



# DELAWARE

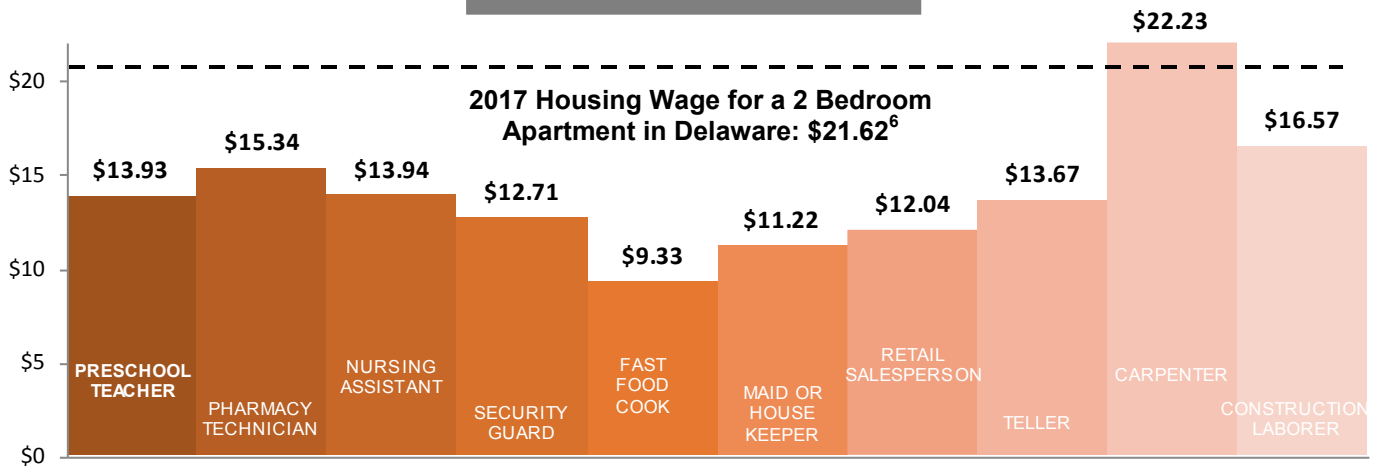
## HOUSING FACT SHEET

### POPULATION AND HOUSING UNITS

<b>TOTAL POPULATION, 2010<sup>1</sup></b>	<b>897,934</b>
Projected Population, 2025 <sup>2</sup>	1,019,558
<b>TOTAL HOUSEHOLDS, 2010<sup>1</sup></b>	<b>342,297</b>
Projected Households, 2025 <sup>2</sup>	392,515
<b>HOUSING UNITS, 2016<sup>1</sup></b>	<b>417,927</b>
Vacant	69,876 (16.7%)
<b>OCCUPIED HOUSING UNITS, 2016<sup>1</sup></b>	<b>348,051</b>
Owner-Occupied	246,940 (70.9%)
Renter-Occupied	101,111 (29.1%)
Single-Family	306,869 (73.4%)
Multi-Family	74,298 (17.6%)
Manufactured Homes	36,608 (8.8%)
Assisted Rental Units, 2014 <sup>12</sup>	11,527
<b>ESTIMATED SUBSTANDARD UNITS, 2010<sup>3</sup></b>	<b>18,322</b>
Owner-Occupied	12,788
Renter-Occupied	5,534



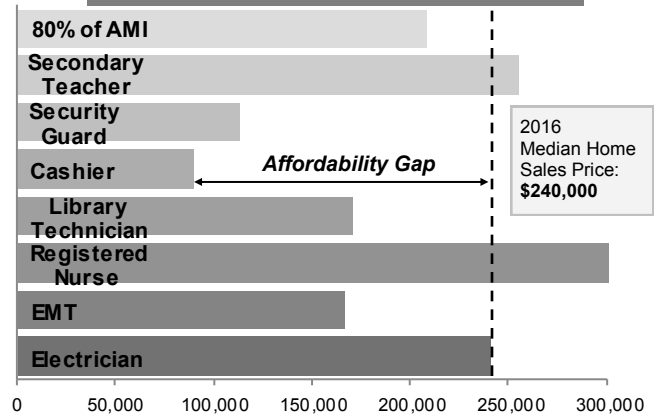
### MEDIAN HOURLY WAGE<sup>7</sup>



### INCOME AND HOUSING COST

<b>MEDIAN FAMILY INCOME, 2016<sup>1</sup>:</b>	\$73,831
Median Home Sales Price (March 2017) <sup>12</sup>	\$250,000
<b>FAIR MARKET RENTS, 2017<sup>5</sup>:</b>	
1-Bedroom Unit	\$926
2-Bedroom Unit	\$1,125
3-Bedroom Unit	n/a
<b>HOUSING WAGE, 2017<sup>6</sup>:</b>	
1-Bedroom Unit	\$17.81
2-Bedroom Unit	\$21.62
3-Bedroom Unit	\$28.37

