



Center Fact Sheet:

Paycheck to Paycheck: Wages and the Cost of Housing in America

**America’s Top Hospitals,
Heath Care Workers and Homeownership Findings**

The Center for Housing Policy examined the affordability to health care workers of homes in each of the Metropolitan areas in which a top-ten hospital is located. The analysis confirms that the price of homes is of serious concern for the health care industry. In the Baltimore (Johns Hopkins Hospital), Boston (Massachusetts General Hospital), Los Angeles (UCLA Medical Center), New York City (New York-Presbyterian University Hospital of Columbia and Cornell), San Francisco (University of California, San Francisco Medical Center), and Seattle (University of Washington Medical Center) Metropolitan areas, the annual salary needed to purchase a median priced home far exceeds the salaries of key health care workers.

Home prices are somewhat more accessible in the Cleveland (Cleveland Clinic), St. Louis (Barnes-Jewish Hospital, Washington University) and Rochester, MN (Mayo Clinic) Metropolitan areas, where both physical therapists and registered nurses – though not licensed practical nurses, nursing aides, or home health aides – can afford to purchase the median priced home. In the Durham, NC (Duke University Medical Center) Metropolitan area, a median priced home is affordable only to physical therapists.

Many hospitals have responded to this problem by enacting special housing assistance programs for their employees. The employer-assisted housing program sponsored by the Mayo Clinic is featured in Homes for Working Families’ new publication, *Increasing the Availability of Affordable Homes: A Handbook of High-Impact State and Local Solutions*. Other top hospitals with employer-assisted housing programs include: Johns Hopkins, the Cleveland Clinic, Duke University Medical Center, and Barnes-Jewish Hospital/Washington University.

Please note that the list of the nation’s top ten hospitals is derived from *U.S. News & World Report’s* “America’s Best Hospitals” in 2006. Registered nurses are listed as RN and licensed practical nurses are listed as LPN within the “Annual Salaries” section of the table below.

(Annual Salaries)

<u>Hospital Ranking*</u>	<u>Median Home Price</u>	<u>Annual Income Needed to Purchase</u>	<u>RN</u>	<u>LPN</u>	<u>Nursing Aide</u>	<u>Physical Therapist</u>	<u>Home Health Aide</u>
#1 Johns Hopkins Hospital - Baltimore, MD	\$275,000	\$94,206	\$60,504	\$38,306	\$25,532	\$64,400	\$21,063
#2 Mayo Clinic - Rochester, MN	\$149,900	\$51,351	\$59,347	\$39,035	\$25,404	\$66,063	\$21,643
#3 Cleveland Clinic - Cleveland, OH	\$129,000	\$44,191	\$59,110	\$37,424	\$24,943	\$62,916	\$20,578

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#4 Massachusetts General Hospital - Boston, MA	\$355,000	\$121,611	\$66,120	\$41,862	\$27,901	\$70,378	\$23,018
#5 UCLA Medical Center - Los Angeles, CA	\$523,000	\$179,163	\$66,837	\$42,316	\$28,204	\$71,141	\$23,268
#6 New York-Presbyterian University Hospital of Columbia and Cornell - New York, NY	\$500,000	\$171,283	\$69,979	\$44,305	\$29,530	\$74,485	\$24,361
#7 Duke Univ. Medical Center - Durham, NC	\$174,000	\$59,607	\$58,732	\$37,184	\$24,784	\$62,514	\$20,446
#8 Barnes-Jewish Hospital/ Washington University - St. Louis, MO	\$140,000	\$47,959	\$58,034	\$36,742	\$24,489	\$61,771	\$20,203
#9 University of California, San Francisco Medical Center - San Francisco, CA	\$759,000	\$260,008	\$69,841	\$44,218	\$29,472	\$74,339	\$24,314
#10 University of Washington Medical Center - Seattle, WA	\$357,000	\$122,296	\$65,160	\$41,254	\$27,496	\$69,356	\$22,684

Data notes: Home prices and salary information are from the Center for Housing Policy's *Paycheck to Paycheck* database (www.nhc.org) and are for 3d Quarter 2006. The Center performed a special data run for the Rochester, MN MSA, which is not included in the *Paycheck* database; home prices for Rochester are for calendar year 2006.

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