



Fixing the Broken Housing Market in San Luis Obispo County



The housing market in San Luis Obispo 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 San Luis Obispo County resident needed an income of \$38,200 to afford a two-bedroom apartment—significantly more than medical assistants, property managers, and firefighters earned on average.

Homeownership is even further out of reach. Median household income in the county is \$63,800. However, a first-time buyer must earn \$141,857 to afford the median-priced home (\$496,500).

Income needed to buy the county median-priced home = \$141,857
San Luis Obispo County household median income = \$63,800

The gap between wages and the cost of homes in San Luis Obispo 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.



SAN LUIS OBISPO COUNTY RESIDENTS WHO BENEFIT FROM STATE INVESTMENT IN AFFORDABLE HOMES

VERY-LOW-INCOME EARNERS*

Medical assistants	\$31,320
Property managers	\$29,553
Mental health counselors	\$26,981
Preschool teachers	\$23,020
Child care workers	\$18,939

*50% of median income

LOW-INCOME EARNERS**

Electricians	\$48,129
Mail carriers	\$46,355
Paralegals	\$39,845
Family therapists	\$38,540
Firefighters	\$36,025

**80% of median income

