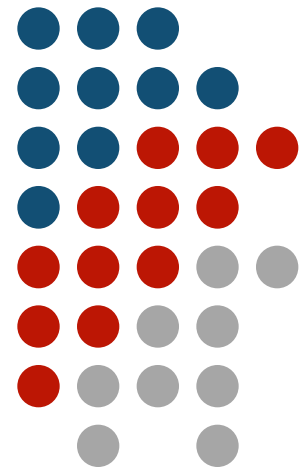


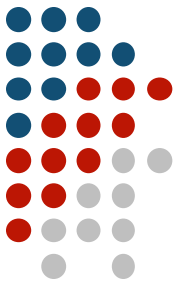
Paycheck to Paycheck: Can Workers Afford Housing?

October 29, 2013

Maya Brennan and Janet Viveiros
Center for Housing Policy

Webinar series sponsored by





Produced by...

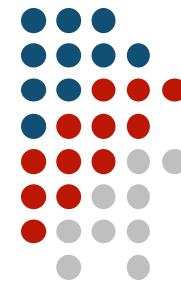
The National Housing Conference

Since 1931, dedicated to helping ensure safe, decent and affordable housing for all in America.

NHC's Center for Housing Policy

Specializes in developing solutions through research, expanding awareness of the nation's housing needs, and highlighting housing's importance for broader societal wellbeing.

About Us



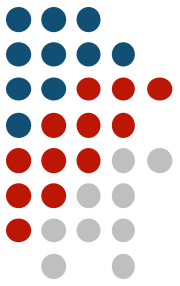
Maya Brennan
Senior Research Associate
Center for Housing Policy



Janet Viveiros
Research Associate
Center for Housing Policy

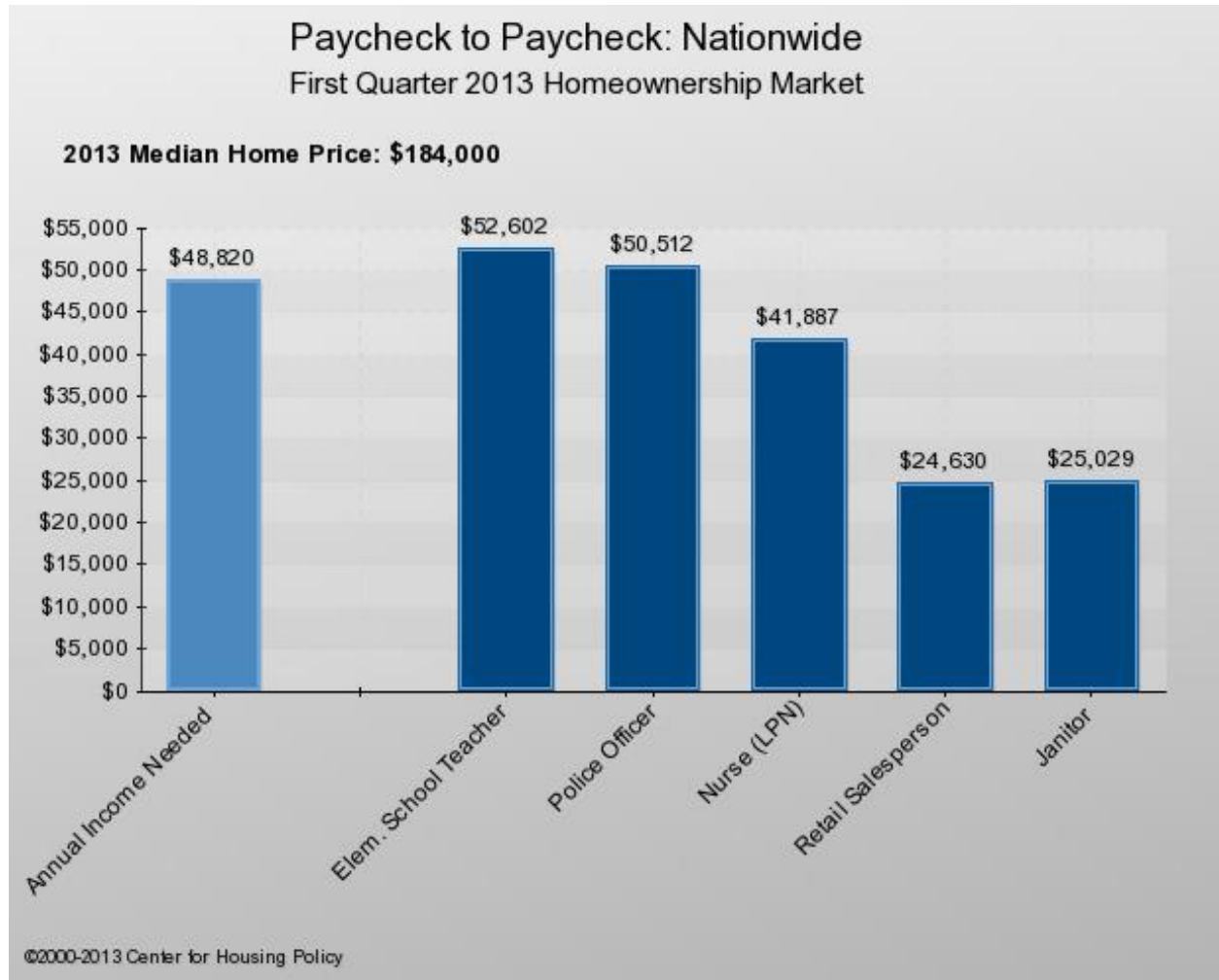
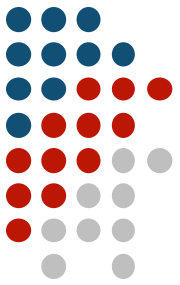


