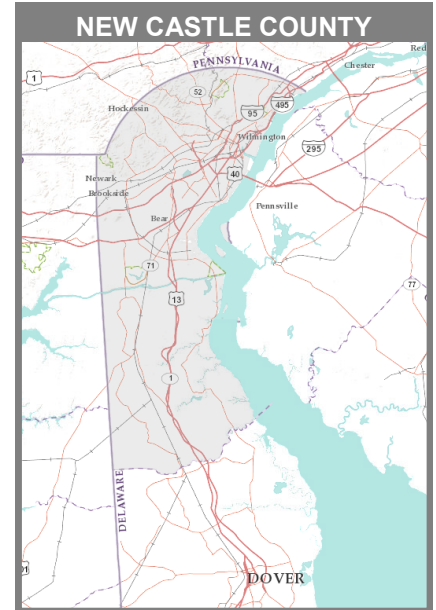




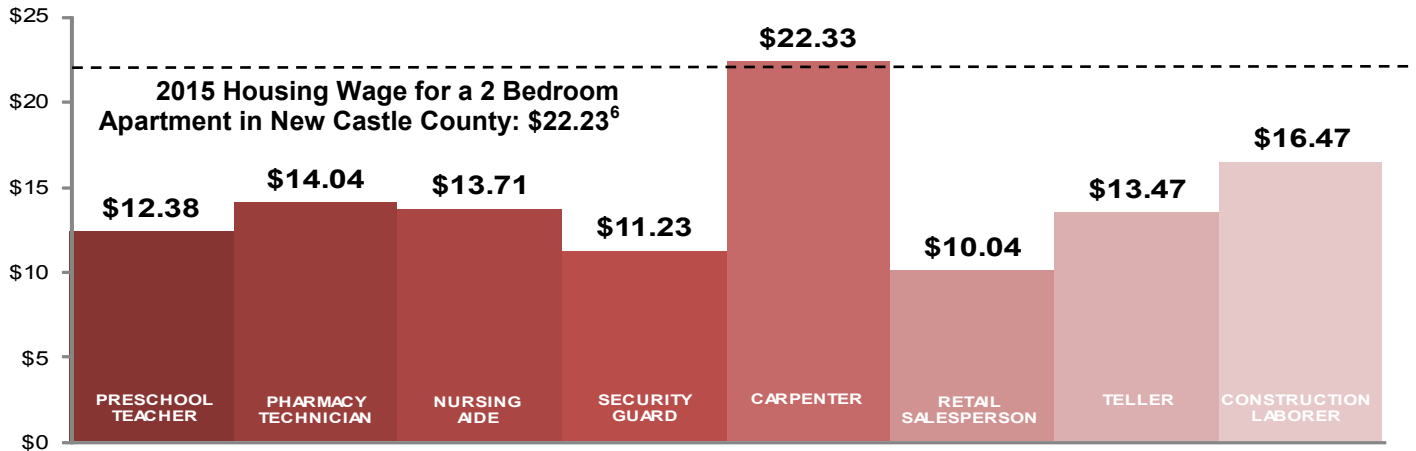
NEW CASTLE COUNTY HOUSING FACT SHEET

POPULATION AND HOUSING UNITS

TOTAL POPULATION, 2010¹	538,479
Projected Population, 2020 ²	571,785
TOTAL HOUSEHOLDS, 2010¹	202,651
Projected Households, 2020 ²	214,189
HOUSING UNITS, 2014¹	218,589
Vacant	17,046 (7.8%)
OCCUPIED HOUSING UNITS, 2014¹	201,543
Owner-Occupied	139,759 (69.3%)
Renter-Occupied	61,784 (30.7%)
Single-Family	163,776 (74.9%)
Multi-Family	49,637 (22.7%)
Manufactured Homes	5,152 (2.4%)
Assisted Rental Units, 2014 ³	6,158
ESTIMATED SUBSTANDARD UNITS, 2010³	7,669
Owner-Occupied	4,530
Renter-Occupied	3,139



