

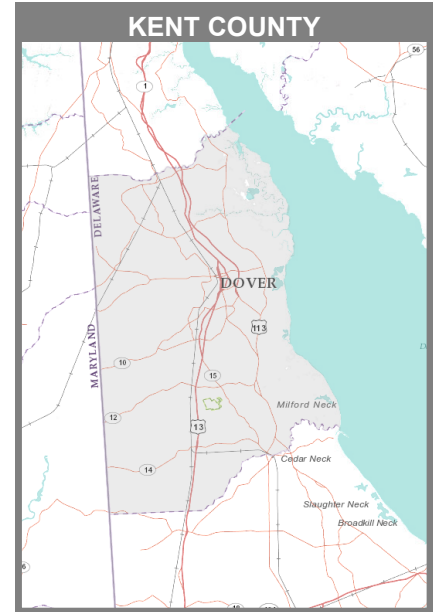


KENT COUNTY

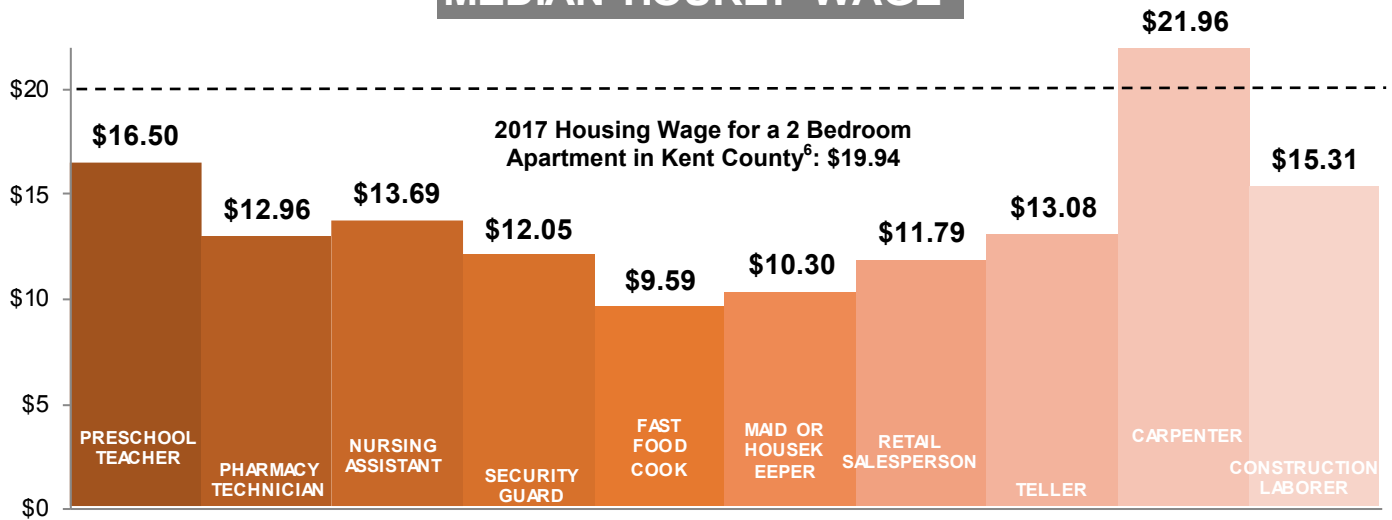
HOUSING FACT SHEET

POPULATION AND HOUSING UNITS

TOTAL POPULATION, 2010¹	162,310
Projected Population, 2025 ²	189,023
TOTAL HOUSEHOLDS, 2010¹	60,278
Projected Households, 2025 ²	71,665
HOUSING UNITS, 2016¹	68,106
Vacant	5,966 (8.8%)
OCCUPIED HOUSING UNITS, 2016¹	52,140
Owner-Occupied	43,088 (69.3%)
Renter-Occupied	19,052 (30.7%)
Single-Family	50,706 (74.5%)
Multi-Family	8,727 (12.9%)
Manufactured Homes	8,628 (12.7%)
Assisted Rental Units, 2014 ³	2,380
ESTIMATED SUBSTANDARD UNITS, 2010³	1,205
Owner-Occupied	679
Renter-Occupied	528



