More of Income	68.1%	91.6%
Senior Households Spending 30% or More of Income	30.8%	66.0%
Who Lives in Overcrowded Housing?		
Owner Households	3.5%	
Renter Households	12.0%	
Asian Households	6.0%	
Latino Households	22.1%	
White Households	6.9%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$530,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$128,981	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$108,615	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$77,938	
Police Patrol Officer	\$69,930	
Registered Nurse	\$69,805	
Carpenter	\$55,182	
Elementary School Teacher	\$53,799	
HUD Low-Income Limit	\$53,700	
Auto Mechanic	\$38,085	
Secretary	\$34,341	
HUD Very Low-Income Limit	\$33,550	
Construction Worker	\$29,557	
Bank Teller	\$25,979	
Retail Salesperson	\$21,133	
Child Care Worker	\$20,946	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$1,065	\$20.48
One-Bedroom Unit	\$1,189	\$22.87
Two-Bedroom Unit	\$1,334	\$25.65
Three-Bedroom Unit	\$1,757	\$33.79

Santa Clara County

A Santa Clara County household needs an annual income of \$170,352 to afford the median-priced home, which was \$700,000 in August 2007. Approximately six out of 10 of the county's households (60.6 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than four out of 10 of the county's owner households (41.5 percent) spent at least 30 percent of their incomes on housing in 2006. The county's renters need to earn \$20.69 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than one out of five of the county's renter households (22.9 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	60.6%	39.4%
Asian Households	57.6%	42.4%
Black Households	34.7%	65.3%
Latino Households	47.2%	52.8%
White Households	66.4%	33.6%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	41.5%	45.5%
Households Spending 50% or More of Income	17.4%	22.9%
Low-Income Households Spending 30% or More of Income	81.0%	90.0%
Senior Households Spending 30% or More of Income	28.7%	66.6%
Who Lives in Overcrowded Housing?		
Owner Households	3.3%	
Renter Households	11.6%	
Asian Households	8.0%	
Black Households	7.3%	
Latino Households	19.0%	
White Households	3.5%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$700,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$170,352	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$143,454	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Registered Nurse	\$96,158	
Police Patrol Officer	\$85,405	
HUD Low-Income Limit	\$84,900	
Fire Fighter	\$73,570	
Elementary School Teacher	\$58,280	
Carpenter	\$57,013	
Auto Mechanic	\$54,579	
Dental Hygienist	\$53,560	
HUD Very Low-Income Limit	\$53,050	
Secretary	\$37,107	
Construction Worker	\$33,613	
Bank Teller	\$26,000	
Child Care Worker	\$23,733	
Retail Salesperson	\$22,651	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$928	\$17.85
One-Bedroom Unit	\$1,076	\$20.69
Two-Bedroom Unit	\$1,293	\$24.87
Three-Bedroom Unit	\$1,859	\$35.75

Santa Cruz County

A Santa Cruz County household needs an annual income of \$162,930 to afford the median-priced home, which was \$699,500 in August 2007. Six out of 10 of the county's households (59.9 percent) owned their homes in 2006 – slightly higher than the state's homeownership rate (58.4 percent). Nearly half of the county's owner households (49.1 percent) spent at least 30 percent of their incomes on housing in 2006, while 19.5 percent spent at least half of their incomes on housing. The county's renters need to earn \$22.02 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Three out of 10 of the county's renter households (30.5 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	59.9%	40.1%
Asian Households	61.7%	38.3%
Latino Households	40.5%	59.5%
White Households	59.6%	40.4%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	49.1%	64.1%
Households Spending 50% or More of Income	19.5%	30.5%
Low-Income Households Spending 30% or More of Income	82.2%	93.2%
Senior Households Spending 30% or More of Income	33.6%	68.9%
Who Lives in Overcrowded Housing?		
Owner Households	2.7%	
Renter Households	6.7%	
Latino Households	18.8%	
White Households	3.6%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$669,500	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$162,930	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$137,204	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$81,390	
Police Patrol Officer	\$71,718	
HUD Low-Income Limit	\$63,350	
Elementary School Teacher	\$51,156	
Carpenter	\$48,256	
Auto Mechanic	\$40,893	
HUD Very Low-Income Limit	\$40,650	
Fire Fighter	\$37,336	
Construction Worker	\$35,693	
Secretary	\$33,530	
Bank Teller	\$24,086	
Retail Salesperson	\$22,610	
Child Care Worker	\$21,778	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$970	\$18.65
One-Bedroom Unit	\$1,145	\$22.02
Two-Bedroom Unit	\$1,493	\$28.71
Three-Bedroom Unit	\$2,148	\$41.31

