

Out of Reach in 2016

Renters' Housing Wage

The average rent for a 2-bedroom, 1-bathroom apartment in San Bernardino County is about **\$1,253 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 **\$24 per hour** – or **\$50,120 per year** – to afford the average rent in San Bernardino.

At **\$10.00** per hour, one minimum wage worker supporting a family would have to work **96 hours per week** to afford the average 2-bedroom, 1-bathroom rent. Indeed, the annual median renter household income in San Bernardino is **\$36,039**²—indicating that the majority of all renter households cannot afford the average rent.

Rents and homeownership are out of reach for:³

| | |
|----------------------------|---------------|
| Maids/Housekeepers | \$23,431/year |
| Security Guards | \$24,473/year |
| Childcare Workers | \$26,047/year |
| Teaching Assistants | \$26,079/year |
| Receptionists | \$28,395/year |
| Nursing Assistants | \$28,918/year |
| Bank Tellers | \$30,018/year |
| Chefs | \$37,073/year |
| Pharmacy Technicians | \$37,902/year |
| Substitute Teachers | \$39,109/year |
| Substance Abuse Counselors | \$40,934/year |
| Reporters | \$42,171/year |
| Community Health Workers | \$45,203/year |
| Graphic Designers | \$46,196/year |
| Editors | \$46,592/year |
| Photographers | \$46,785/year |
| Carpenters | \$48,500/year |
| Plumbers | \$49,098/year |

¹ RealFacts Market Comparison, 2016 – 1st quarter

² American Fact Finder, 2010-2014 American Community Survey 5-Year Estimates

³ California Employment Development Department, 2015 – 1st quarter Occupational and Wage Estimates for Riverside – San Bernardino – Ontario MSA

⁴ Core Logic, SoCal Home Sale Activity by City, April 2016

⁵ Assumes PMI is 1.35% of loan amount, taxes are 1.25% of sale price, insurance is .35% of loan amount and an interest rate of 4.125%. Source: NPHS, Inc.

⁶ California Employment Development Department, 2015 – 1st quarter Occupational and Wage Estimates for Riverside – San Bernardino – Ontario MSA

San Bernardino County Housing Wage:

Renters in San Bernardino County
\$24/hour
\$50,120/year

Homebuyers in San Bernardino County
\$34/hour
\$70,492/year

Homebuyers' Housing Wage

In April 2016, the median-priced single family home in San Bernardino County sold for about **\$275,000**. Median home prices are even higher in areas of the district such as Fontana (\$380,000), Ontario (\$347,500), Chino (\$440,000) and Highland (\$287,500).⁴

The monthly mortgage payment required to buy the median-priced San Bernardino home is **\$1,939 per month**. A family would need to earn **\$70,492 per year** to support this mortgage, assuming they spend no more than 33% of the family's income on housing.⁵

Homeownership is out of reach for:⁶

| | |
|----------------------------------|----------------|
| Paralegals | \$50,952 /year |
| Social Workers | \$50,982/year |
| Curators | \$52,250 /year |
| Interior Designers | \$53,142/year |
| Financial Specialists | \$53,274/year |
| Insurance Appraisers | \$53,994/year |
| Postal Service Mail Carriers | \$54,293/year |
| Real Estate Agents | \$56,635/year |
| Clergy | \$59,145/year |
| Firefighters | \$60,105/year |
| Librarians | \$60,291/year |
| Healthcare Practitioners | \$62,298/year |
| Web Developers | \$64,711/year |
| Zoologists | \$68,788/year |
| Medical Laboratory Technologists | \$70,380/year |

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