



The median rent for a 2-bedroom apartment in Ventura County is about \$2,200 per month.* 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 over \$42 per hour – or \$88,000 per year – to afford the average rent in Ventura.

At \$11* per hour, one minimum wage worker supporting a family would have to work 161 hours per week to afford the average 2-bedroom rent. The annual median renter household income in Ventura County is \$52,101* – indicating that the majority of all renter households cannot afford the average rent.

Rents and homeownership are out of reach for:*

Childcare Workers	\$28,143/year
Waiters	\$29,377/year
Hairdressers	\$32,556/year
Security Officers	\$30,190/year
Dental Laboratory Technicians	\$37,841/year
Photographers	\$39,096/year
Locksmiths	\$50,523/year
Head Cooks/Chefs	\$56,810/year
Legislators	\$52,174/year
Clergy	\$69,438/year
Fundraisers	\$62,043/year
Landscape Architects	\$64,371/year
Loan Officers	\$65,707/year
Health Educators	\$73,032/year
Urban Planners	\$85,330/year
Anthropologist s	\$83,187/year
Physical Therapists	\$87,676/year

1 Zillow, April 2018
 2 California Minimum Wage Ordinance as of Januarys 1, 2018
 3 American Fact Finder, 2011-2016 American Community Survey 5-Year Estimates
 4 California Employment Development Department, 2017 - 1st quarter Occupational and Wage Estimates for Oxnard - Thousand Oaks - Ventura MSA
 5 Zillow, April 2018
 6 Zillow, April 2018
 7 Assumes PMI is 1.0% of loan amount, taxes are 1.25% of sale price, insurance is .25% of loan amount and interest rate is 4.25%. Source: Neighborhood Housing Services.
 8 California Employment Development Department, 2017 - 1st quarter Occupational and Wage Estimates for Oxnard - Thousand Oaks - Ventura MSA

Ventura County Housing Wage:

Renters in Ventura County
\$42/hour
\$88,000/year

Homebuyers in Ventura County
\$64/hour
\$132,161/year

Homebuyers' Housing Wage

In April 2018, the median-priced single family home in Ventura sold for approximately \$593,700.* Median home prices are even higher in areas of the district such as Camarillo (\$618,500), Moorpark (\$656,000), and Thousand Oaks (\$725,500).*

The monthly mortgage payment required to buy the median-priced Ventura is \$4,185 per month. A family would need to earn \$132,161 per year to support this mortgage, assuming they spend no more than 38% of the family's income on housing.*

Homeownership is out of reach for:*

Optometrists	\$82,497/year
Accountants	\$92,722/year
Logisticians	\$93,559/year
Registered Nurses	\$85,208/year
Civil Engineers	\$104,674/year
Police Patrol Officers	\$112,006/year
Sports Agents	\$109,450/year
Health Services Managers	\$113,349/year
Sales Managers	\$117,891/year
Pharmacists	\$113,062/year
Detectives	\$120,297/year
Personal Financial Advisors	\$129,311/year