Shasta County

A Shasta County household needs an annual income of \$65,707 to afford the median-priced home, which was \$270,000 in August 2007 – \$195,000 less than that of the state as a whole. Nearly two-thirds of the county’s households (65.6 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. One-third of the county’s owner households (33.1 percent) spent 30 percent or more of their incomes on housing in 2006, compared to 43.5 percent of California’s owner households. The county’s renters need to earn \$12.12 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. In 2006, 32.2 percent of the county’s renter households spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	65.6%	34.4%
Asian Households	50.1%	49.9%
Latino Households	50.3%	49.7%
White Households	67.5%	32.5%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	33.1%	58.6%
Households Spending 50% or More of Income	11.6%	32.2%
Low-Income Households Spending 30% or More of Income	64.8%	98.1%
Senior Households Spending 30% or More of Income	23.8%	67.9%
Who Lives in Overcrowded Housing?		
Owner Households		1.1%
Renter Households		5.0%
White Households		2.0%
How Much Does It Cost to Buy a Home?		
Median-Priced Home		\$270,000
Income Needed to Buy Median-Priced Home (5% Down Payment)		\$65,707
Income Needed to Buy Median-Priced Home (20% Down Payment)		\$55,332
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Registered Nurse		\$65,520
Police Patrol Officer		\$56,888
Elementary School Teacher		\$50,557
HUD Low-Income Limit		\$42,150
Carpenter		\$39,749
Construction Worker		\$30,285
Auto Mechanic		\$27,851
Secretary		\$26,853
HUD Very Low-Income Limit		\$26,350
Fire Fighter		\$25,126
Bank Teller		\$22,090
Child Care Worker		\$21,278
Retail Salesperson		\$20,613
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$541	\$10.40
One-Bedroom Unit	\$630	\$12.12
Two-Bedroom Unit	\$766	\$14.73
Three-Bedroom Unit	\$1,118	\$21.50

Solano County

Nearly two-thirds of Solano County's households (65.9 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. A Solano County household needs an annual income of \$103,185 to afford the median-priced home, which was \$424,000 in August 2007. Approximately half of the county's owner households (50.5 percent) spent at least 30 percent of their incomes on housing in 2006, while 20.7 percent spent at least half of their incomes on housing. The county's renters need to earn \$18.27 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Nearly six out of 10 of the county's renter households (59.4 percent) spent at least 30 percent of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	65.9%	34.1%
Asian Households	68.4%	31.6%
Black Households	59.9%	40.1%
Latino Households	55.8%	44.2%
White Households	69.4%	30.6%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	50.5%	59.4%
Households Spending 50% or More of Income	20.7%	27.0%
Low-Income Households Spending 30% or More of Income	86.8%	89.7%
Senior Households Spending 30% or More of Income	37.0%	69.8%
Who Lives in Overcrowded Housing?		
Owner Households	2.7%	
Renter Households	7.8%	
Asian Households	5.4%	
Latino Households	11.7%	
White Households	2.5%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$424,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$103,185	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$86,892	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$91,894	
Registered Nurse	\$73,923	
Police Patrol Officer	\$71,448	
Fire Fighter	\$62,691	
HUD Low-Income Limit	\$59,200	
Carpenter	\$55,141	
Elementary School Teacher	\$53,933	
HUD Very Low-Income Limit	\$37,700	
Construction Worker	\$36,546	
Auto Mechanic	\$35,901	
Secretary	\$34,798	
Bank Teller	\$22,464	
Retail Salesperson	\$19,760	
Child Care Worker	\$17,555	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$883	\$16.98
One-Bedroom Unit	\$950	\$18.27
Two-Bedroom Unit	\$1,090	\$20.96
Three-Bedroom Unit	\$1,528	\$29.38

