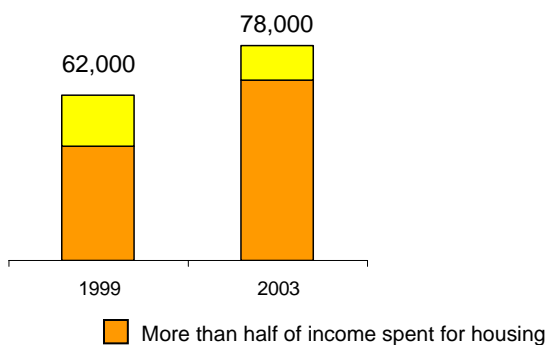




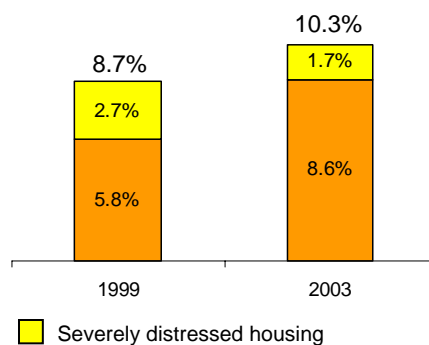
Housing Challenges Facing Working Families in the Philadelphia, PA Metropolitan Area

The Number of Working Families with Critical Housing Needs in the Philadelphia Area Increased Substantially from 1999 to 2003. The Rate of Housing Problems Among Working Families Also Rose.

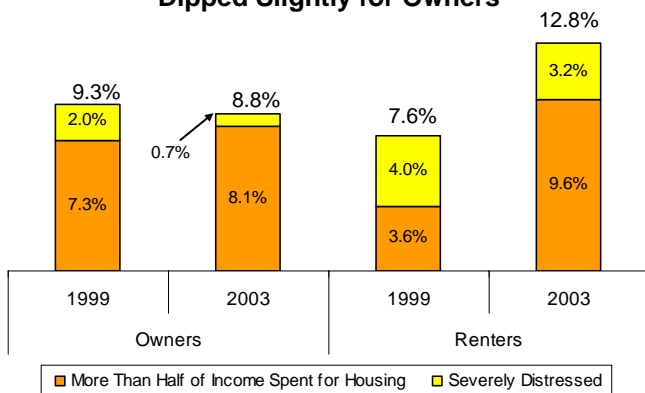
Number with Critical Housing Needs



Rate of Critical Housing Needs



For Working Families, Critical Housing Needs Rose Among Philadelphia Area Renters But Dipped Slightly for Owners



Philadelphia Compared to Other Metros

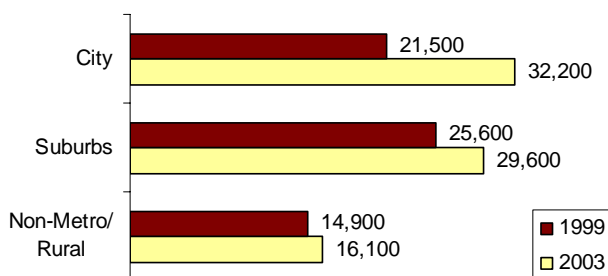
-- In 2003, 10.3% of working families had critical housing needs, below the national average of 11.7% in 2003.

-- Philadelphia had the 18th 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 Increased Substantially in the City and Moderately in the Suburbs and Rural Areas



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 2002) 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 **Philadelphia metropolitan area** is defined as Bucks, Chester, Delaware, Montgomery, and Philadelphia Counties, PA and Burlington, Camden and Gloucester Counties, NJ according to the U.S. Department of Housing and Urban Development.

The Philadelphia area median income in 2003 was \$68,200.

Portrait of Philadelphia Working Families with Critical Housing Needs, 2003

The majority rely on just one wage earner.

- 1 wage earner: 56.4%
- 2 wage earners: 33.7%
- 3 or more wage earners: 9.9%

They are slightly more likely to be homeowners than renters.

- Owners: 51.9%
- Renters: 48.1%

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

Working Families with Critical Needs

- Couple with children: 26.2%
- Single female with children: 18.8%
- Single-person household: 13.8%
- More than one person, no children: 41.2%

All Households¹

- Couple with children: 23.6%
- Single female with children: 7.7%
- Single-person household: 28.4%
- More than one person, no children: 40.3%

They are more likely to be racial or ethnic minorities than the overall population of Philadelphia.

Working Families with Critical Needs

- Non-Hispanic White: 59.0%
- Non-Hispanic Black: 28.4%
- Hispanic: 7.4%
- Other: 5.2%

All Households²

- Non-Hispanic White: 72.6%
- Non-Hispanic Black: 19.1%
- Hispanic: 4.7%
- Other: 3.6%

They often have very low incomes.

- 62.9 percent have incomes less than 50% of area median (\$10,712 to \$34,100).
- 30.6 percent have incomes between 51% and 80% of area median (\$34,101 to \$54,560).
- 6.5 percent have incomes between 81% and 120% of area median (\$54,561 to \$81,840).

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
No Critical Needs	\$42,100	\$7,700	\$10,100
Critical Needs	\$25,300	\$11,100	\$18,800

¹ Statistics on the household composition for the general population of Philadelphia come from the 2002 American Community Survey. The definition of the Philadelphia MSA used by the ACS includes one county not included in the AHS definition (Salem County, NJ).

² Race is self-reported. For the general population of Philadelphia, 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 Philadelphia, PA, 1999 and 2003; American Housing Survey, 2003; American Community Survey for Philadelphia, PA, 2003. This fact sheet is based on most recent metro level data available from the US Census Bureau.