

# DELAWARE

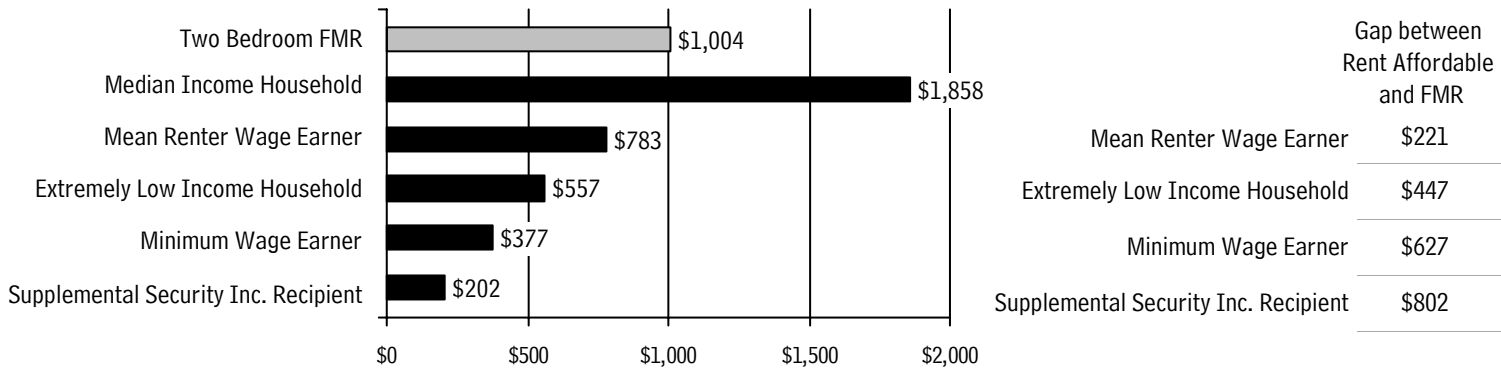
In Delaware, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,004. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,347 monthly or \$40,163 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$19.31**

In Delaware, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 107 hours per week, 52 weeks per year. Or a household must include 2.7 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Delaware, the estimated mean (average) wage for a renter is \$15.07. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 51 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.3 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

**MONTHLY RENT AFFORDABLE TO SELECTED INCOME LEVELS COMPARED WITH TWO-BEDROOM FMR**



DELAWARE	FY10 HOUSING WAGE		HOUSING COSTS			ESTIMATED AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2010) <sup>5</sup>	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
<b>DELAWARE</b>	<b>\$19.31</b>	49%	\$1,004	\$40,163	2.7	\$74,307	\$1,858	\$22,292	\$557	82,690	28%	\$15.07	\$783	1.3
<b>COMBINED NONMETRO AREAS</b>	<b>\$14.88</b>	54%	\$774	\$30,960	2.1	\$61,500	\$1,538	\$18,450	\$461	12,072	19%	\$10.43	\$542	1.4
<b><u>METROPOLITAN AREAS</u></b>														
<b>DOVER MSA †</b>	<b>\$16.12</b>	54%	\$838	\$33,520	2.2	\$62,500	\$1,563	\$18,750	\$469	14,176	30%			
<b>PHILADELPHIA-CAMDEN-WILMINGTON MSA *</b>	<b>\$21.06</b>	48%	\$1,095	\$43,800	2.9	\$81,500	\$2,038	\$24,450	\$611	56,442	30%	\$16.24	\$845	1.3
<b><u>COUNTIES</u></b>														
<b>KENT COUNTY †</b>	<b>\$16.12</b>	54%	\$838	\$33,520	2.2	\$62,500	\$1,563	\$18,750	\$469	14,176	30%			
<b>NEW CASTLE COUNTY *</b>	<b>\$21.06</b>	48%	\$1,095	\$43,800	2.9	\$81,500	\$2,038	\$24,450	\$611	56,442	30%	\$16.24	\$845	1.3
<b>SUSSEX COUNTY</b>	<b>\$14.88</b>	54%	\$774	\$30,960	2.1	\$61,500	\$1,538	\$18,450	\$461	12,072	19%	\$10.43	\$542	1.4

\* 50th percentile FMR (See Appendix A). † Wage data not available (See Appendix A).

1: FMR = Fiscal Year 2010 Fair Market Rent (HUD, 2010; revised as of March 11). 2: AMI = NLIHC Estimated 2010 AMI (See Appendix A).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2008 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2010.