Sonoma County

A Sonoma County household needs an annual income of \$124,114 to afford the median-priced home, which was \$510,000 in August 2007. More than six out of 10 of the county's households (63.9 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than four out of 10 of the county's owner households (44.7 percent) spent at least 30 percent of their incomes on housing in 2006, while 19.5 percent spent at least half of their incomes on housing. The county's renters need to earn \$17.33 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Six out of 10 of the county's renter households (59.9 percent) spent at least 30 percent of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	63.9%	36.1%
Asian Households	67.6%	32.4%
Black Households	26.4%	73.6%
Latino Households	44.4%	55.6%
White Households	66.8%	33.2%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	44.7%	59.9%
Households Spending 50% or More of Income	19.5%	30.2%
Low-Income Households Spending 30% or More of Income	78.0%	90.2%
Senior Households Spending 30% or More of Income	29.5%	61.6%
Who Lives in Overcrowded Housing?		
Owner Households	2.0%	
Renter Households	6.8%	
Latino Households	20.8%	
White Households	2.0%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$510,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$124,114	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$104,517	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$105,352	
Registered Nurse	\$84,427	
Police Patrol Officer	\$73,549	
HUD Low-Income Limit	\$59,600	
Carpenter	\$55,702	
Elementary School Teacher	\$53,128	
Auto Mechanic	\$45,552	
HUD Very Low-Income Limit	\$37,550	
Fire Fighter	\$37,378	
Construction Worker	\$37,066	
Secretary	\$35,485	
Bank Teller	\$26,042	
Retail Salesperson	\$23,483	
Child Care Worker	\$23,421	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$740	\$14.23
One-Bedroom Unit	\$901	\$17.33
Two-Bedroom Unit	\$1,137	\$21.87
Three-Bedroom Unit	\$1,613	\$31.02

Stanislaus County

A Stanislaus County household needs an annual income of \$76,658 to afford the median-priced home, which was \$315,000 in August 2007 – \$150,000 less than that of the state as a whole. More than six out of 10 of the county’s households (64.0 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than four out of 10 of the county’s owner households (45.3 percent) and six out of 10 of the county’s renter households (59.5 percent) spent 30 percent or more of their incomes on housing in 2006. The county’s renters need to earn \$14.12 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit.

Who Owns and Who Rents?	Owners	Renters
All Households	64.0%	36.0%
Asian Households	56.2%	43.8%
Black Households	54.4%	45.6%
Latino Households	61.3%	38.7%
White Households	64.6%	35.4%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	45.3%	59.5%
Households Spending 50% or More of Income	19.7%	28.3%
Low-Income Households Spending 30% or More of Income	76.7%	92.6%
Senior Households Spending 30% or More of Income	31.8%	72.0%
Who Lives in Overcrowded Housing?		
Owner Households	4.2%	
Renter Households	10.4%	
Asian Households	8.7%	
Latino Households	13.2%	
White Households	5.3%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$315,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$76,658	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$64,554	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Registered Nurse	\$76,128	
Elementary School Teacher	\$59,023	
Carpenter	\$48,984	
HUD Low-Income Limit	\$44,800	
Auto Mechanic	\$37,960	
Construction Worker	\$30,285	
Secretary	\$29,786	
HUD Very Low-Income Limit	\$28,000	
Bank Teller	\$24,502	
Retail Salesperson	\$19,157	
Child Care Worker	\$18,491	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$664	\$12.77
One-Bedroom Unit	\$734	\$14.12
Two-Bedroom Unit	\$864	\$16.62
Three-Bedroom Unit	\$1,239	\$23.83

