



AFFORDABILITY DASHBOARD

A PRODUCT OF THE REGIONAL JOBS STRATEGY

As the second of three dashboards addressing the broadly-defined business climate in San Diego County, this dashboard helps illustrate how San Diego's affordability stacks up to our competing metropolitan areas of Austin, Boston, Denver, Los Angeles, Portland, Raleigh, San Francisco, San Jose and Seattle. The San Diego metro data presented in this dashboard is county-wide, as the geographic boundary of the metro is identical to that of the County of San Diego.

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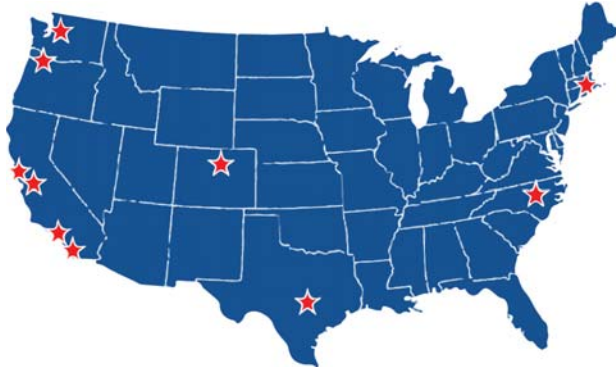
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AFFORDABILITY INDEX

HOW FAR INCOME GOES

Affordability is the ratio of cost of living versus income. The table below uses the per capita income in the competitor metros to calculate the income needed in San Diego to maintain current spending patterns. San Diego ranks 6th in per capita personal income and 9th in overall affordability.

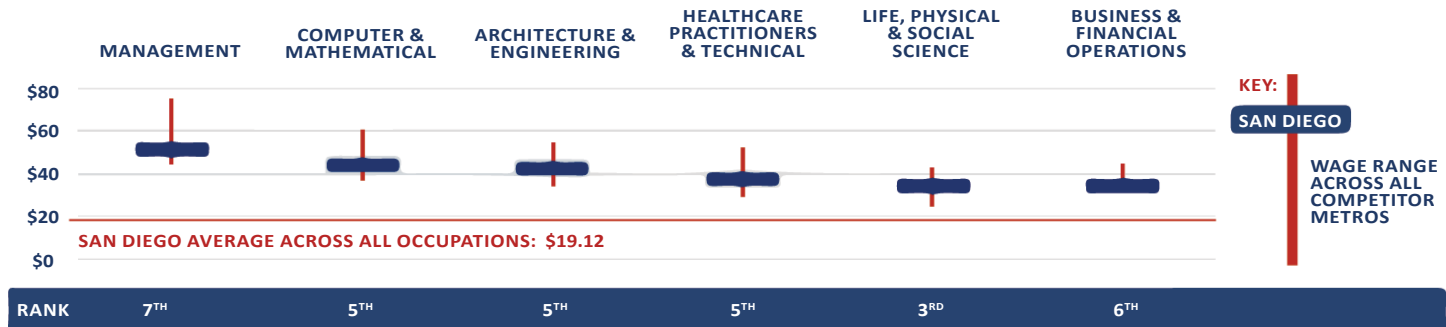


HOW FAR INCOME GOES			
COMPETITOR METRO CITY	PER CAPITA PERSONAL INCOME	% FARTHER THAN SAN DIEGO	RANK
RALEIGH, NC	\$46,636	45.0%	1
SAN JOSE, CA	\$73,887	38.6%	2
DENVER, CO	\$53,983	38.6%	3
AUSTIN, TX	\$47,026	37.8%	4
SEATTLE, WA	\$58,205	30.2%	5
BOSTON, MA	\$64,311	25.4%	6
SAN FRANCISCO, CA	\$72,364	15.4%	7
LOS ANGELES, CA	\$50,751	1.8%	8
SAN DIEGO, CA	\$51,459		9
PORTLAND, OR	\$45,794	-0.5%	10

WAGES

MEDIAN HOURLY WAGES ACROSS TARGET OCCUPATIONS

The occupations below represent higher wage industries in which San Diego competes for business and talent. The vertical red line indicates the range of median wages across the selected competitor metros.



