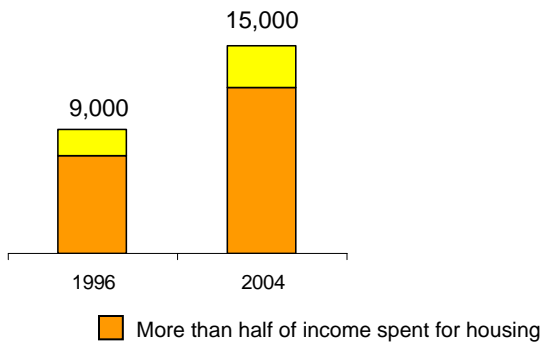




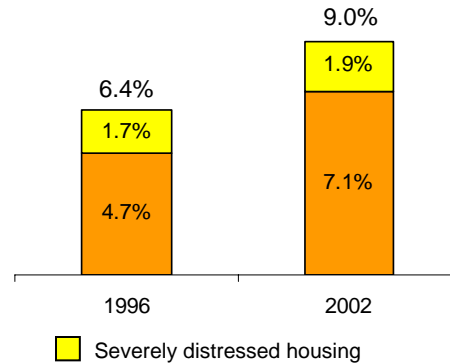
# Housing Challenges Facing Working Families in the Memphis, TN Metropolitan Area

**The Number of Working Families with Critical Housing Needs in the Memphis Area Increased from 1996 to 2004. The Rate of Housing Problems Among Working Families Also Rose.**

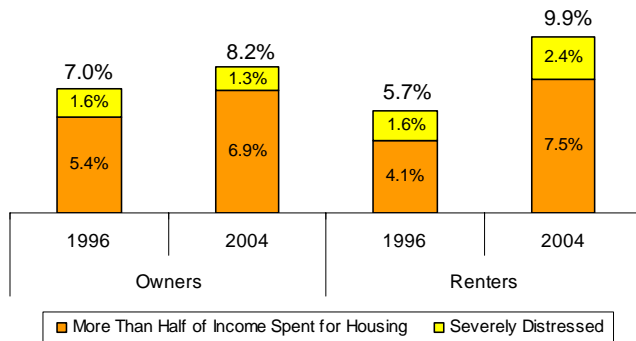
Number with Critical Housing Needs



Rate of Critical Housing Needs



**For Memphis's Working Families, Critical Housing Needs Rose More Among Renters than Among Homeowners**



## Memphis Compared to Other Metros

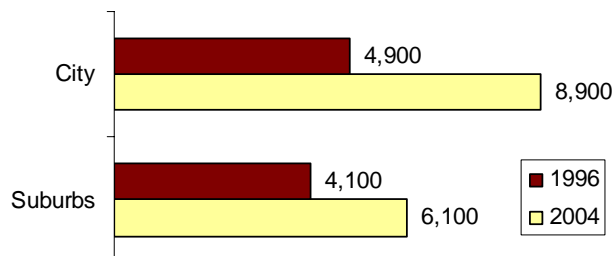
-- In 2004, 9.0% of working families had critical housing needs, below the national rate of 13.1% in 2005.

-- Memphis is tied with Milwaukee for the **9th lowest 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](http://www.nhc.org/housing/landscape2007)

**The Number of Working Families with Critical Housing Needs Increased More in the City than in the Suburbs**



## 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 **Memphis metropolitan area** is defined as Fayette, Shelby, and Tipton Counties, TN, Crittendon County, AR, and DeSoto County, MS, according to the U.S. Department of Housing and Urban Development.

The Memphis **area median income** in 2004 was \$54,100.

## Portrait of Memphis' Working Families with Critical Housing Needs, 2004

### The majority rely on just one wage earner.

- 1 wage earner: 78.1%
- 2 wage earners: 20.8%
- 3 or more wage earners: 1.1%

### They are more likely to be renters than homeowners.

- Renters: 52.2%
- Owners: 47.8%

### They are more likely to have children than other Memphis households.

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| <p><u>Working Families with Critical Needs</u></p> <ul style="list-style-type: none"> <li>• Couple with children: 30.4%</li> <li>• Single female with children: 27.4%</li> <li>• Single-person household: 20.4%</li> <li>• More than one person, no children: 21.8%</li> </ul> | <p><u>All Households<sup>1</sup></u></p> <ul style="list-style-type: none"> <li>• Couple with children: 20.7%</li> <li>• Single female with children: 11.3%</li> <li>• Single-person household: 27.1%</li> <li>• More than one person, no children: 41.0%</li> </ul> |
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### They are more likely to be racial or ethnic minorities than the overall population of Memphis.

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| <p><u>Working Families with Critical Needs</u></p> <ul style="list-style-type: none"> <li>• Non-Hispanic White: 22.7%</li> <li>• Non-Hispanic Black: 68.9%</li> <li>• Hispanic: 6.7%</li> <li>• Other: 1.8%</li> </ul> | <p><u>All Households<sup>2</sup></u></p> <ul style="list-style-type: none"> <li>• Non-Hispanic White: 53.0%</li> <li>• Non-Hispanic Black: 41.1%</li> <li>• Hispanic: 3.2%</li> <li>• Other: 2.9%</li> </ul> |
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### They often have very low incomes.

- 63.5 percent have incomes less than 50% of area median (\$10,712 to \$27,050).
- 22.5 percent have incomes between 51% and 80% of area median (\$27,051 to \$43,280).
- 13.8 percent have incomes between 81% and 120% of area median (\$43,281 to \$64,920).

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

Working Families' Housing Status	Median Income	Median Annual Renter Costs	Median Annual Homeowner Costs
<b>No Critical Needs</b>	\$34,200	\$7,300	\$7,800
<b>Critical Needs</b>	\$20,000	\$8,700	\$12,100

<sup>1</sup> Statistics on the household composition for the general population of Memphis come from the 2004 American Community Survey for Shelby County, TN. The 2004 ACS did not cover the Memphis MSA as a whole.

<sup>2</sup> For the general population of Memphis, 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 Memphis, TN, 1996 and 2004; American Housing Survey, 2005; American Community Survey for Shelby County, TN, 2004. This fact sheet is based on most recent metro level data available from the US Census Bureau.