Sutter County

More than six out of 10 Sutter County households (64.4 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than one out of 10 of the county's owner households (10.7 percent) spent at least half of their incomes on housing, compared to 18.8 percent of owner households statewide. The county's renters need to earn \$11.06 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than half of the county's renters (53.8 percent) spent at least 30 percent of their incomes on rent in 2006, while 26.0 percent spent at least half of their incomes on rent.

Who Owns and Who Rents?	Owners	Renters
All Households	64.4%	35.6%
Asian Households	84.0%	16.0%
Latino Households	45.5%	54.5%
White Households	63.5%	36.5%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	38.7%	53.8%
Households Spending 50% or More of Income	10.7%	26.0%
Low-Income Households Spending 30% or More of Income	68.1%	98.2%
Senior Households Spending 30% or More of Income	24.3%	96.5%
Who Lives in Overcrowded Housing?		
Owner Households		3.1%
Renter Households		7.3%
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
HUD Low-Income Limit	\$41,350	
Auto Mechanic	\$34,341	
Secretary	\$31,616	
Construction Worker	\$31,262	
HUD Very Low-Income Limit	\$25,850	
Bank Teller	\$23,358	
Retail Salesperson	\$19,094	
Child Care Worker	\$18,762	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$510	\$9.81
One-Bedroom Unit	\$575	\$11.06
Two-Bedroom Unit	\$707	\$13.60
Three-Bedroom Unit	\$1,029	\$19.79

Tulare County

A Tulare County household needs an annual income of just \$55,973 to afford the median-priced home, which was \$230,000 in August 2007 – \$235,000 less than that of the state as a whole. However, the county’s homeownership rate is comparable to that of the state. Six out of 10 of the county’s households (59.6 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. One-third of the county’s owner households (33.3 percent) spent 30 percent or more of their incomes on housing in 2006, compared to 43.5 percent of owner households in the state as a whole. More than one out of five of the county’s renter households (22.7 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	59.6%	40.4%
Asian Households	71.4%	28.6%
Black Households	45.0%	55.0%
Latino Households	52.6%	47.4%
White Households	60.2%	39.8%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	33.3%	46.5%
Households Spending 50% or More of Income	14.3%	22.7%
Low-Income Households Spending 30% or More of Income	67.7%	88.1%
Senior Households Spending 30% or More of Income	26.7%	67.3%
Who Lives in Overcrowded Housing?		
Owner Households	7.3%	
Renter Households	18.5%	
Asian Households	26.2%	
Latino Households	21.2%	
White Households	10.2%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$230,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$55,973	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$47,135	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Elementary School Teacher	\$54,914	
Police Patrol Officer	\$50,669	
Fire Fighter	\$47,445	
HUD Low-Income Limit	\$41,200	
Carpenter	\$36,462	
Auto Mechanic	\$33,509	
Construction Worker	\$29,578	
Secretary	\$26,520	
HUD Very Low-Income Limit	\$25,750	
Bank Teller	\$22,755	
Retail Salesperson	\$19,906	
Child Care Worker	\$18,803	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$471	\$9.06
One-Bedroom Unit	\$526	\$10.12
Two-Bedroom Unit	\$612	\$11.77
Three-Bedroom Unit	\$875	\$16.83

