



Delaware Housing Coalition

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Press Release

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FOR IMMEDIATE RELEASE

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High Cost of Delaware Rental Housing Highlighted Housing Wage Is \$18.74

DOVER, DE. Washington, DC - According to a report released today, the Housing Wage for Delaware is \$18.74.

The Housing Wage is the hourly wage a family must earn - working 40 hours a week, 52 weeks a year - to be able to afford rent and utilities on a modest two-bedroom unit in the private housing market.

The Housing Wage for Delaware is higher than the national Housing Wage of \$18.46.

The new Housing Wage represents an increase of 46% since 2000.

An hourly wage of \$18.74 translates into a monthly income of \$3,248 or \$38,879 annually.

The report, Out of Reach 2011, was released by the National Low Income Housing Coalition (NLIHC), a Washington, DC-based housing advocacy group. The report provides the Housing Wage and related data for every state, metropolitan area and county in the country. Delaware Ranks 36 Out of 52

Wages and Rents

The typical renter in Delaware earns \$14.13 which is \$4.61 less than the hourly wage needed to afford a modest unit.

Working at the federal minimum wage of \$7.25, a family must have 2.6 wage earners working full-time - or one full-time earner working 104 hours per week - to afford a modest two-bedroom apartment.

An estimated 54% of renters (or 46,500) in Delaware do not earn enough income to afford a two-bedroom unit at the Fair Market Rent (FMR). The FMR for a two-bedroom apartment in Delaware is \$974/month. 26% of Delaware households are renters.

This year, Delaware ranks "36" (with 52 being the most expensive) when states are ranked by their two-bedroom housing wage. In other words, Delaware has the 16th most expensive state Housing Wage. The National Housing Wage is \$18.46 in 2011.

County Housing Wages

The housing wage by county for Delaware is:

KENT \$15.62

NEW CASTLE \$20.71

SUSSEX \$14.42

Poor Renters in Delaware

A November 2007 University of Delaware report commissioned by the Delaware Housing Coalition (DHC) found that, among extremely poor Delawareans, an estimated 27,836 extremely poor households were in need of affordable housing due to lack of affordability of their units and/or lack of income. All of this group pays more than 30% of household income toward housing, and the majority pay more than 50%. This included 13,422 renter households.

In December 2009 a statewide working group released a report summarizing the extremely low-income housing need and existing housing opportunities for this population and made recommendations on how to alleviate housing cost burdens.

Both of these reports are available in the "library" of the DHC website.

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Dedicated to making affordable housing available in every Delaware community and to all Delawareans.

DHC is the affordable housing advocacy organization for Delaware. For more information, go to <http://www.housingforall.org>

About NLIHC and Out of Reach

The National Low Income Housing Coalition (NLIHC) publishes **Out of Reach** annually. NLIHC is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes. For additional information on **Out of Reach**, visit <http://www.nlihc.org/oor/oor2011/>

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