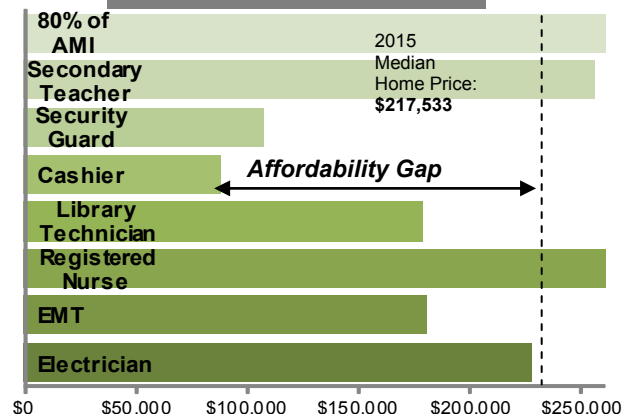
MEDIAN HOURLY WAGE⁷



INCOME AND HOUSING COST

HUD AREA MEDIAN FAMILY INCOME, 2015⁴:	\$81,100
Annual Median Home Sales Price, 2015 ¹²	\$217,533
FAIR MARKET RENTS, 2015⁵:	
1-Bedroom Unit	\$959
2-Bedroom Unit	\$1,156
3-Bedroom Unit	\$1,440
HOUSING WAGE, 2015⁶:	
1-Bedroom Unit	\$18.44
2-Bedroom Unit	\$22.23
3-Bedroom Unit	\$27.69

Homeownership Affordability⁷ and Median Home Price¹²



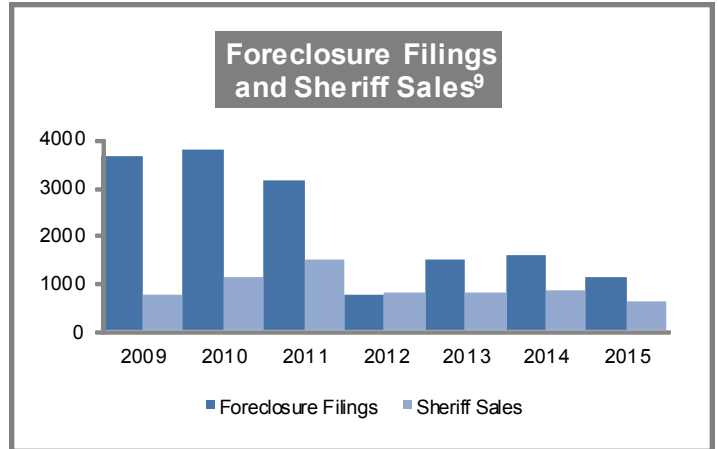
All statistics are specific to New Castle County unless otherwise noted.



NEW CASTLE COUNTY HOUSING FACT SHEET

KEY HOUSING FACTS

- A minimum wage worker in Delaware (\$7.75) would need to work 115 hours per week to afford the 2-bedroom Fair Market Rent (FMR)⁶ of \$1,156 in New Castle County
- An annual income of \$46,240,480 is needed to afford the 2-bedroom FMR⁶ of \$1,156.
- The National Low Income Housing Coalition estimates that the rent affordable at mean renter wage in New Castle County is \$883.⁶
- In South New Castle, rental demand falls within incomes less than 50% Annual Median Income (AMI) (260 units) and above 80% AMI (171 units) while the majority of demand for homeownership is above 120% AMI (1,828). In North New Castle, the demand for new rental units falls within income less than 50% AMI (1,587 units) and above 80% AMI (1,214 units), while the majority of demand for homeownership is above 120% AMI (2,461 units).³



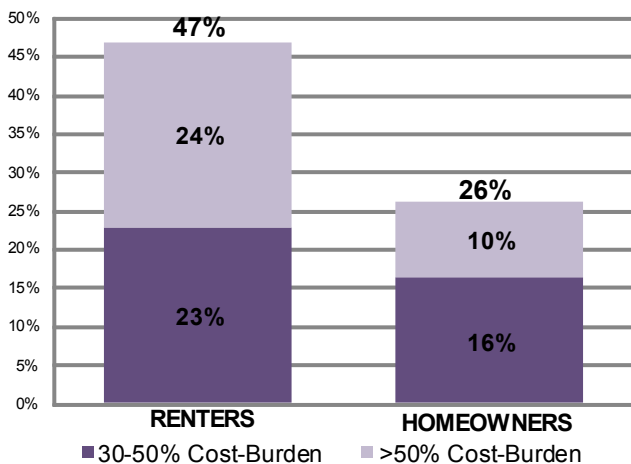
POVERTY AND HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2015 (U.S.)⁸	\$12,331
4 Person Household	\$24,447
NUMBER HOMELESS ANNUALLY (DE)³	8,353
INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2014¹	63,907 (12%)
Children (<18)	19,110 (16%)
HOUSEHOLDS WITH INCOME <\$25,000	34,803 (17%)

HOUSING PROBLEMS

HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS¹¹	64,788
Owner	36,830 (26% of owners)
Renter	27,958 (47% of renters)
HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS¹¹	28,454
Owner	14,030 (10% of owners)
Renter	14,424 (24% 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, *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. New Castle County Association of REALTORS®.