



DELAWARE

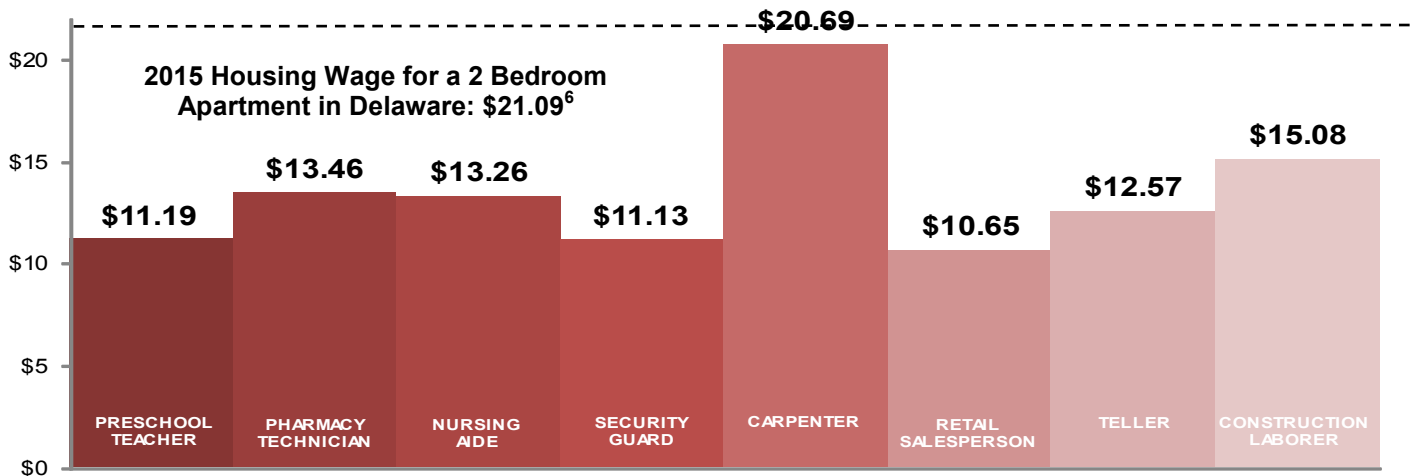
HOUSING FACT SHEET

POPULATION AND HOUSING UNITS

TOTAL POPULATION, 2010¹	897,934
Projected Population, 2020 ²	982,358
TOTAL HOUSEHOLDS, 2010¹	342,297
Projected Households, 2020 ²	376,328
HOUSING UNITS, 2014¹	411,250
Vacant	72,204 (18%)
OCCUPIED HOUSING UNITS, 2014¹	339,046
Owner-Occupied	242,860 (72%)
Renter-Occupied	96,186 (28%)
Single-Family	300,923 (73%)
Multi-Family	73,024 (18%)
Manufactured Homes	37,202 (9%)
Assisted Rental Units, 2014 ¹²	11,527
ESTIMATED SUBSTANDARD UNITS, 2010³	18,322
Owner-Occupied	12,788
Renter-Occupied	5,534



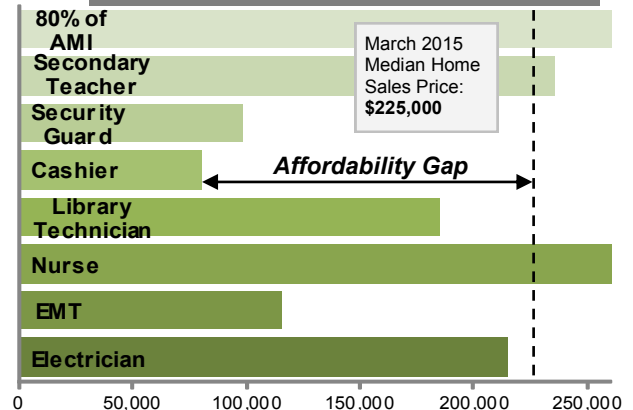
MEDIAN HOURLY WAGE⁷



INCOME AND HOUSING COST

HUD AREA MEDIAN FAMILY INCOME, 2015⁴:	\$74,400
Median Home Sales Price (March 2015) ¹²	\$225,000
FAIR MARKET RENTS, 2015⁵:	
1-Bedroom Unit	\$897
2-Bedroom Unit	\$1,096
3-Bedroom Unit	\$1,413
HOUSING WAGE, 2015⁶:	
1-Bedroom Unit	\$17.24
2-Bedroom Unit	\$21.09
3-Bedroom Unit	\$27.17

