



Kent County

HOUSING FACT SHEET

POPULATION & HOUSING UNITS

TOTAL POPULATION, 2009 ²	159,727
Projected Population, 2015 ²	169,433
TOTAL HOUSEHOLDS, 2010 ²	61,815
Projected Households, 2015 ²	66,544
TOTAL HOUSING UNITS, 2008 ¹	62,886
Owner-Occupied	42,332 (73.7%)
Renter-occupied	15,106
Assisted Rental Units, 2007 ³	2,890
Vacant	5,448 (8.7%)
HOUSING UNITS, 2008 ¹	62,886
Single-family	46,266
Multi-family	7,372
Manufactured Homes	9,248
ESTIMATED SUBSTANDARD UNITS, 2007 ³	1,207
Owner-occupied	679
Renter-occupied	528

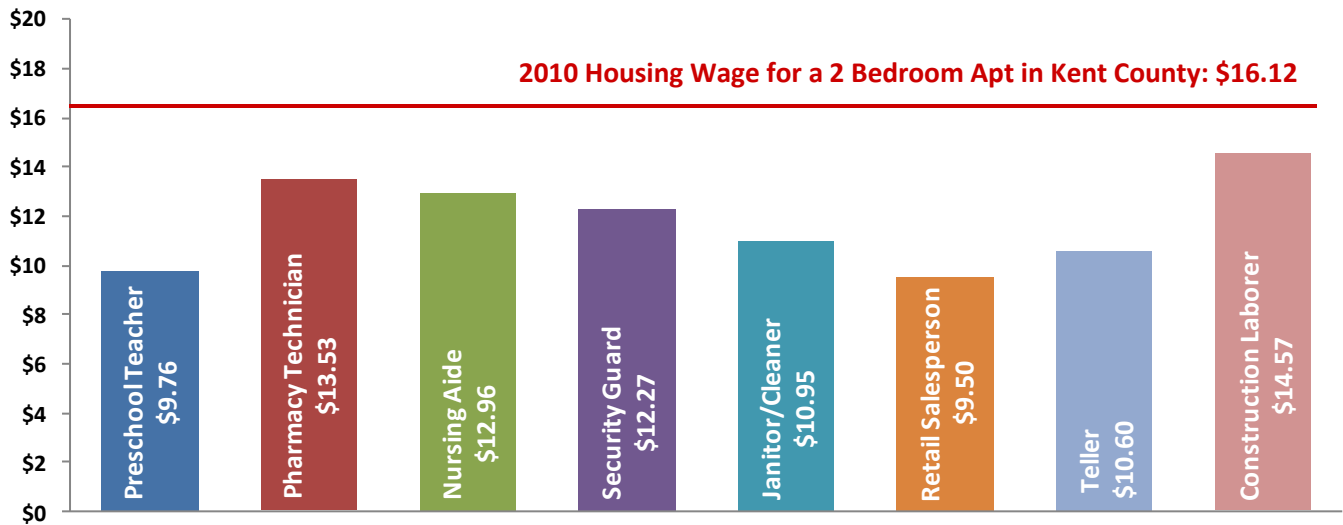
HOUSING COST BURDEN

COST-BURDENED HOUSEHOLDS, 2008 ¹	
& Percent with Income <\$35,000	20,235 / 49%
Homeowners	13,696 / 36%
Renters	6,539 / 78%

INCOMES & HOUSING COSTS

HUD Area Median Family Income, 2010 ⁴	\$59,100
Median Home Price, 2 nd Q 2010	\$191,000
Median Home Value, 2008 ¹	\$215,000
FAIR MARKET RENTS, 2010 ⁶ :	
1-Bedroom Unit	\$757
2-Bedroom Unit	\$838
3-Bedroom Unit	\$1,096
HOUSING WAGE, 2010 ⁷ :	
1-Bedroom Unit	\$14.56
2-Bedroom Unit	\$16.12
3-Bedroom Unit	\$21.08

Median Hourly Wages of Selected Occupations and the Housing Wage⁸



POVERTY & HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2009 (U.S.) ⁹	\$11,161
1 Adult & 2 Children, 2008	\$17,285
NUMBER HOMELESS ANNUALLY (DE) ¹⁰	6,759
NUMBER OF INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2008 ¹	14,415
Percent of Population	9.46%
Number of Children	6,046
Percent of Children	15.51%

DEFAULT & FORECLOSURE

FORECLOSURE FILINGS, 2009 ¹¹	1,115
2008 ¹¹	785
Average Annual Foreclosures, 2000-2005 ¹²	128
FORECLOSURE INVENTORY, 1st Quarter 2010 (DE) ¹³	
Number/Percent of Loans	5,987/3.67%
SERIOUSLY DELINQUENT LOANS/PERCENT, 1st Q 2010 (DE) ¹³	
Prime	5,842/4.70%
Subprime	4,109/27.84%



