



# Sussex County

## HOUSING FACT SHEET

### POPULATION & HOUSING UNITS

TOTAL POPULATION, 2009 <sup>2</sup>	192,019
Projected Population, 2015 <sup>2</sup>	215,306
TOTAL HOUSEHOLDS, 2010 <sup>2</sup>	81,477
Projected Households, 2015 <sup>2</sup>	90,743
TOTAL HOUSING UNITS, 2008 <sup>1</sup>	116,582
Owner-Occupied	57,092 (76.6%)
Renter-occupied	17,454
Assisted Rental Units, 2007 <sup>3</sup>	3,122
Vacant	42,036 (36.1%)
HOUSING UNITS, 2008 <sup>1</sup>	116,582
Single-family	77,213
Multi-family	12,880
Manufactured Homes	26,412
ESTIMATED SUBSTANDARD UNITS, 2007 <sup>3</sup>	4,073
Owner-occupied	2,926
Renter-occupied	1,147

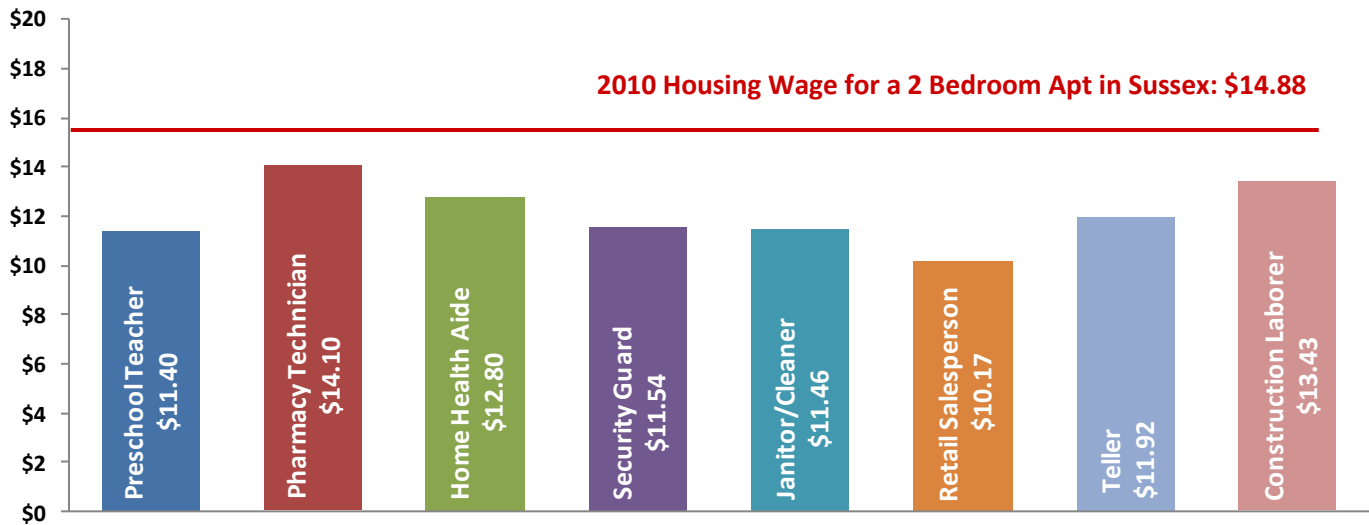
### HOUSING COST BURDEN

COST-BURDENED HOUSEHOLDS, 2008 <sup>1</sup>	
& Percent with Income <\$35,000	26,210 / 64%
Homeowners	18,129 / 55%
Renters	8,081 / 85%

### INCOMES & HOUSING COSTS

HUD Area Median Family Income, 2010 <sup>4</sup>	\$58,400
Median Home Price, 2 <sup>nd</sup> Q 2010	\$234,000
Median Home Value, 2008 <sup>1</sup>	\$248,100
FAIR MARKET RENTS, 2010 <sup>6</sup> :	
1-Bedroom Unit	\$697
2-Bedroom Unit	\$774
3-Bedroom Unit	\$1,059
HOUSING WAGE, 2010 <sup>7</sup> :	
1-Bedroom Unit	\$13.40
2-Bedroom Unit	\$14.88
3-Bedroom Unit	\$20.36

Median Hourly Wages of Selected Occupations and the Housing Wage<sup>8</sup>



### POVERTY & HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2008 (U.S.) <sup>9</sup>	\$11,201
1 Adult & 2 Children, 2008	\$17,346
NUMBER HOMELESS ANNUALLY (DE) <sup>10</sup>	6,759
NUMBER OF INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2008 <sup>1</sup>	21,742
Percent of Population	11.81%
Number of Children	8,085
Percent of Children	20.31%