Ventura County

A Ventura County household needs an annual income of \$139,932 to afford the median-priced home, which was \$575,000 in August 2007 – \$110,000 above the statewide median. Nevertheless, nearly seven out of 10 of the county’s households (68.7 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. More than four out of 10 of the county’s owner households (42.9 percent) spent at least 30 percent of their incomes on housing in 2006. The county’s renters need to earn \$21.50 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. More than half of the county’s renter households (53.5 percent) spent at least 30 percent of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	68.7%	31.3%
Asian Households	67.5%	32.5%
Black Households	41.7%	58.3%
Latino Households	56.2%	43.8%
White Households	71.8%	28.2%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	42.9%	53.5%
Households Spending 50% or More of Income	17.6%	26.2%
Low-Income Households Spending 30% or More of Income	79.3%	85.1%
Senior Households Spending 30% or More of Income	34.5%	63.7%
Who Lives in Overcrowded Housing?		
Owner Households	3.1%	
Renter Households	10.9%	
Asian Households	7.3%	
Black Households	8.4%	
Latino Households	16.5%	
White Households	2.7%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$575,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$139,932	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$117,837	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$79,248	
HUD Low-Income Limit	\$68,550	
Registered Nurse	\$65,728	
Elementary School Teacher	\$57,795	
Fire Fighter	\$51,251	
Carpenter	\$45,718	
HUD Very Low-Income Limit	\$42,850	
Auto Mechanic	\$38,563	
Secretary	\$38,002	
Construction Worker	\$30,306	
Child Care Worker	\$24,814	
Bank Teller	\$23,442	
Retail Salesperson	\$19,510	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$1,012	\$19.46
One-Bedroom Unit	\$1,118	\$21.50
Two-Bedroom Unit	\$1,422	\$27.35
Three-Bedroom Unit	\$2,038	\$39.19

Yolo County

A Yolo County household needs an annual income of \$94,545 to afford the median-priced home, which was \$388,500 in August 2007. More than half of the county's households (54.7 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. Four out of 10 of the county's owner households (40.0 percent) spent at least 30 percent of their incomes on housing in 2006, compared to 43.5 percent of owner households in the state as a whole. The county's renters need to earn \$15.94 per hour at a full-time job to afford the Fair Market Rent for a one-bedroom unit. Nearly one-third of the county's renter households (32.9 percent) spent at least half of their incomes on rent in 2006.

Who Owns and Who Rents?	Owners	Renters
All Households	54.7%	45.3%
Asian Households	42.9%	57.1%
Latino Households	51.2%	48.8%
White Households	58.0%	42.0%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	40.0%	58.1%
Households Spending 50% or More of Income	14.6%	32.9%
Low-Income Households Spending 30% or More of Income	78.0%	95.0%
Senior Households Spending 30% or More of Income	22.8%	65.9%
Who Lives in Overcrowded Housing?		
Owner Households	1.0%	
Renter Households	7.9%	
Latino Households	15.7%	
White Households	2.4%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$388,500	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$94,545	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$79,617	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Dental Hygienist	\$82,202	
Registered Nurse	\$80,142	
Police Patrol Officer	\$58,032	
Elementary School Teacher	\$55,296	
HUD Low-Income Limit	\$52,550	
Carpenter	\$52,062	
Fire Fighter	\$43,722	
Auto Mechanic	\$37,565	
Secretary	\$33,530	
HUD Very Low-Income Limit	\$32,850	
Construction Worker	\$32,469	
Bank Teller	\$24,523	
Child Care Worker	\$21,341	
Retail Salesperson	\$20,550	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$783	\$15.06
One-Bedroom Unit	\$829	\$15.94
Two-Bedroom Unit	\$1,013	\$19.48
Three-Bedroom Unit	\$1,476	\$28.38

Yuba County

A Yuba County household needs an annual income of \$66,681 to afford the median-priced home, which was \$274,000 in August 2007 – \$191,000 less than that of the state as a whole. More than half of the county’s households (55.2 percent) owned their homes in 2006, compared to 58.4 percent of households statewide. Fewer than four out of 10 of the county’s owner households (38.1 percent) spent 30 percent or more of their incomes on housing in 2006, compared to 43.5 percent of owner households in the state as a whole. Nearly three out of 10 of the county’s renter households (29.1 percent) spent at least half of their incomes on rent in 2006, compared to 27.4 percent of renter households statewide.

