



Delaware

HOUSING FACT SHEET

POPULATION & HOUSING UNITS

TOTAL POPULATION, 2009 ¹	881,532
Projected Population, 2015 ²	936,348
TOTAL HOUSEHOLDS, 2010 ¹	352,035
Projected Households, 2015 ²	375,904
TOTAL HOUSING UNITS, 2008 ¹	392,967
Owner-Occupied	241,544 (73.5%)
Renter-occupied	87,110
Assisted Rental Units, 2007 ³	13,615
Vacant	64,313 (16.3%)
HOUSING UNITS, 2008 ¹	392,967
Single-family	284,740
Multi-family	68,016
Manufactured Homes	40,152
ESTIMATED SUBSTANDARD UNITS, 2007 ³	12,949
Owner-occupied	8,135
Renter-occupied	4,814

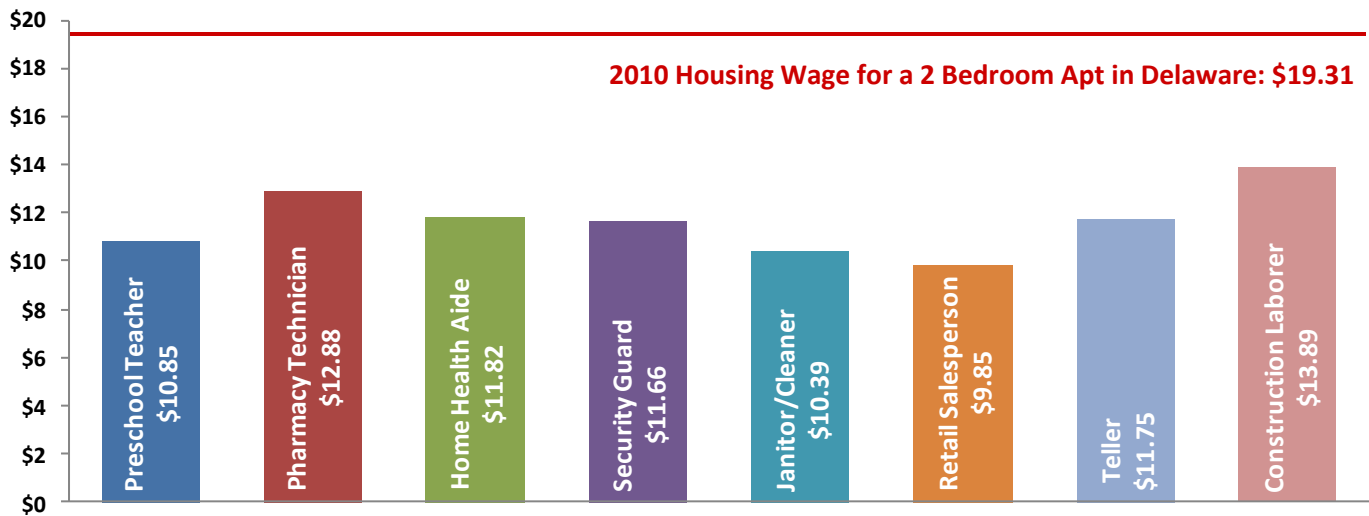
HOUSING COST BURDEN

COST-BURDENED HOUSEHOLDS, 2008 ¹	
& Percent with Income <\$35,000	113,411 / 58%
Homeowners	72,076 / 44%
Renters	41,335 / 81%

INCOMES & HOUSING COSTS

HUD Area Median Family Income, 2010 ⁴	\$69,800
Median Home Value, 2008 ¹	\$250,900
FAIR MARKET RENTS, 2010 ⁵ :	
1-Bedroom Unit	\$856
2-Bedroom Unit	\$1,004
3-Bedroom Unit	\$1,256
HOUSING WAGE, 2010 ⁶ :	
1-Bedroom Unit	\$16.46
2-Bedroom Unit	\$19.31
3-Bedroom Unit	\$24.16

Median Hourly Wages of Selected Occupations and the Housing Wage⁷



POVERTY & HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2009 (U.S.) ⁸	\$11,161
1 Adult & 2 Children, 2009	\$17,285
NUMBER HOMELESS ANNUALLY (DE) ⁹	6,759
NUMBER OF INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2008 ¹	85,094
Percent of Population	10.0%
Number of Children	27,733
Percent of Children	13.6%