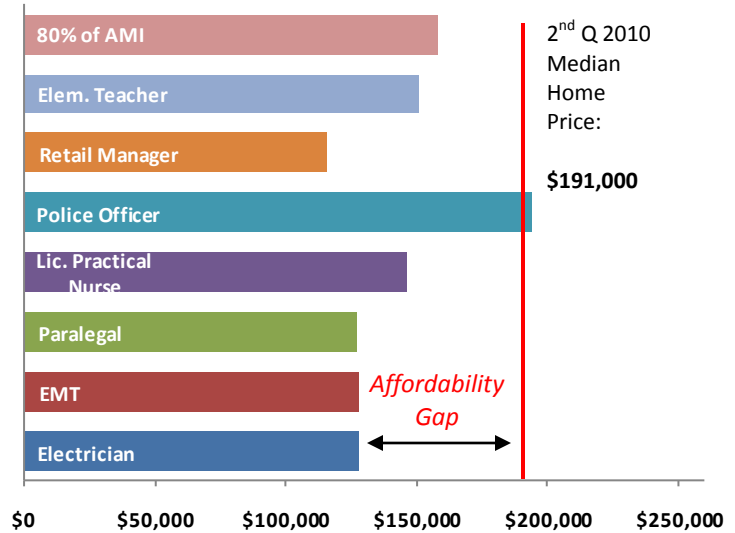
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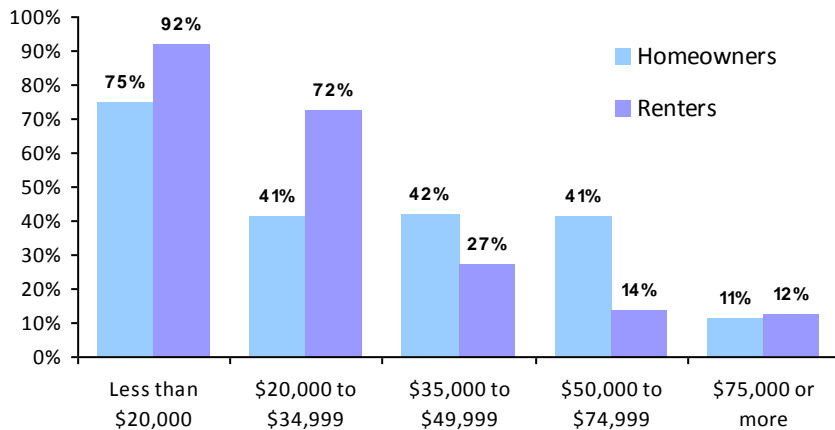
KEY HOUSING FACTS

- 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.
- In 2010, a minimum wage worker in Kent County would need to work 90 hours per week to afford the 2-bedroom Fair Market Rent (FMR)⁷ of \$838.
- The National Low Income Housing Coalition estimated that, in 2010, 49% of renters in Kent County could not afford the 2-bedroom FMR⁷.
- Analysis of 2005-2007 American Community Survey data indicate that only 13% of rental units in Kent County are affordable to households with incomes below 30% of the HUD AMI (\$17,850).

Homeownership Affordability¹⁴ and Median Home Price⁵



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



HOUSING COST BURDEN

- Households are cost-burdened when their housing costs exceed 30% of monthly income.
- 32% of Kent County homeowners are cost-burdened, and 43% of renters in Kent County 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, Kent County		
	2000	2008
Owners	14.5%	32.3%
Renters	33.0%	43.3%

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. TREND MLS
6. U.S. Department of Housing and Urban Development (HUD) Fair Market Rent. <http://www.huduser.org/portal/datasets/fmr.html>
7. National Low-Income Housing Coalition, *Out of Reach 2010*. <http://www.nlihc.org/oor/oor2010/>
8. Delaware Department of Labor, Office of Occupational & Labor Market Information. *Delaware Wages 2009*. <http://www.delawareworks.com/ooldmi>
9. U.S. Bureau of the Census, 2009 Poverty Thresholds. <http://www.census.gov/hhes/www/poverty/threshld.html>
10. Homeless Planning Council of Delaware, *Homelessness in Delaware: Summary of the 2009 Point-in-Time Study*. <http://www.hpcdelaware.org>
11. Lexis-Nexis Foreclosure Filings Database. Compiled by the Delaware State Housing Authority.
12. The Reinvestment Fund, *Mortgage Foreclosure Filings in Delaware*. http://www.trfund.com/resource/downloads/policypubs/Delaware_Foreclosure.pdf
13. Mortgage Bankers Association, *National Delinquency Survey, 1st Quarter 2010*. Seriously delinquent loans = foreclosure inventory plus loans 90 or more days past due but not yet in foreclosure.
14. Affordable Home Price based on May 2008 median wages as reported by the Bureau of Labor Statistics. Formula assumes 5.5% 30-year fixed rate mortgage, \$125 monthly taxes and insurance, and other debt of 12%.