Who Owns and Who Rents?	Owners	Renters
All Households	55.2%	44.8%
Asian Households	43.7%	56.3%
Latino Households	49.9%	50.1%
White Households	56.7%	43.3%
How Much Income Do Residents Spend on Housing?	Owners	Renters
Households Spending 30% or More of Income	38.1%	60.7%
Households Spending 50% or More of Income	12.3%	29.1%
Low-Income Households Spending 30% or More of Income	52.1%	91.0%
Senior Households Spending 30% or More of Income	23.7%	79.7%
Who Lives in Overcrowded Housing?		
Owner Households	3.2%	
Renter Households	15.7%	
How Much Does It Cost to Buy a Home?		
Median-Priced Home	\$274,000	
Income Needed to Buy Median-Priced Home (5% Down Payment)	\$66,681	
Income Needed to Buy Median-Priced Home (20% Down Payment)	\$56,152	
Who Cannot Afford to Buy the Median-Priced Home?	Annual Income at Median Hourly Wage	
Elementary School Teacher	\$56,050	
Police Patrol Officer	\$55,099	
Carpenter	\$45,906	
HUD Low-Income Limit	\$41,350	
Auto Mechanic	\$34,341	
Secretary	\$31,616	
Construction Worker	\$31,262	
HUD Very Low-Income Limit	\$25,850	
Bank Teller	\$23,358	
Retail Salesperson	\$19,094	
Child Care Worker	\$18,762	
How Much Does It Cost to Rent?	Fair Market Rent	Hourly Wage Needed to Afford
Studio Unit	\$510	\$9.81
One-Bedroom Unit	\$575	\$11.06
Two-Bedroom Unit	\$707	\$13.60
Three-Bedroom Unit	\$1,029	\$19.79

TECHNICAL NOTES

Owners, Renters, Income Spent on Housing Costs, and Overcrowding

Data on owner and renter households, overcrowding, and income spent on housing come from the US Census Bureau's 2006 American Community Survey (ACS). "Black households" refer to households headed by someone who is black, "white households" refer to households headed by someone who is white, and so on. Heads of household who are Latino may be of any race. "All households" include those headed by people who are Pacific Islanders (including Hawaiian Natives), Native Americans, Alaskan Natives, "some other race," and multiple races.

Households are considered overcrowded if they have more than one person per room, excluding bathrooms, hallways, utility rooms, and other areas not used for living purposes. To calculate the share of income spent on housing for owner households, housing costs include mortgage payments, real estate taxes, insurance premiums, utilities, and fuels. Housing costs for renter households includes rent plus utilities and fuels. Households with zero or negative income are excluded from these calculations. The California Budget Project (CBP) defines "low-income households" as those with incomes below \$20,000 per year and "senior households" as those headed by someone age 65 or older.

The ACS data are only available for counties with at least 65,000 residents. Data are not available for the following counties: Alpine, Amador, Calaveras, Colusa, Del Norte, Glenn, Inyo, Lassen, Mariposa, Modoc, Mono, Plumas, San Benito, Sierra, Siskiyou, Tehama, Trinity, and Tuolumne. In addition, certain data are not available for all counties.

Because the ACS data come from a survey of a portion of the population, the ACS data cited in this report are estimates and could vary from the actual population values due to sample error or other reasons. Thus, caution should be used when interpreting the data. Not all data estimates are reported for every county because the Census Bureau determined that the estimates were based on too small a sample size to be reliable or because the CBP determined that the margins of error for the

estimates were too large for the estimates to be reliable. The CBP did not report estimates for which the margin of error was greater than or equal to 61 percent of the estimate.

