

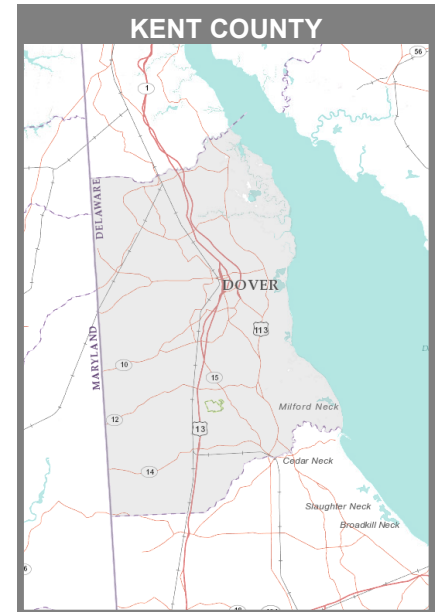


KENT COUNTY

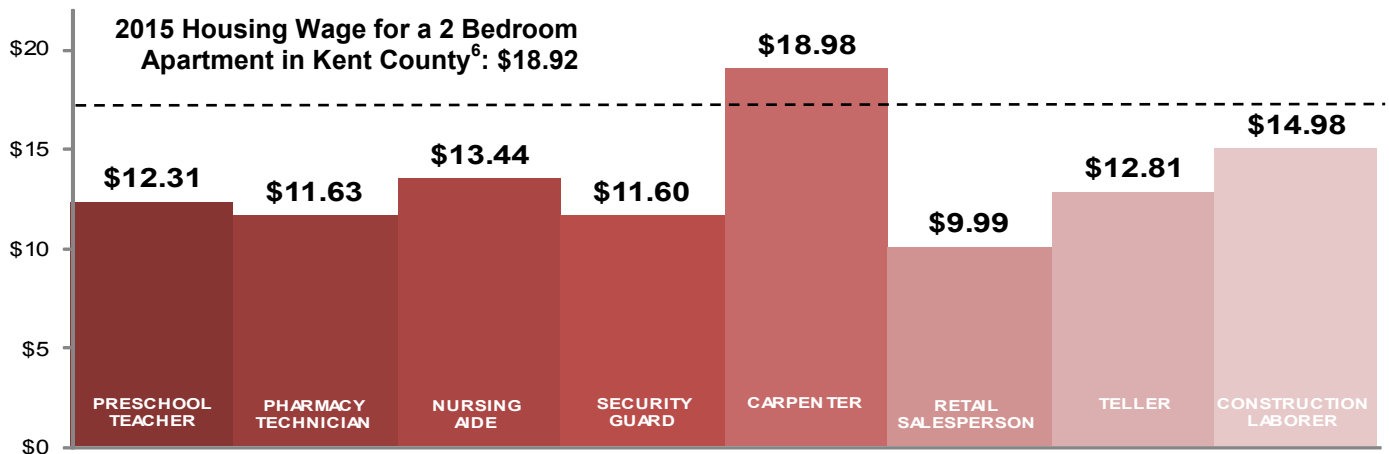
HOUSING FACT SHEET

POPULATION AND HOUSING UNITS

TOTAL POPULATION, 2010¹	162,310
Projected Population, 2020 ²	182,851
TOTAL HOUSEHOLDS, 2010¹	60,278
Projected Households, 2020 ²	67,702
HOUSING UNITS, 2014¹	66,652
Vacant	7,510 (11.3%)
OCCUPIED HOUSING UNITS, 2014¹	59,142
Owner-Occupied	41,937 (70.9%)
Renter-Occupied	17,205 (29.1%)
Single-Family	48,970 (73.5%)
Multi-Family	8,949 (13.4%)
Manufactured Homes	8,701 (13.1%)
Assisted Rental Units, 2014 ³	2,380
ESTIMATED SUBSTANDARD UNITS, 2010³	1,205
Owner-Occupied	679
Renter-Occupied	528



