

## Housing Orange County

- **Population**<sup>1</sup>: Orange County is the 2<sup>nd</sup> largest county in the State and the 5<sup>th</sup> largest in the nation with a population projected to be over 3.1 million in 2005.
- **Poverty**<sup>2</sup>: 7% of Orange County's families live below the poverty level. 12.7% of families with children under the age of five live below the poverty level.
- **Homelessness**<sup>3</sup>: There are an estimated 34,898 homeless people in Orange County. Families with children represent 70% of the homeless population.
- **Median Family Income**<sup>4</sup>: \$75,700 (based on a family of four)
- **Jobs to Housing Ratio**<sup>5</sup>: 3.33 to 1. National standard for a healthy ratio is 1.5 to 1. Orange County is creating 3.33 jobs for every 1 new housing unit built.
- **Median Home Sales Price**<sup>6</sup>: \$616,000 (price in November 2005; represents a 14% increase over November 2004)
- **Affordability**<sup>7</sup>: 89% of Orange County residents are unable to afford a median priced home (a 10% increase over 2004).
- **Average Monthly Rent**<sup>8</sup>: \$1,406 for a 2 bedroom, 2 bath apartment
- **Housing Wage**<sup>9</sup>: (minimum income needed to pay Fair Market Rent)
  - 1 Bedroom: \$22.33/hour (an 5.7% increase from 2004)
  - 2 Bedroom: \$26.77/hour (an 5.6% increase from 2004)
  - 3 Bedroom: \$38.31/hour (an 5.7% increase from 2004)
  - (159 hours of work per week at minimum wage are necessary to afford 2-bedroom housing at FMR)
- **Top Job Growth Professions and Their Median Hourly Wage**<sup>10</sup>: The top three growing industries for Orange County based on industry projections and within those industries, the occupations likely to have the most job gains:
 

|   |              |
|---|--------------|
| <i>Construction 2002-2012 projected growth 40.3%</i>                |              |
| Construction laborers.....  | \$13.23/hour |
| Maintenance and Repair Workers, General.....                        | \$15.57/hour |
| <i>Services 2002-2012 projected growth 25.2%</i>                    |              |
| Security Guards.....  | \$9.58/hour  |
| Janitors and Cleaners (except maids and housekeeping cleaners)..... | \$8.81/hour  |
| Landscaping and Groundskeeping Workers.....                         | \$9.39/hour  |
| <i>Retail Trade 2002-2012 projected growth 20.3%</i>                |              |
| Retail Salesperson.....   | \$9.73/hour  |
| Cashiers.....   | \$8.64/hour  |

<sup>1</sup> Community Indicators, 2005

<sup>2</sup> 2000 Census

<sup>3</sup> Continuum of Care Needs Assessment, 2005 and Community Indicators, 2005

<sup>4</sup> HUD USER Data Set, FY 2005 Median Family Income

<sup>5</sup> Construction Industry Research Board, 2004 and Community Indicators, 2005

<sup>6</sup> Orange County Register, December 16, 2005

<sup>7</sup> Community Indicators, 2005

<sup>8</sup> Orange County Register, November 1, 2005

<sup>9</sup> Out of Reach 2005, National Low Income Housing Coalition

<sup>10</sup> State of California County Snapshots, 2005