TAXES

INCOME TAXES

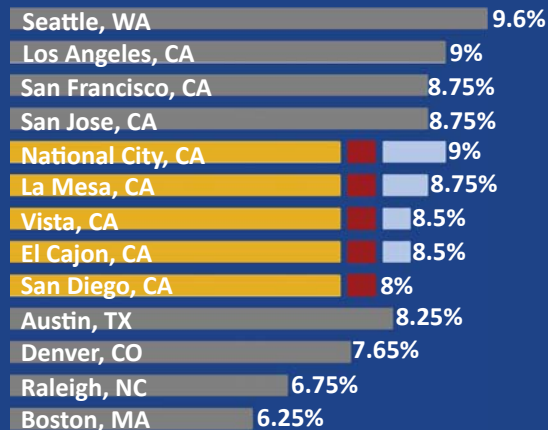
 **SAN DIEGO: \$1,739**
2ND HIGHEST AMONG METROS

PROPERTY TAXES

 **SAN DIEGO: \$1,365**
3RD HIGHEST AMONG METROS

SALES TAXES

The effective sales tax differs throughout San Diego County, as some cities have passed local sales taxes. All cities within the County pay a half percent sales tax for regional transportation infrastructure. In the graph below, cities within San Diego County are presented in color showing the California state tax (gold), the infrastructure tax (red), and the locally passed taxes (blue).

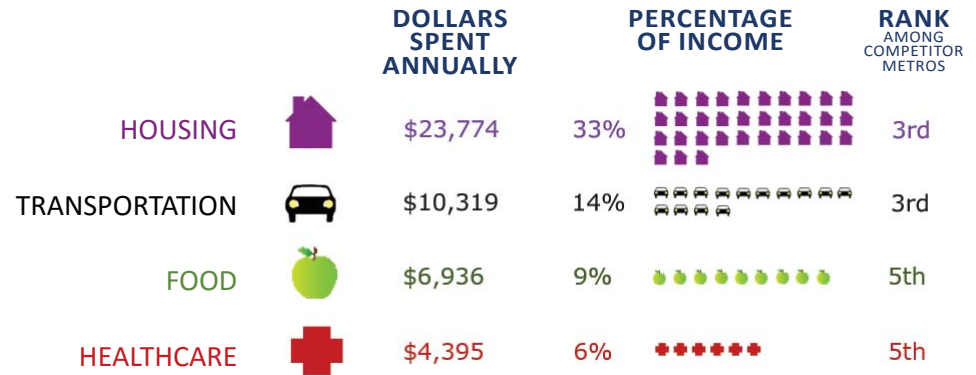


Sources: San Diego Regional Chamber of Commerce, The Tax Foundation, San Diego Association of Governments

EXPENDITURES

TYPICAL HOUSEHOLD SPENDING

Average annual income before taxes in San Diego is \$77,805. The figure below shows the typical spending in each major expenditure category as a percentage of average income.



COST OF HOUSING

As of August 2016, the median price for a single family home in San Diego County was \$567,000. Average rent for a one-bedroom apartment in San Diego County was \$1,368.



\$567,000

OWNING A HOME

The median price for a single family home in San Diego County.



\$1,368
PER MONTH

RENTING A HOME

The weighted average rent for a one-bedroom apartment in San Diego County.

42

Percentage of owners spending 30% or more of income on housing in San Diego County.

57

Percentage of renters spending 30% or more of income on housing in San Diego County.

Sources: San Diego Regional Chamber of Commerce, U.S. Bureau of Labor Statistics, Council for Community and Economic Research, Greater San Diego Association of REALTORS, San Diego County Apartment Association



The Regional Jobs Strategy is an initiative of the San Diego Regional Chamber Foundation in partnership with the City of San Diego, the County of San Diego, SANDAG, and dozens of other groups that are all focused on job creation. Through dashboards, a regional inventory of job creation initiatives, a “Strengths, Weaknesses, Opportunities and Threats” analysis, and ultimately a final report, the Regional Jobs Strategy is designed to place the attention of the entire business community on proven strategies and the issues that matter most for job creation.

The San Diego Regional Chamber Foundation is a 501(c)3 foundation. The Foundation’s mission is to create the most business-friendly region in California through investment in research, education, and leadership. The Foundation focuses its research, education, and leadership cultivation around the issues that influence San Diego’s business climate: workforce development, cross-border business, veterans employment, infrastructure, and quality of life. Learn more at SDChamber.org/Foundation.