Cost of Buying a Home

Median home-price data are from DataQuick Information Systems and reflect August 2007 sales of all homes – new and resale condominiums and single-family detached houses. Calculations for the income needed to buy the median-priced home assume a 5 percent or 20 percent down payment on a 30-year conventional fixed-rate mortgage with a 6.63 percent interest rate. This interest rate represents the average interest rate on conventional mortgages in July and August 2007, as reported by the Federal Reserve System. In addition, calculations for the income needed to buy the median-priced home assume that mortgage payments make up 30 percent of household income.

The Department of Housing and Urban Development's (HUD) low- and very low-income limits are calculated for different family sizes and are used to help determine applicants' eligibility for HUD's housing assistance programs. The income limits reported are for four-person families in federal fiscal year (FFY) 2007. According to HUD, the low-income and very low-income limits are defined as 80 percent and 50 percent, respectively, of the median family income for an area.² HUD defines income limits for metropolitan statistical areas (MSAs) or HUD Metro Fair Market Rent Areas (HMFAs), which are components of MSAs. Some MSAs and HMFAs encompass multiple counties; therefore, HUD reports the same income limits for the following groups of counties:

- Alameda and Contra Costa;
- El Dorado, Placer, and Sacramento;
- Marin, San Francisco, and San Mateo;
- Riverside and San Bernardino; and
- Sutter and Yuba.

Annual median wage data come from the Occupational Employment Statistics (OES) survey via the Employment Development Department and refer to the first quarter of 2007. The OES is a survey of nonfarm employers subject to the California Unemployment Insurance program. The annual median wage was calculated for all occupations, with the exception of elementary school teachers, by multiplying the median hourly wage by 40 hours per week and 52 weeks per year. Because the OES did not report a median hourly wage for elementary school teachers, the annual average wage was used. The OES wage

data are available at the regional, but not the county, level for the following counties:

- Alameda and Contra Costa;
- Del Norte, Humboldt, Lake, and Mendocino;
- El Dorado, Placer, Sacramento, and Yolo;
- Marin, San Francisco, and San Mateo;
- Nevada, Lassen, Modoc, Plumas, Sierra, Siskiyou, and Trinity;
- Riverside and San Bernardino;
- San Benito and Santa Clara; and
- Sutter and Yuba.

Cost of Renting

Fair Market Rent (FMR) data come from HUD and are for FFY 2008. HUD determines FMRs for federal housing assistance purposes. FMRs provide an estimate of the cost of shelter and utilities, excluding telephone service, cable or satellite

television service, and Internet service, in a given area. FMRs are set for studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom housing units and are updated annually. FMRs estimate the dollar amount below which 40 percent of standard-quality rental housing units are rented in an area. FMRs are based on the distribution of rents paid by “recent movers” – renter households that have moved within the past 15 months. In recent years, some FMRs have been set at the 50th percentile to reflect an insufficient number of low-rent units and a concentration of individuals who receive federal rental assistance.³ The CBP calculated California’s FMR by averaging the FMRs in each of the state’s counties, weighted by population.

The hourly wage needed to afford the FMR was calculated by first dividing monthly FMRs by 0.3, because HUD recommends that households spend no more than 30 percent of their incomes on housing, and then multiplying that figure by 12 months, dividing by 52 weeks per year, and dividing by 40 hours per week.

ENDNOTES

- ¹ Although the federal government recommends that households spend *no more than 30 percent* of their incomes on housing costs, data tables available on the US Census Bureau's website estimate the percentage of households that spent *30 percent or more* of their incomes on housing in 2006. These data tables provide a close approximation of the percentage of households that spend more than the recommended share of their incomes on housing costs.
- ² However, HUD adjusts these income limits in areas with unusually high or low family incomes or where rents are unusually high relative to incomes. For more information, see <http://www.huduser.org/datasets/il/il07/IncomeLimitsBriefingMaterial.pdf>.
- ³ FMRs for Orange, Riverside, San Bernardino, and San Diego counties are set at the 50th percentile in FFY 2008.