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No Affordable Housing Available in Michigan for Minimum Wage Workers

Lansing, MI – In order to afford a modest, two-bedroom apartment at Fair Market Rent in Michigan, renters need to earn \$15.62 per hour. This is Michigan's 2016 Housing Wage, revealed in Out of Reach 2016, a national report released today by the National Low Income Housing Coalition, a Washington, DC-based research and advocacy organization, and the Community Economic Development Association of Michigan (CEDAM).

Every year, Out of Reach reports on the Housing Wage for all states, counties and metropolitan areas in the country. The report highlights the gap between what renters earn and what it costs to afford rent at fair market value.

"Michigan simply does not have enough safe and affordable housing, forcing those most vulnerable to live in substandard conditions or face being homeless," said Jamie Schriener-Hooper, Executive Director of CEDAM. "CEDAM members across Michigan work to bridge that gap and connect people with resources and services to help improve their situation."

The federal minimum wage has remained at \$7.25 an hour without an increase since 2009, generating debate and calls to raise the wage both at the state and federal level. In no state, even those where the minimum wage has been set above the federal standard, can a minimum wage renter working a 40-hour work week afford a one-bedroom rental unit at the average Fair Market Rent. Working at the minimum wage of \$8.50 in Michigan, a family must have 1.8 wage earners working full-time, or one full-time earner working 74 hours per week, to afford a modest one-bedroom apartment. The typical renter in Michigan earns \$12.72 per hour, which is \$2.90 less than the hourly wage needed to afford a modest unit.

"The Out of Reach data reflect a grim reality across the nation. There is no place in the United States where a minimum wage worker can afford a two-bedroom apartment," said Diane Yentel, President and CEO of the National Low Income Housing Coalition. "We as a nation must respond by investing in affordable housing for the lowest income households in America. The new national Housing Trust Fund is a critical solution, but it must be significantly expanded to address the need."

For additional information, visit: nlihc.org/oor.

CEDAM is a nonprofit membership organization representing hundreds of individuals and organizations committed to revitalizing and rebuilding Michigan through community economic development. For more information about CEDAM, visit cedam.info.

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