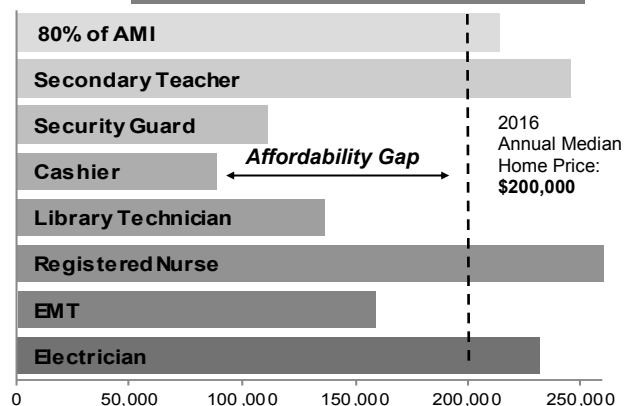
MEDIAN HOURLY WAGE⁷



INCOME AND HOUSING COST

HUD AREA MEDIAN FAMILY INCOME, 2017⁴:	\$65,000
Median Home Sales Price, 2017 ¹²	\$200,000
FAIR MARKET RENTS, 2017⁵:	
1-Bedroom Unit	\$899
2-Bedroom Unit	\$1,037
3-Bedroom Unit	\$1,510
HOUSING WAGE, 2017⁶:	
1-Bedroom Unit	\$17.29
2-Bedroom Unit	\$19.94
3-Bedroom Unit	\$23.29

HOMEOWNERSHIP AFFORDABILITY⁷ AND MEDIAN HOME PRICE¹²



All statistics are specific to Kent County unless otherwise noted.

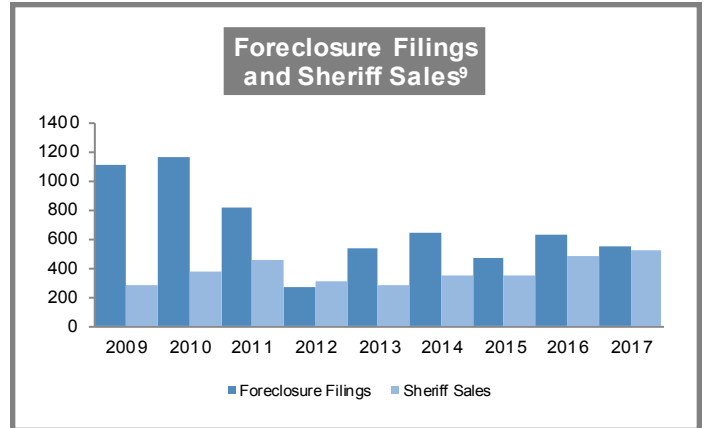


KENT COUNTY

HOUSING FACT SHEET

KEY HOUSING FACTS

- A minimum wage worker in Delaware (\$8.25) would need to work 97 hours per week to afford the 2-bedroom Fair Market Rent (FMR)⁶ of \$1,037 in Kent County.
- An annual income of \$41,480 is needed to afford the 2-bedroom FMR⁶ of \$1,037 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 is from within income ranges of 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 rental units is from within incomes ranges of 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.

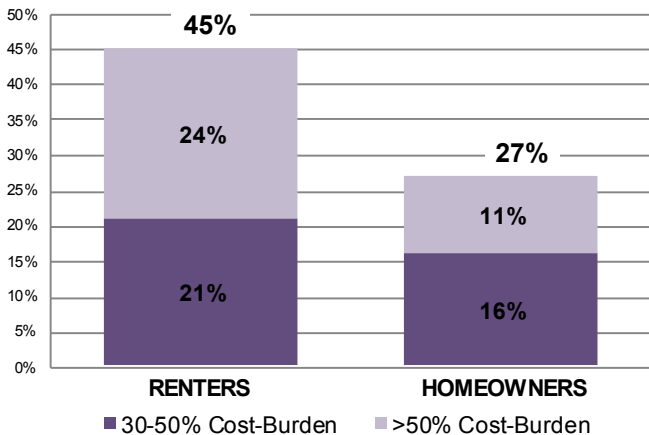


POVERTY AND HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2017 (U.S.)⁸	\$12,060
4 Person Household	\$24,600
NUMBER HOMELESS ANNUALLY (DE)¹³	3,000
INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2016¹	23,384 (14%)
Children (<18)	8,799 (22%)
HOUSEHOLDS WITH INCOME <\$25,000	12,260 (16%)

HOUSING PROBLEMS	
HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS¹¹	20,260
Owner	11,735 (27% of owners)
Renter	8,525 (45% of renters)
HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS¹¹	9,390
Owner	4,740 (11% of owners)
Renter	4,650 (24% of renters)

PERCENT OF HOUSEHOLDS COST-BURDENED, 2010-2014¹¹



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. *Delaware Wages 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.© and Sussex County Association of Realtors® (SCAOR).
13. Housing Alliance Delaware, *The State of Housing & Homelessness in The First State. 2017 Joint Report*.