

DELAWARE

#21*

In **Delaware**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,183**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,944** monthly or **\$47,333** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$22.76
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT DELAWARE:

STATE FACTS	
Minimum Wage	\$10.50
Average Renter Wage	\$20.67
2-Bedroom Housing Wage	\$22.76
Number of Renter Households	106,038
Percent Renters	29%

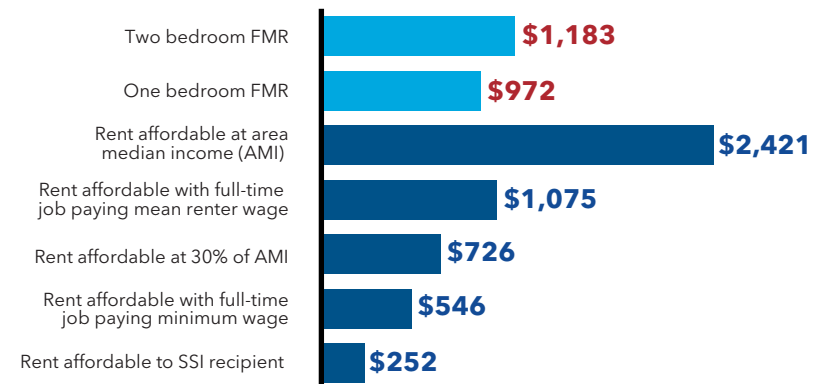
87
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

71
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Philadelphia-Camden-Wilmington MSA	\$24.96
Dover MSA	\$19.27
Sussex County	\$18.54



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

Delaware	FY22 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS		
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Delaware	\$22.76	\$1,183	\$47,333	2.2	\$96,855	\$2,421	\$29,056	\$726	106,038	29%	\$20.67	\$1,075	1.1	
<u>Metropolitan Areas</u>														
Dover MSA †	\$19.27	\$1,002	\$40,080	1.8	\$77,200	\$1,930	\$23,160	\$579	20,973	31%				
Philadelphia-Camden-Wilmington MSA	\$24.96	\$1,298	\$51,920	2.4	\$105,400	\$2,635	\$31,620	\$791	67,243	32%	\$22.71	\$1,181	1.1	
Sussex County HMFA	\$18.54	\$964	\$38,560	1.8	\$91,900	\$2,298	\$27,570	\$689	17,822	19%	\$13.66	\$710	1.4	
<u>Counties</u>														
Kent County †	\$19.27	\$1,002	\$40,080	1.8	\$77,200	\$1,930	\$23,160	\$579	20,973	31%				
New Castle County	\$24.96	\$1,298	\$51,920	2.4	\$105,400	\$2,635	\$31,620	\$791	67,243	32%	\$22.71	\$1,181	1.1	
Sussex County	\$18.54	\$964	\$38,560	1.8	\$91,900	\$2,298	\$27,570	\$689	17,822	19%	\$13.66	\$710	1.4	

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2022 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2022 Area Median Income
- 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.