

Out of Reach in 2015

Renters' Housing Wage

The average rent for an apartment in Los Angeles County is about **\$1,796 per month**.¹ In order for housing to be considered affordable, a family should not spend more than 30% of its income on rent. Thus, a working family needs to earn nearly **\$34 per hour** – or **\$ 71,840 per year** – to afford the average rent in Los Angeles.

With an annual median renter household income of **\$39,016**,² families in the region are unable to afford current rental pricing and are doubling up or becoming homeless.³ Indeed, the County is home to seven of the ten zip codes with the worst housing overcrowding in the nation and 30% of zip codes in the top 1% most crowded zip codes in the country.⁴

Rents and homeownership are out of reach for:⁵

Childcare Workers	\$24,476/year
Security Guards	\$26,844/year
Maids/Housekeepers	\$27,015/year
Nursing Assistants	\$28,728/year
Receptionists	\$29,415/year
Teaching Assistants	\$30,827/year
Office Clerks	\$31,744/year
Medical Lab Technician	\$43,291/year
Substitute Teachers	\$47,561/year
Reporters	\$48,218/year
Food Service Managers	\$49,249/year
Vocational Nurses	\$51,820/year
Electricians	\$63,458/year
Middle School Teachers	\$68,058/year

¹ Marcus and Millichap 1st quarter 2015 reports for Los Angeles County

² American Fact Finder, 2009-2013 American Community Survey 5-Year Estimates

³ More Homeless Camps Are Appearing Beyond Downtown L.A.'s Skid Row, LA Times, <http://www.latimes.com/local/california/la-me-homeless-encampments-20150125-story.html>

⁴ SCANPH count of zip codes with worst housing overcrowding using LA Times analysis of 2008-2012 American Community Survey Data, <http://graphics.latimes.com/crowding-map/>

⁵ California Employment Development Department, 1st quarter 2014 average wages for Los Angeles – Long Beach – Glendale MSA.

⁶ Barely 1 in 5 L.A. homes affordable to middle class, study finds, LA Times, <http://www.latimes.com/business/real-estate/la-fi-onein-five-la-homes-affordable-20141117-story.html>; California's high housing costs drive out poor, middle-income workers, LA Times, <http://www.latimes.com/business/la-fi-california-migration-20150101-story.html>

⁷ Core Logic, SoCal Home Sale Activity by City, March 2015.

⁸ Assumes PMI is 1.0% of loan amount, taxes are 1.25% of sale price, insurance is .35% of loan amount and interest rate of 4.5%. Source: East L.A. Community Corp

⁹ California Employment Development Department, 1st quarter 2014 average wages for Los Angeles – Long Beach – Glendale MSA.

Los Angeles County Housing Wage:

Renters in Los Angeles County

\$ 34/hour

\$ 71,840/year

Homebuyers in Los Angeles County

\$ 57/hour

\$ 119,257/year

Homebuyers' Housing Wage

A median-income family in Los Angeles County can only afford 22% of the homes for sale. Economists warn that California businesses will have a difficult time recruiting mid-level employees due to the high price of homes.⁶

In March 2015, the median-priced single family home in Los Angeles County sold for the approximately **\$477,250**.⁷ The monthly mortgage payment required to buy the median-priced Los Angeles home is **\$3,280/month**.⁸ A family would need to earn **\$119,257/year** to support this mortgage, assuming they spend no more than 33% of the family's income on housing.

Homeownership is out of reach for:⁹

Court Reporters	\$78,034/year
Accountants	\$78,679/year
Landscape Architects	\$80,796/year
Psychologists	\$84,934/year
Police Officers	\$86,940/year
Statisticians	\$87,615/year
Computer Programmers	\$92,703/year
Film/Video Editors	\$99,320/year
Dental Hygienists	\$100,170/year
Engineers	\$101,346/year
Nurse Practitioners	\$110,186/year
Software Developers	\$118,533/year