

From: Erhard Mahnke [mailto:erhardm@vtaffordablehousing.org]
Sent: Friday, January 26, 2018 3:34 PM
To: Sen. Michael Sirotkin; Alison Clarkson; Philip Baruth; Becca Balint; David Soucy
Cc: Erhard Mahnke; Kayla Dewey
Subject: Average renter wage

Dear Senator Sirotkin and Committee members,

Thanks again for the opportunity to testify this morning in support of S.40. You had asked whether the "average renter wage" data I presented included seniors on social security or other demographics living on fixed income. It does not.

The methodology used to arrive at the mean renter wage is appended below. The "Out of Reach 2017" web page is here: <http://nlihc.org/oor>. A PDF of the full report is downloadable here: http://nlihc.org/sites/default/files/oor/OOR_2017.pdf.

To be clear, then, the average statewide renter wage in Vermont is \$12.51 an hour. The rent (including utilities) affordable at that wage is \$650 a month, leaving a \$9.39/hr shortfall between the renter wage and the \$21.90/hr "Housing Wage" needed to afford a modest two-bedroom apartment. Vermont has the fifth largest gap/shortfall in this regard among all 50 states.

Thanks again and please do let me know if you or other committee members have further questions about the rental affordability data I provided in support of S.40 this morning.

Best,
~erhard