



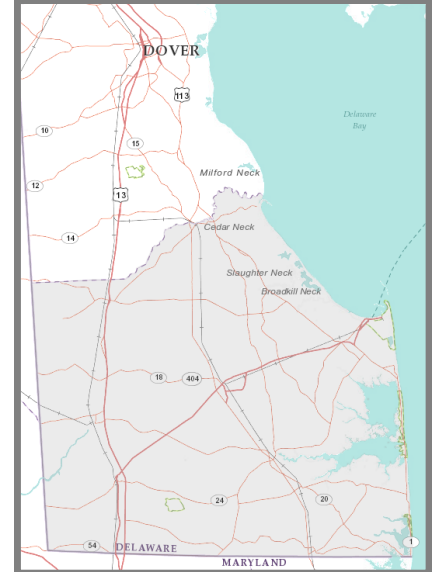
SUSSEX COUNTY

HOUSING FACT SHEET

POPULATION AND HOUSING UNITS

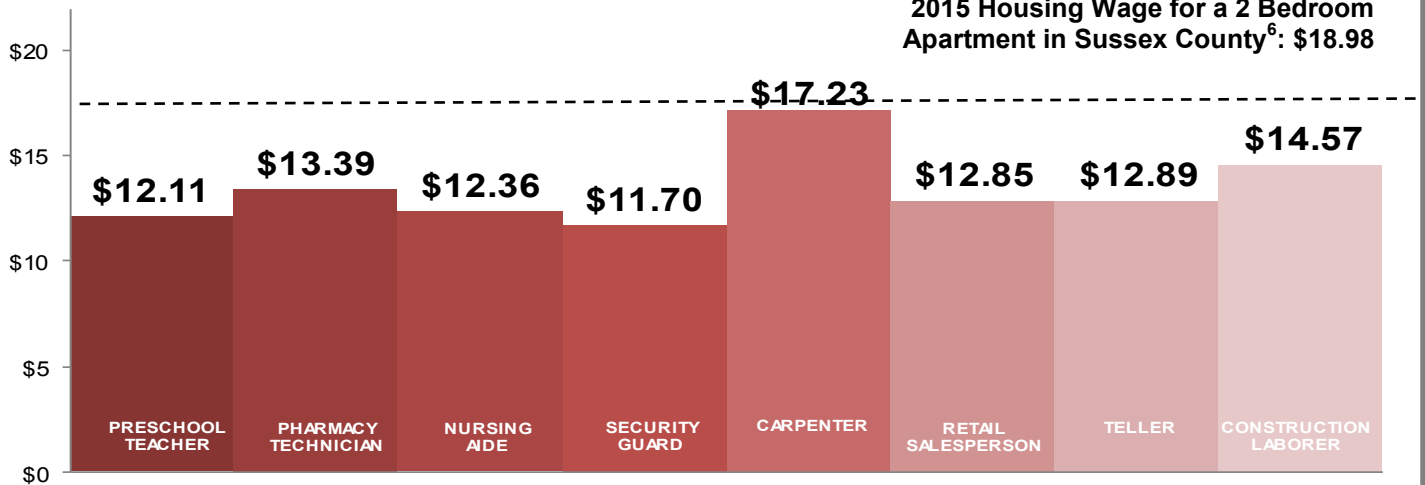
TOTAL POPULATION, 2010¹	197,145
Projected Population, 2020 ²	227,722
TOTAL HOUSEHOLDS, 2010¹	79,368
Projected Households, 2020 ²	94,437
HOUSING UNITS, 2014¹	126,009
Vacant	47,648 (37.8%)
OCCUPIED HOUSING UNITS, 2014¹	78,361
Owner-Occupied	61,164 (78.1%)
Renter-Occupied	17,197 (21.9%)
Single-Family	88,177 (70.0%)
Multi-Family	14,438 (11.5%)
Manufactured Homes	23,349 (18.5%)
Assisted Rental Units, 2014 ³	2,989
ESTIMATED SUBSTANDARD UNITS, 2010³	4,097
Owner-Occupied	3,209
Renter-Occupied	888

SUSSEX COUNTY



MEDIAN HOURLY WAGE⁷

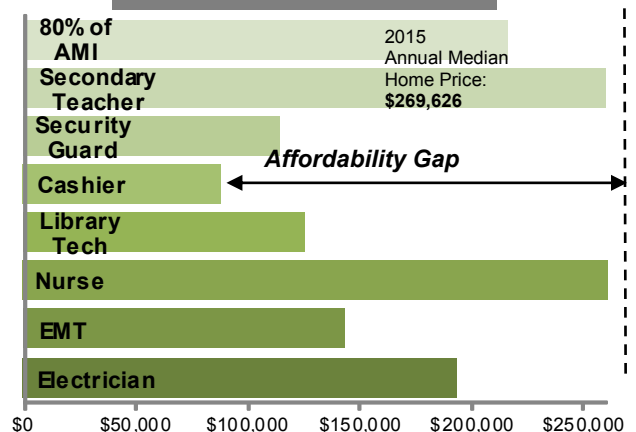
2015 Housing Wage for a 2 Bedroom Apartment in Sussex County⁶: **\$18.98**