Housing affordability for workers: Where do we start?

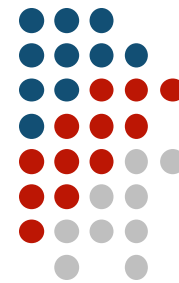


- Different answers from different methods
 - Rental affordability for minimum wage workers
 - Home purchase affordability at area median incomes
- Paycheck to Paycheck – a flexible approach
 - Real workers in a variety of industries
 - Renters
 - Homebuyers

What is Paycheck to Paycheck?

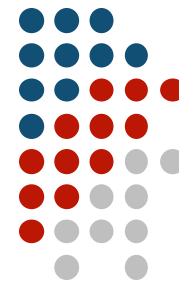


Home Prices & Rents from Akron to Yuba City; Honolulu to Miami



- 207 “Core-based statistical areas” in 48 states plus D.C.
 - 26 in California
 - 18 in Florida
 - 11 in Michigan
 - 11 in Ohio
 - 10 in Texas

Median Metro-Based Salaries for 76 Occupations



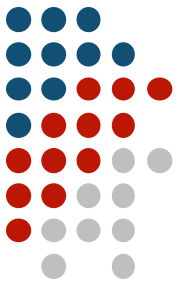
Accountant
Administrative Asst.
Assemblyline Worker
Auto Mechanic
Bank Teller
Billing Clerk
Bookkeeping Clerk
Carpenter
Cashier
Child Care Worker
Civil Engineer
Construction Laborer
Construction Manager
Customer Service Rep.
Data Entry Keyer
Delivery Truck Driver
Dental Assistant
Dental Hygienist
Dishwasher
Elec. Engineering Tech

Electrician
Elem. School Teacher
Environ. Engineering
Tech
Equipment Operator
Family Social Worker
Farmworker
Fast Food Cook
Fire Fighter
Flight Attendant
Food Prep Worker
Front Desk Manager
General Manager
Graphic Designer
Groundskeeper
Hairdresser
Help Desk Support
Home Health Aide
Housekeeper
HVAC Mechanic

Insulation Worker
Janitor
Laundry Worker
Legal Secretary
Librarian
Loan Officer
Longhaul Truck Driver
Machinist
Mail Carrier
Maint./Repair Worker
News Reporter
Nurse (LPN)
Nurse (Registered)
Nursing Aide
Office Clerk
Packager (Manual)
Paralegal
Parking Lot Attendant
Physical Therapist
Plumber

Police Officer
Preschool Teacher
Prison Guard
Receptionist
Retail Assistant
Manager
Retail Salesperson
School Bus Driver
Sec. School Teacher
Secretary
Security Guard
Software Programmer
Stock Clerk
Stock Mover (Manual)
Telemarketer
Urban Planner
Wait Staff
Welder

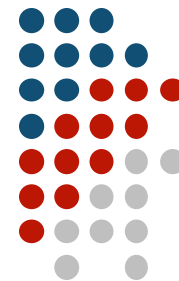
How is affordability calculated for homebuyers?