DEFAULT & FORECLOSURE

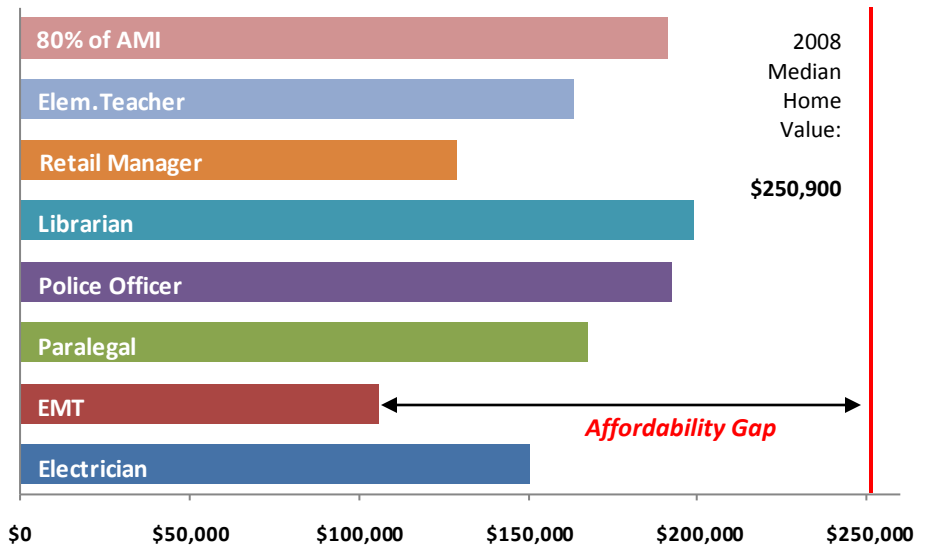
FORECLOSURE FILINGS, 2009 ¹⁰	6,157
2008 ¹⁰	4,488
Average Annual Foreclosures, 2000-2005 ¹¹	1,960
FORECLOSURE INVENTORY, 1st Q 2010 ¹²	
Number/Percent of Loans	5,987/3.67%
SERIOUSLY DELINQUENT LOANS/PERCENT, 1st Q 2010 (DE) ¹²	
Prime	5,842/4.40%
Subprime	4,109/27.84%

HOUSING FACT SHEET

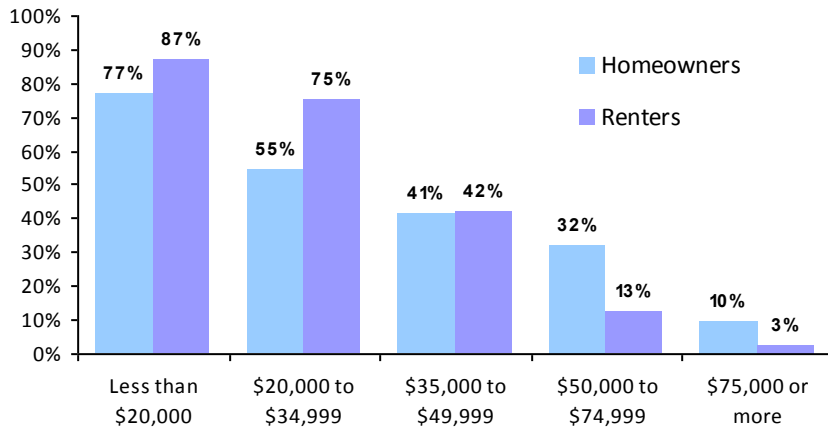
KEY HOUSING FACTS

- Many individuals with disabilities must rely on Supplemental Security Income (SSI) as a main source of income, which gives a monthly benefit of only \$674. With this income, an individual can afford rent of only \$202.
- A minimum wage worker in Delaware would need to work 99 hours per week to afford the 2-bedroom Fair Market Rent (FMR)⁶ of \$923.
- The National Low Income Housing Coalition estimates that 46% of renters in New Castle County cannot afford the 2-bedroom FMR⁶.

Homeownership Affordability¹³ and Median Home Value¹



Percent of Households Cost-burdened by Tenure and Income Delaware, 2008¹



HOUSING COST BURDEN

- Households are cost-burdened when their housing costs exceed 30% of monthly income.
- 30% of Delaware homeowners are cost-burdened, and 47% of renters in Delaware are cost-burdened¹.
- Cost-burdened households have increased both in number and as a percentage of households since 2000¹:

Cost-burdened Households as % of All Households		
	2000	2008
Owners	15.8%	29.8%
Renters	34.0%	47.4%

Notes/Sources

1. U.S. Bureau of the Census, 2008 American Community Survey Estimates
2. Delaware Population Consortium, *2009 Population Projections*. http://stateplanning.delaware.gov/information/dpc_projections.shtml
3. Mullin & Lonergan Associates, *Delaware Statewide Housing Needs Assessment 2008-2012*. <http://www.destatehousing.com/information/pubs.shtml>
4. U.S. Department of Housing and Urban Development (HUD) Area Median Income. <http://www.huduser.org/portal/datasets/il.html>
5. U.S. Department of Housing and Urban Development (HUD) Fair Market Rent. <http://www.huduser.org/portal/datasets/fmr.html>
6. National Low-Income Housing Coalition, *Out of Reach 2010*. <http://www.nlihc.org/or/or2010/>
7. Delaware Department of Labor, Office of Occupational & Labor Market Information. *Delaware Wages 2009*. <http://www.delawareworks.com/oelmi>
8. U.S. Bureau of the Census, 2009 Poverty Thresholds. <http://www.census.gov/hhes/www/poverty/threshld.html>
9. Homeless Planning Council of Delaware, *Homelessness in Delaware: Summary of the 2009 Point-in-Time Study*. <http://www.hpcdelaware.org>
10. Lexis-Nexis Foreclosure Filings Database. Compiled by the Delaware State Housing Authority.
11. The Reinvestment Fund, *Mortgage Foreclosure Filings in Delaware*. http://www.trfund.com/resource/downloads/policypubs/Delaware_Foreclosure.pdf
12. Mortgage Bankers Association, *National Delinquency Survey, 4th Quarter 2009*. Seriously delinquent loans = foreclosure inventory plus loans 90 or more days past due but not yet in foreclosure.
13. Affordable Home Price based on May 2009 median wages by occupation as reported by the Delaware Department of Labor. Formula assumes 5.5% 30-year fixed rate mortgage, \$125 monthly taxes and insurance, and other debt of 12%.