### Homeownership Affordability<sup>7</sup> and Median Home Price<sup>1</sup>



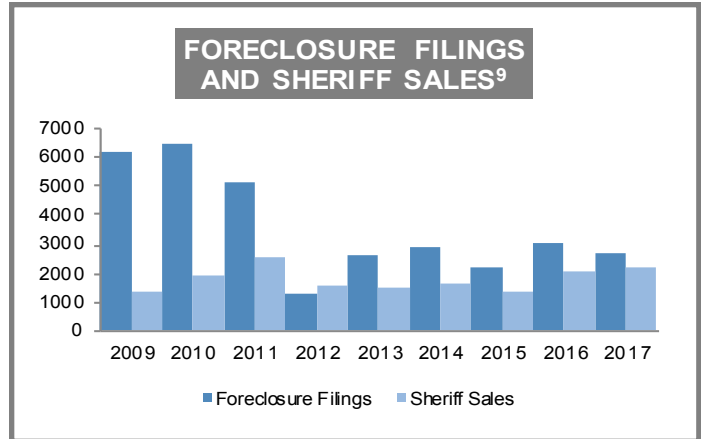
All statistics are specific to Delaware unless otherwise noted.



# 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 (\$8.25) would need to work 105 hours per week to afford the 2-bedroom Fair Market Rent (FMR)<sup>6</sup> of \$1,124 (2017).
- The National Low Income Housing Coalition estimates that 59% of renters in Delaware cannot afford the 2-bedroom FMR<sup>6</sup> on 40 hours per week wages.
- The greatest housing demand is from renters earning less than 50% of Annual Median Income (AMI) (42%) and renters earning more than 80% of AMI (38%). For owners, the greatest housing demand is from households earning between 80% and 120% of AMI (33%) and owners earning above 120% of AMI (39%)<sup>3</sup>.



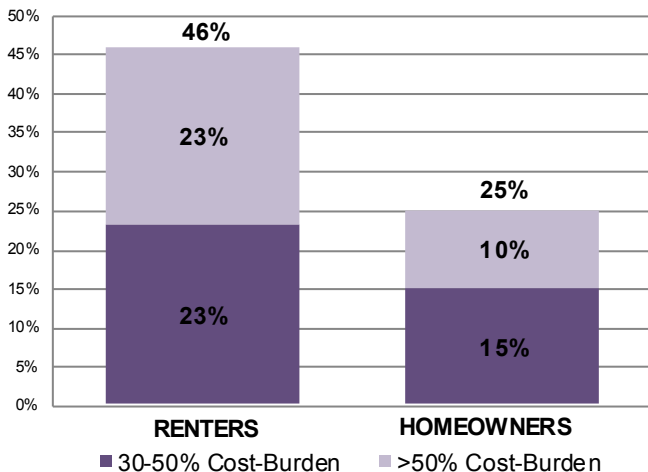
## POVERTY AND HOMELESSNESS

<b>POVERTY-LEVEL INCOME, 1 PERSON, 2017 (US)<sup>8</sup></b>	\$12,060
4 Person Household	\$24,600
<b>NUMBER HOMELESS ANNUALLY (DE)<sup>3</sup></b>	3,000
<b>INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2016<sup>1</sup></b>	108,211 (12%)
Children (<18)	35,002 (17%)
<b>HOUSEHOLDS WITH INCOME &lt;\$25,000</b>	69,140 (16%)

## HOUSING PROBLEMS

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

### PERCENT OF HOUSEHOLDS COST-BURDENED, 2010-2014<sup>11</sup>



## NOTES AND SOURCES

1. U.S. Bureau of the Census, 2010 and 2016 American Community Survey Estimates.
2. Delaware Population Consortium, *2017 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 2017*.
7. Delaware Department of Labor, Office of Occupational & Labor Market Information. 2016.
8. U.S. Bureau of the Census, *2017 Poverty Thresholds*.
9. File & ServeXpress, LLC, SalesWeb, and County Sheriff Sale Records. Compiled by the Delaware State Housing Authority.
10. Affordable Home Price based on median wages as reported by *Delaware Wages 2016*. 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, 2010-2014 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. Bright MLS, Inc.®, MarkeTrac® by CoreLogic.
13. Housing Alliance Delaware, *The State of Housing & Homelessness in The First State. 2017 Joint Report*.