Assumes a home is affordable if monthly costs comprise 28% or less of income

- 30-year fixed-rate mortgage
- 10% downpayment
- Average effective interest rate from the Federal Housing Finance Agency
- Private mortgage insurance
- Property taxes and insurance

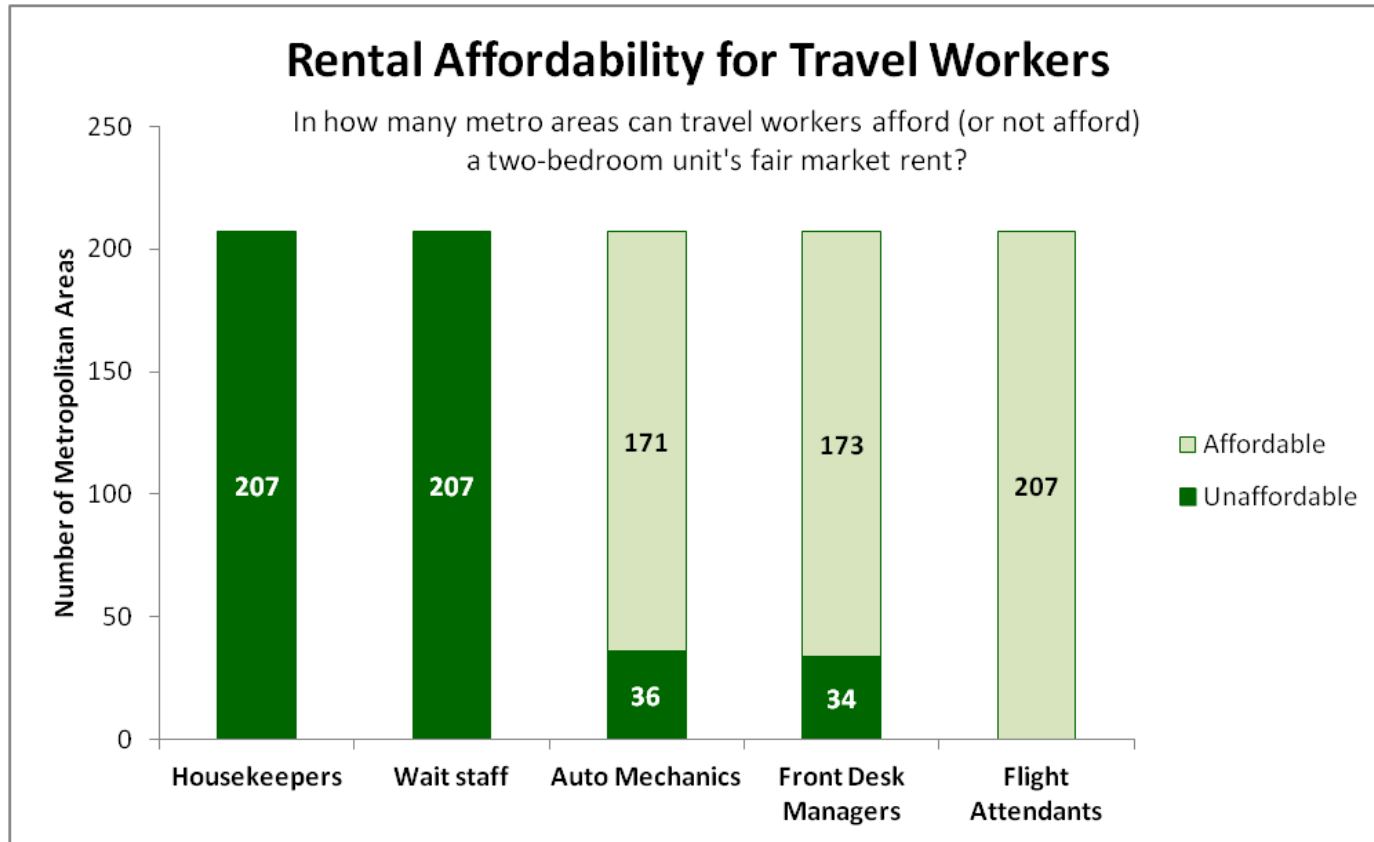
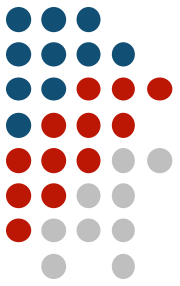
How is affordability calculated for renters?



