



# Fixing the Broken Housing Market in Napa County



The housing market in Napa County—like other California communities—is broken. Wages are not keeping pace with housing costs, and the variety of affordable home choices is small.

As a result, key contributors to our local economy cannot even afford to rent homes. In 2006, a Napa County resident needed an income of \$44,480 to afford a two-bedroom apartment—significantly more than tax preparers, preschool teachers, and dispatchers earned on average.

Homeownership is even further out of reach. Median household income in the county is \$75,000. However, a first-time buyer must earn \$149,794 to afford the median-priced home (\$524,280).

**Income needed to buy the county median-priced home = \$149,794**  
**Napa County household median income = \$75,000**

The gap between wages and the cost of homes in Napa County highlights the need for wider variety in the housing market. Today's housing market is the equivalent of a supermarket that sells filet mignon and caviar, but no hamburger or macaroni and cheese. Californians need the market to provide a full range of housing choices for people at all income levels.

One proven solution? State investment that spurs the private market to build that range of affordable homes.



## NAPA COUNTY RESIDENTS WHO BENEFIT FROM STATE INVESTMENT IN AFFORDABLE HOMES

### VERY-LOW-INCOME EARNERS\*

Tax preparers	\$31,129
Preschool teachers	\$26,478
Child social workers	\$23,791
Home-health aides	\$19,981
Child care workers	\$18,675

\*50% of median income

### LOW-INCOME EARNERS\*\*

Librarians	\$59,530
High school teachers	\$49,027
Mail carriers	\$47,197
Carpenters	\$45,943
Dispatchers	\$37,503

\*\*80% of median income

