



Fixing the Broken Housing Market in Santa Clara County



The housing market in Santa Clara 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 Santa Clara County resident needed an income of \$51,360 to afford a two-bedroom apartment—significantly more than paralegals, mail carriers, and preschool teachers earned on average.

Homeownership is even further out of reach. Median household income in the county is \$105,500. However, a first-time buyer must earn \$189,185 to afford the median-priced home (\$662,150).

Income needed to buy the county median-priced home = \$189,185
Santa Clara County household median income = \$105,500

The gap between wages and the cost of homes in Santa Clara 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.



SANTA CLARA COUNTY RESIDENTS WHO BENEFIT FROM STATE INVESTMENT IN AFFORDABLE HOMES

VERY-LOW-INCOME EARNERS*

Paralegals	\$52,265
Mail carriers	\$47,408
Family therapists	\$45,983
Loan counselors	\$35,227
Preschool teachers	\$29,602

*50% of median income

LOW-INCOME EARNERS**

Firefighters	\$78,553
Police officers	\$71,095
Probation officers	\$70,493
Librarians	\$68,206
High school teachers	\$62,503

**80% of median income