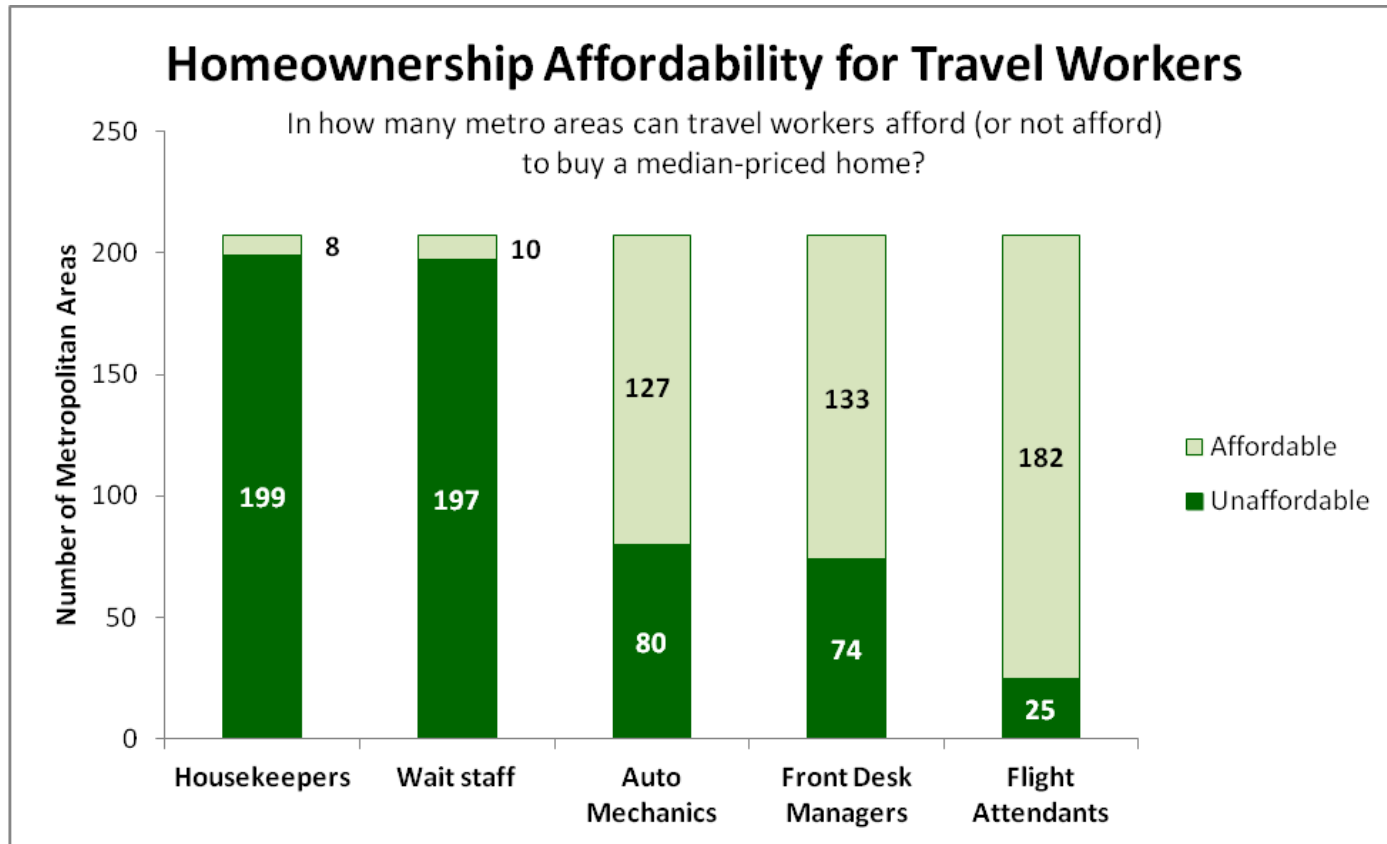
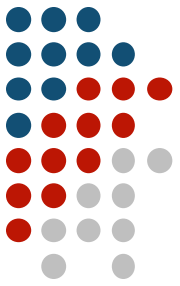
Assumes a unit is affordable if rent comprises 30% or less of income

- HUD's fair market rents for 1 BR and 2 BR units

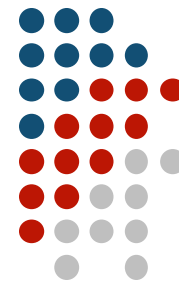
Paycheck to Paycheck 2013 Report Key Findings



