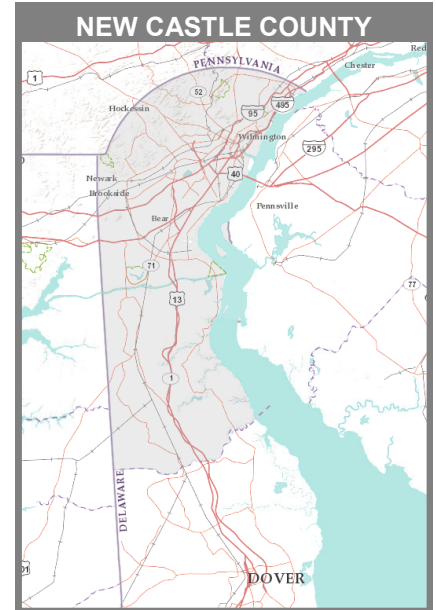




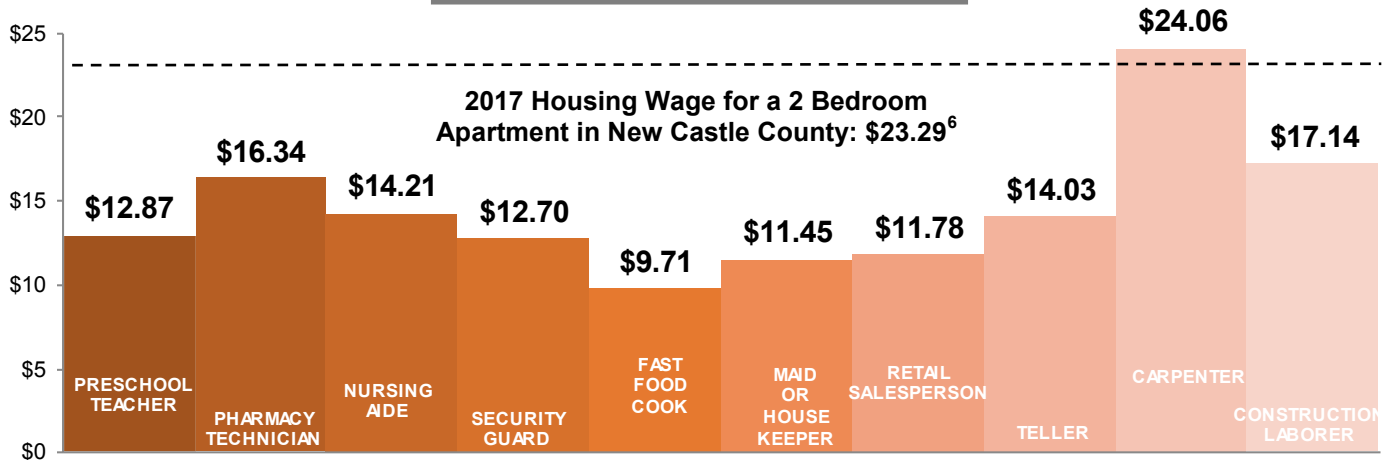
# NEW CASTLE COUNTY HOUSING FACT SHEET

## POPULATION AND HOUSING UNITS

<b>TOTAL POPULATION, 2010<sup>1</sup></b>	<b>538,479</b>
Projected Population, 2025 <sup>2</sup>	589,665
<b>TOTAL HOUSEHOLDS, 2010<sup>1</sup></b>	<b>202,651</b>
Projected Households, 2025 <sup>2</sup>	222,283
<b>HOUSING UNITS, 2016<sup>1</sup></b>	<b>220,459</b>
Vacant	17,935 (8.1%)
<b>OCCUPIED HOUSING UNITS, 2016<sup>1</sup></b>	<b>202,524</b>
Owner-Occupied	139,050 (68.7%)
Renter-Occupied	63,474 (31.3%)
Single-Family	164,668 (74.7%)
Multi-Family	50,449 (22.9%)
Manufactured Homes	5,286 (2.4%)
Assisted Rental Units, 2014 <sup>3</sup>	6,158
<b>ESTIMATED SUBSTANDARD UNITS, 2010<sup>3</sup></b>	<b>7,669</b>
Owner-Occupied	4,530
Renter-Occupied	3,139