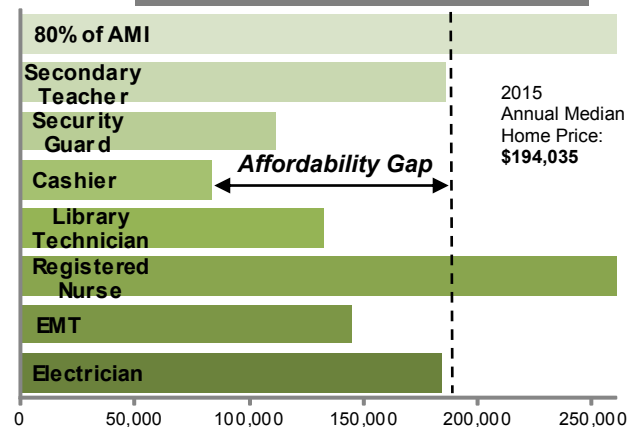
MEDIAN HOURLY WAGE⁷



INCOME AND HOUSING COST

HUD AREA MEDIAN FAMILY INCOME, 2015⁴:	\$66,100
Median Home Sales Price, 2015 ¹²	\$194,035
FAIR MARKET RENTS, 2015⁵:	
1-Bedroom Unit	\$830
2-Bedroom Unit	\$984
3-Bedroom Unit	\$1,348
HOUSING WAGE, 2015⁶:	
1-Bedroom Unit	\$15.96
2-Bedroom Unit	\$18.92
3-Bedroom Unit	\$25.60

HOMEOWNERSHIP AFFORDABILITY⁷ AND MEDIAN HOME PRICE¹²



All statistics are specific to Kent County unless otherwise noted.

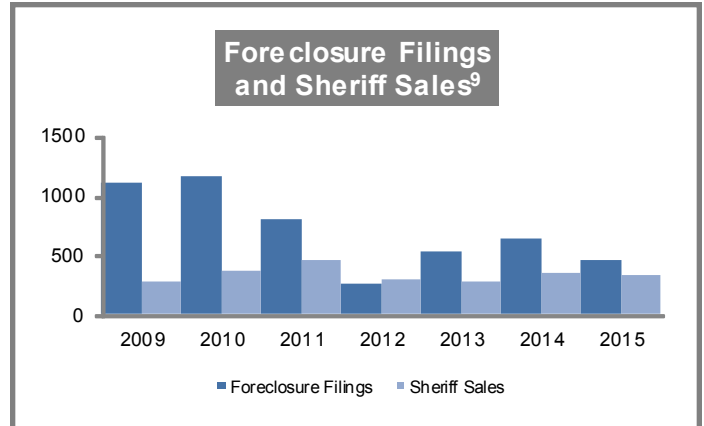


KENT COUNTY

HOUSING FACT SHEET

KEY HOUSING FACTS

- A minimum wage worker in Delaware (\$7.75) would need to work 98 hours per week to afford the 2-bedroom Fair Market Rent (FMR)⁶ of \$984 in Kent County.
- An annual income of \$39,360 is needed to afford the 2-bedroom FMR⁶ of \$984 in Kent County.
- 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 \$220.⁶
- Rental demand in South Kent County falls within income less than 50% Annual Median Income (AMI) (175 units) and above 80% AMI (137), while the majority of demand for homeownership is above 80% AMI (680 units). In North Kent County, the demand for new units falls within incomes less than 50% AMI (420 units) and above 80% AMI (459 units), while the majority of demand for homeownership is above 80% AMI (1,770 units)³.



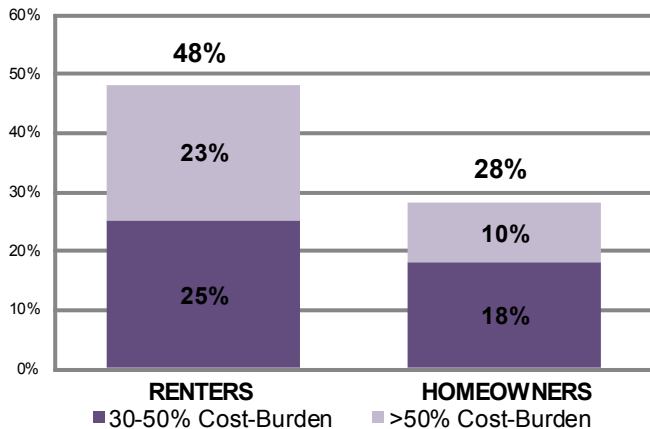
POVERTY AND HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2015 (U.S.)⁸	\$11,770
4 Person Household	\$24,250
NUMBER HOMELESS ANNUALLY (DE)³	8,353
INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2014¹	22,216(13%)
Children (<18)	7,613 (19%)
HOUSEHOLDS WITH INCOME <\$25,000	12,213 (21%)

HOUSING PROBLEMS

HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS¹¹	19,242
Owner	11,754 (28% of owners)
Renter	7,488 (48% of renters)
HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS¹¹	9,115
Owner	4,179 (9.9% of owners)
Renter	3,845 (23% of renters)

PERCENT OF HOUSEHOLDS COST-BURDENED, 2008-2012¹



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. *Delaware Wages 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. Kent County Association of REALTORS®