Paycheck to Paycheck 2013 Report Key Findings



Paycheck to Paycheck 2013 Report Key Findings



Home Buying: 10 Most Expensive Metros, First Quarter 2013

Metro Area	Minimum Income to Afford a Median-Priced Home
San Francisco, CA MSA	\$179,097
San Jose, CA MSA	\$145,931
Santa Ana, CA MSA	\$131,868
New York, NY MSA	\$119,133
Honolulu, HI MSA	\$115,949
Santa Cruz, CA MSA	\$113,030
Napa, CA MSA	\$102,152
Oxnard, CA MSA	\$99,498
San Diego, CA MSA	\$95,518
Suffolk-Nassau, NY MSA	\$94,988

Want to buy a home here?
Think again.

Median Salaries near San Francisco

Elementary school teacher: \$63,543

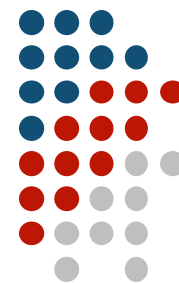
Police officer: \$61,018

Nurse (LPN): \$50,600

Janitor: \$30,235

Retail sales: \$29,753

Paycheck to Paycheck 2013 Report Key Findings



Renting: 10 Most Expensive Metros, Fiscal Year 2013

Metro Area	Income Needed for 2BR	Income Needed for 1BR
Honolulu, HI MSA	\$73,320	\$55,680
San Francisco, CA MSA	\$71,800	\$56,920
Santa Ana, CA MSA	\$64,840	\$51,760
San Jose, CA MSA	\$64,400	\$50,480
Santa Cruz, CA MSA	\$63,480	\$46,920
Suffolk-Nassau, NY MSA	\$63,320	\$51,400
Oxnard, CA MSA	\$59,960	\$44,640
New York, NY MSA	\$58,960	\$49,720
Boston, MA MSA	\$57,760	\$46,240
Cambridge, MA MSA	\$57,760	\$46,240

Can workers at least rent? Only if they like crowding...

Median salaries near Honolulu

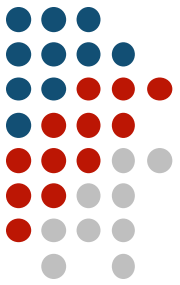
Elementary school teacher:
\$57,809

Police officer: \$55,513

Nurse (LPN): \$46,034

Janitor: \$27,507

Retail sales: \$27,068



How to use Paycheck to Paycheck

Go to: <http://www.nhc.org/chp/p2p/>

Paycheck to Paycheck

Data presented below are for the 1st Quarter of 2013.

Start by selecting one of 207 metropolitan areas.

--Select a Metropolitan Area-- ▼

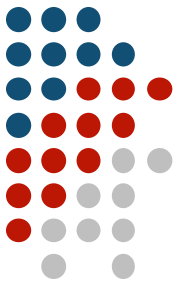
View 5 Travel and Tourism Occupations View 5 Pre-Selected Occupations

Customize

- OR - Start by selecting one of 76 occupations.

--Select an Occupation-- ▼

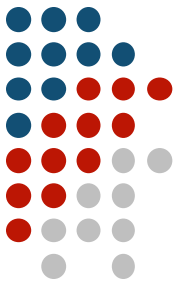
View 3 Pre-Selected Cities Customize



Local Analysis

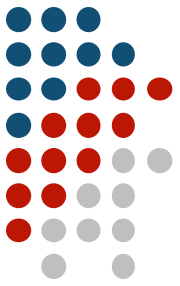
Use local data to assess housing affordability within a metro area

- Collect local or county home purchase, rent, and wage data
- Compare homeownership or rental costs to local wages
- Detailed instructions at:
<http://www.nhc.org/Paycheck-to-Paycheck-Instructions.html>



How to use Paycheck to Paycheck

- Download and share graphs
- Show that workers face housing affordability challenges in your area
- Demonstrate the need for continued funding for affordable housing initiatives
- Use it as inspiration for local research
- Talk about housing policies that are important in lower-cost areas

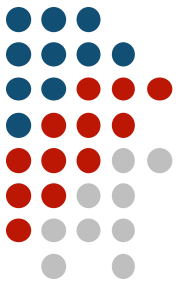


Questions?

Please submit questions through the GoToWebinar control panel.

Or ask questions afterward on the HousingPolicy.org Forum at forum.housingpolicy.org.

Thank You!



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Twitter: @mayahousing

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