### DEFAULT & FORECLOSURE

FORECLOSURE FILINGS, 2009 <sup>11</sup>	1,415
2008 Foreclosures	978
Average Annual Foreclosures, 2000-2005 <sup>12</sup>	343
FORECLOSURE INVENTORY, 1st Quarter 2010 (DE) <sup>13</sup>	
Loans / Percent of all Loans	5,987/3.67%
SERIOUSLY DELINQUENT LOANS/PERCENT, 1st Q 2010 (DE) <sup>13</sup>	
Prime	5,842/4.70%
Subprime	4,109/27.84%



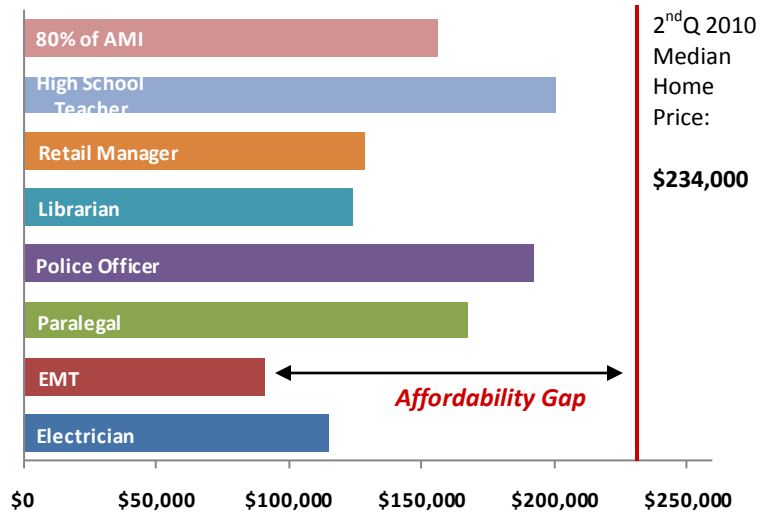
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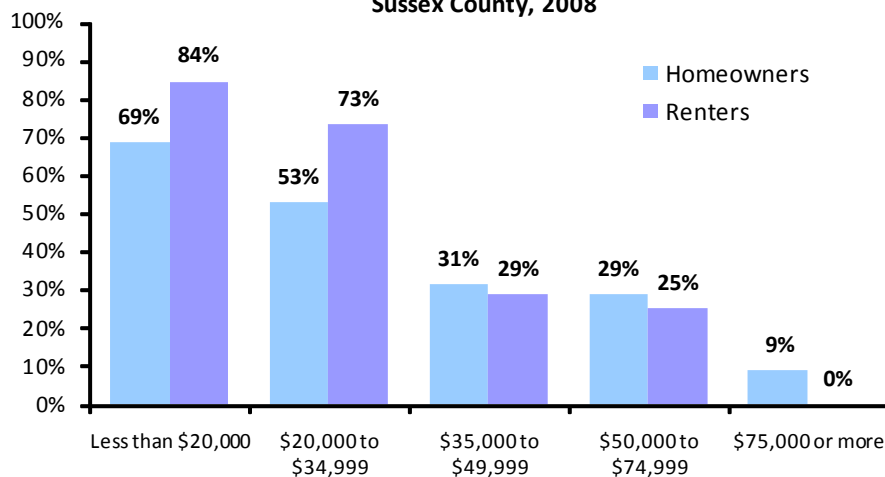
### KEY HOUSING FACTS

- 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.
- A minimum wage worker in Sussex County would need to work 82 hours per week to afford the 2-bedroom Fair Market Rent (FMR)<sup>7</sup> of \$774.
- The National Low Income Housing Coalition estimated that, in 2010, 45% of renters in Sussex County could not afford the 2-bedroom FMR<sup>7</sup>.
- Analysis of 2005-2007 American Community Survey data indicate that only 17% of rental units in Sussex County are affordable to households with incomes below 30% of the HUD AMI.

### Homeownership Affordability<sup>14</sup> and Median Home Price<sup>5</sup>



### Percent of Households Cost-burdened by Tenure and Income Sussex County, 2008<sup>1</sup>



### HOUSING COST BURDEN

- Households are cost-burdened when their housing costs exceed 30% of monthly income.
- 32% of Sussex County homeowners are cost-burdened, and 46% of renters in Sussex County are cost-burdened<sup>1</sup>.
- Cost-burdened households have increased both in number and as a percentage of households since 2000<sup>1</sup>:

Cost-burdened Households as % of All Households		
	2000	2008
<b>Owners</b>	13.6%	31.7%
<b>Renters</b>	27.8%	46.3%

### Notes/Sources

1. U.S. Bureau of the Census, 2008 American Community Survey Estimates
2. Delaware Population Consortium, *2008 Population Projections*. [http://stateplanning.delaware.gov/information/dpc\\_projections.shtml](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. Sussex County Association of REALTORS® (SCAOR)
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/oolmi>. Sussex median wages not available for paralegal and police officer; statewide median wages for these occupations are used.
9. U.S. Bureau of the Census, 2008 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](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%.