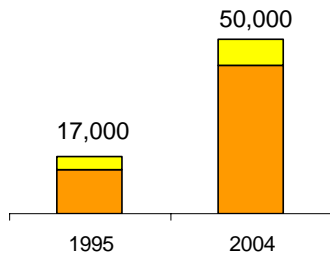




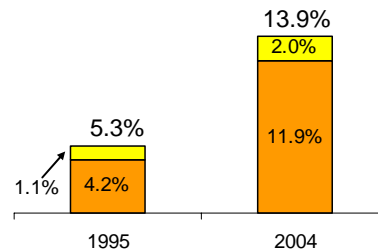
Housing Challenges Facing Working Families in the Denver, CO Metropolitan Area

The Number of Working Families with Critical Housing Needs in the Denver Area Nearly Tripled Between 1995 and 2004. The Rate of Housing Problems Among Working Families Also Rose Substantially.

Number with Critical Housing Needs

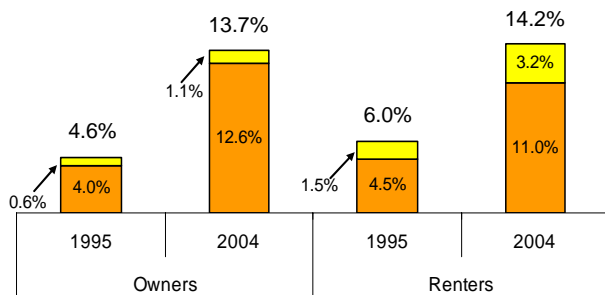


Rate of Critical Housing Needs



■ More than half of income spent for housing
 ■ Severely distressed housing

For Denver's Working Families, Critical Housing Needs Rose Dramatically Among Both Homeowners and Renters



■ More Than Half of Income Spent for Housing
 ■ Severely Distressed

Denver Compared to Other Metros

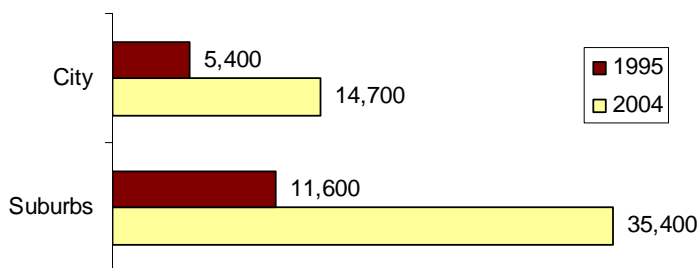
-- In 2004, 13.9% of working families had critical housing needs, above the national rate of 13.1% in 2005.

-- Denver is tied with Sacramento and San Bernardino for the 7th highest incidence of critical housing needs among working families of the 31 areas studied.

Learn more in *The Housing Landscape for America's Working Families 2007*:

www.nhc.org/housing/landscape2007

The Number of Working Families with Critical Housing Needs Substantially Increased in Both the Suburbs and the City



Definitions:

Working families are those who work the equivalent of a full-time job and earn at least the annual federal minimum wage (\$10,712 in 2004) but no more than 120 percent of the area median income.

Critical housing needs are defined as living in severely distressed housing and/or spending more than half of household income on housing.

The **Denver metropolitan area** is defined as Adams, Arapahoe, Denver, Douglas, and Jefferson Counties, CO according to the U.S. Department of Housing and Urban Development.

The Denver **area median income** in 2003 was \$69,500.

Portrait of Denver Working Families with Critical Housing Needs, 2004

The majority rely on just one wage earner.

- 1 wage earner: 60.5%
- 2 wage earners: 34.9%
- 3 or more wage earners: 4.6%

They are more likely to own than to rent homes.

- Owners: 56.8%
- Renters: 43.2%

They are more likely to have children than other Denver households.

Working Families with Critical Needs

- Couple with children: 32.5%
- Single female with children: 15.2%
- Single-person household: 25.4%
- More than one person, no children: 26.9%

All Households¹

- Couple with children: 25.4%
- Single female with children: 5.6%
- Single-person household: 30.9%
- More than one person, no children: 38.1%

They are more likely to be of Hispanic origin than the overall population of Denver.

Working Families with Critical Needs

- Non-Hispanic White: 58.4%
- Non-Hispanic Black: 4.5%
- Hispanic: 29.3%
- Other: 7.8%

All Households²

- Non-Hispanic White: 74.0%
- Non-Hispanic Black: 4.7%
- Hispanic: 17.0%
- Other: 5.9%

They often have very low incomes.

- 66.3 percent have incomes less than 50% of area median (\$10,712 to \$34,750).
- 22.2 percent have incomes between 51% and 80% of area median (\$34,751 to \$55,600).
- 11.6 percent have incomes between 81% and 120% of area median (\$55,601 to \$83,400).

Compared to working families without critical housing needs, those with critical needs have, in general, both higher housing costs and lower incomes.

Working Families' Housing Status	Median Income	Median Annual Renter Costs	Median Annual Homeowner Costs
No Critical Needs	\$45,000	\$8,800	\$12,300
Critical Needs	\$25,000	\$10,100	\$19,200

¹ Statistics on the household composition for the general population of Denver come from the 2004 American Community Survey.

² Race is self-reported. For the general population of Denver, Hispanics may fall within both the Hispanic category and the Other category; therefore, these percentages do not add up to 100 percent.

Sources

American Housing Survey for Denver, CO, 1995 and 2004; American Housing Survey, 2005; American Community Survey for Denver, CO, 2004. This fact sheet is based on most recent metro level data available from the US Census Bureau.