INCOME AND HOUSING COST

HUD AREA MEDIAN FAMILY INCOME, 2015⁴:	\$63,300
Annual Median Home Sales Price, 2015 ¹²	\$269,626
FAIR MARKET RENTS, 2015⁵:	
1-Bedroom Unit	\$730
2-Bedroom Unit	\$987
3-Bedroom Unit	\$1,347
HOUSING WAGE, 2015⁶:	
1-Bedroom Unit	\$14.04
2-Bedroom Unit	\$18.98
3-Bedroom Unit	\$25.90

Homeownership Affordability⁷ and Median Home Price¹²



All statistics are specific to Sussex County unless otherwise noted.

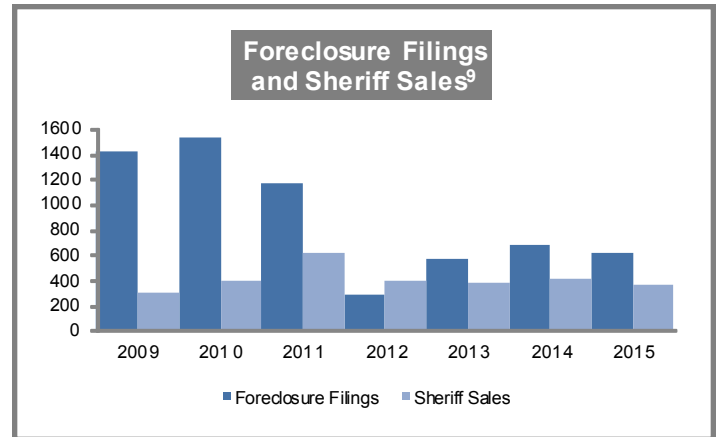


SUSSEX COUNTY

HOUSING FACT SHEET

KEY HOUSING FACTS

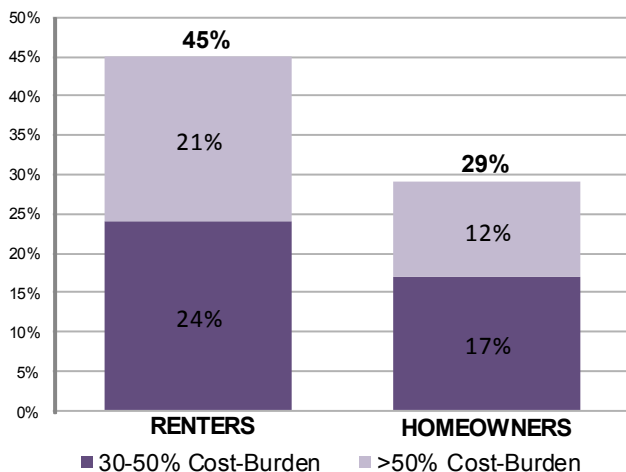
- A minimum wage worker in Delaware (\$7.75) would need to work 98 hours per week to afford the 2-bedroom Fair Market Rent (FMR)⁶ of \$987 in Sussex County.
- An annual income of \$39,480 is needed to afford the 2-bedroom FMR⁶ of \$987 in Sussex County.
- The National Low Income Housing Coalition estimates that the rent affordable at mean renter wage in Sussex County is \$556.⁶
- In East Sussex County, the majority of rental demands fall within incomes greater than 80% Annual Median Income (AMI) (522 units) while the majority of demand for homeownership is above 120% AMI (1,297 units). In West Sussex County, the majority of demand for rental units falls within incomes less than 50% AMI (360 units) while the majority of homeownership is above 80% AMI (975 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	27,385 (13%)
Children (<18)	8,768 (22%)
HOUSEHOLDS WITH INCOME <\$25,000	16,182 (21%)

PERCENT OF HOUSEHOLDS COST-BURDENED, 2008-2012¹¹



HOUSING PROBLEMS

HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS¹¹	24,525
Owner	17,485 (29% of owners)
Renter	7,040 (45% of renters)
HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS¹¹	10,985
Owner	7,180 (12% of owners)
Renter	3,805 (24% of renters)

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. Sussex County Association of REALTORS® (SCAOR)