Homeownership Affordability⁷ and Median Home Price¹²



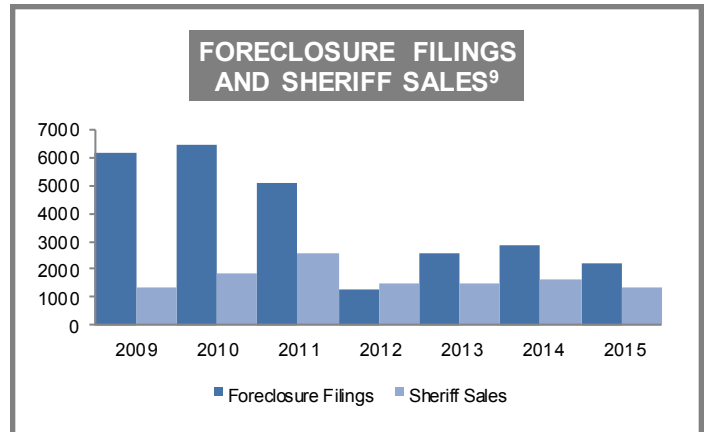
All statistics are specific to Delaware unless otherwise noted.



DELAWARE HOUSING FACT SHEET

KEY HOUSING FACTS

- Many individuals with disabilities must rely on Supplemental Security Income (SSI) as a main source of income, which gives a monthly benefit of only \$733. With this income, an individual can afford rent of only \$220.
- A minimum wage worker in Delaware (\$7.75) would need to work 109 hours per week to afford the 2-bedroom Fair Market Rent (FMR)⁶ of \$1,096 (2015).
- The National Low Income Housing Coalition estimates that 59% of renters in Delaware cannot afford the 2-bedroom FMR⁶.
- The greatest housing demand is for renters earning less than 50% Annual Median Income (AMI) (42%) and renters earning more than 80% AMI (38%). For owners, the greatest housing demand is for households earning between 80% and 120% AMI (33%) and owners earning above 120% AMI (39%)³.



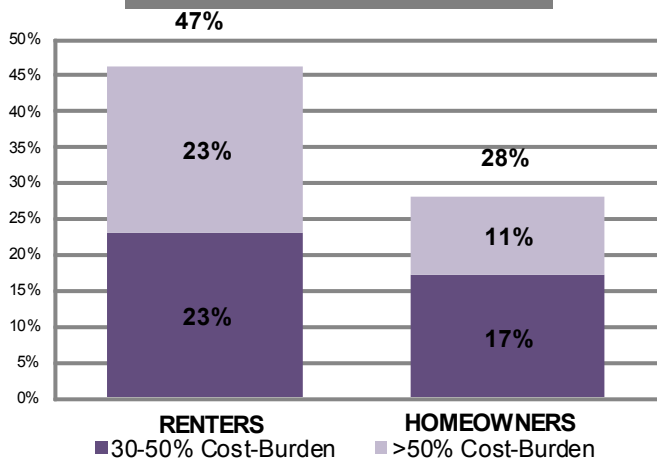
POVERTY AND HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2015 (DE)⁸	\$11,770
4 Person Household	\$24,250
NUMBER HOMELESS ANNUALLY (DE)³	8,353
INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2014¹	107,101 (12%)
Children (<18)	35,052 (17%)
HOUSEHOLDS WITH INCOME <\$25,000	63,360 (19%)

HOUSING PROBLEMS

HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS¹¹	128,555
Owner	66,069 (27% of owners)
Renter	42,486 (47% of renters)
HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS¹¹	46,691
Owner	25,389 (11% of owners)
Renter	21,302 (23% of renters)

PERCENT OF HOUSEHOLDS COST-BURDENED, 2008-2012¹¹



NOTES AND SOURCES

1. U.S. Bureau of the Census, 2010 and 2014 American Community Survey Estimates.
2. Delaware Population Consortium, *2015 Population Projections*.
3. GCR Incorporated, *Delaware Statewide Housing Needs Assessment 2015-2020*.
4. U.S. Department of Housing and Urban Development (HUD) *Area Median Income*.
5. U.S. Department of Housing and Urban Development (HUD) *Fair Market Rent*.
6. National Low-Income Housing Coalition, *Out of Reach 2015*.
7. Delaware Department of Labor, Office of Occupational & Labor Market Information. 2015.
8. U.S. Bureau of the Census, *2015 Poverty Thresholds*.
9. Lexis-Nexis Database and County Sheriff Sale Records. Compiled by the Counties, Attorney General's Office, and Delaware State Housing Authority.
10. Affordable Home Price based on median wages as reported by *Delaware Wages 2015*. Formula assumes 4.25% 30-year fixed rate mortgage, \$200 monthly taxes and insurance, and other debt of 12%.
11. U.S. Department of Housing and Urban Development, 2008-2012 CHAS data, compiled by DSHA. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
12. Long & Foster Real Estate, *MarketMinute*, March 2016. Based on data supplied by SCAOR/Trend and its member Associations of Realtors.