



Fixing the Broken Housing Market in Sacramento County



The housing market in Sacramento 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 Sacramento County resident needed an income of \$39,680 to afford a two-bedroom apartment—significantly more than medical assistants, bank tellers, and child care workers earned on average.

Homeownership is even further out of reach. Median household income in the county is \$65,400. However, a first-time buyer must earn \$91,160 to afford the median-priced home (\$319,060).

Income needed to buy the county median-priced home = \$91,160
Sacramento County household median income = \$65,400

The gap between wages and the cost of homes in Sacramento 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.



SACRAMENTO COUNTY RESIDENTS WHO BENEFIT FROM STATE INVESTMENT IN AFFORDABLE HOMES

VERY-LOW-INCOME EARNERS*

Medical assistants	\$25,190
Bank tellers	\$24,480
Preschool teachers	\$21,998
Crossing guards	\$20,574
Child care workers	\$19,592

*50% of median income

LOW-INCOME EARNERS**

Paralegals	\$49,623
Family therapists	\$47,986
Firefighters	\$45,872
Social workers	\$41,513
Loan counselors	\$38,506

**80% of median income