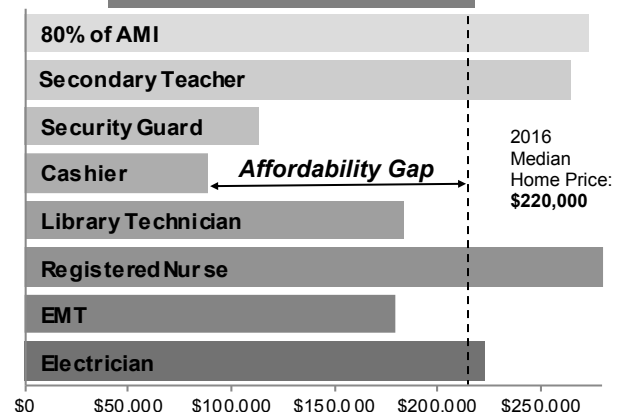
## MEDIAN HOURLY WAGE<sup>7</sup>



## INCOME AND HOUSING COST

<b>HUD AREA MEDIAN FAMILY INCOME, 2017<sup>4</sup>:</b>	\$83,200
Annual Median Home Sales Price, 2017 <sup>12</sup>	\$220,000
<b>FAIR MARKET RENTS, 2017<sup>5</sup>:</b>	
1-Bedroom Unit	\$1,003
2-Bedroom Unit	\$1,211
3-Bedroom Unit	\$1,515
<b>HOUSING WAGE, 2017<sup>6</sup>:</b>	
1-Bedroom Unit	\$19.29
2-Bedroom Unit	\$23.29
3-Bedroom Unit	\$29.13

## Homeownership Affordability<sup>7</sup> and Median Home Price<sup>12</sup>



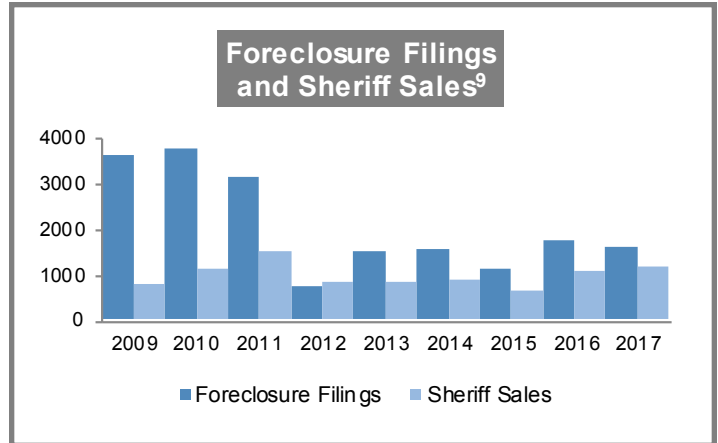
All statistics are specific to New Castle County unless otherwise noted.



# NEW CASTLE COUNTY HOUSING FACT SHEET

## KEY HOUSING FACTS

- A minimum wage worker in Delaware (\$8.25) would need to work 113 hours per week to afford the 2-bedroom Fair Market Rent (FMR)<sup>6</sup> of \$1,211 in New Castle County
- An annual income of \$48,440 is needed to afford the 2-bedroom FMR<sup>6</sup> of \$1,211.
- The National Low Income Housing Coalition estimates that the rent affordable at mean renter wage in New Castle County is \$954.<sup>6</sup>
- In South New Castle, rental demand is strongest from 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 is from incomes 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).<sup>3</sup>



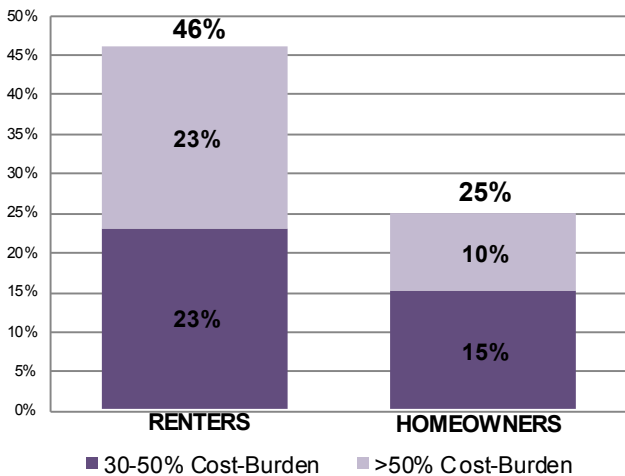
## POVERTY AND HOMELESSNESS

<b>POVERTY-LEVEL INCOME, 1 PERSON, 2017 (U.S.)<sup>8</sup></b>	\$12,060
4 Person Household	\$24,600
<b>NUMBER HOMELESS ANNUALLY (DE)<sup>13</sup></b>	3,000
<b>INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2016<sup>1</sup></b>	60,983 (11%)
Children (<18)	16,943 (14%)
<b>HOUSEHOLDS WITH INCOME &lt;\$25,000</b>	34,652 (17%)

## HOUSING PROBLEMS

<b>HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS<sup>11</sup></b>	65,105
Owner	35,525 (26% of owners)
Renter	29,580 (47% of renters)
<b>HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS<sup>11</sup></b>	31,230
Owner	15,055 (10% of owners)
Renter	16,175 (24% 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, *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.©.
13. Housing Alliance Delaware, *The State of Housing & Homelessness in The First State, 2017 Joint Report*