

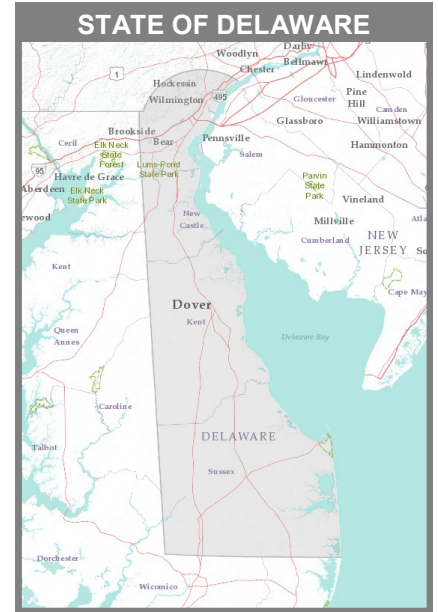


DELAWARE

HOUSING FACT SHEET

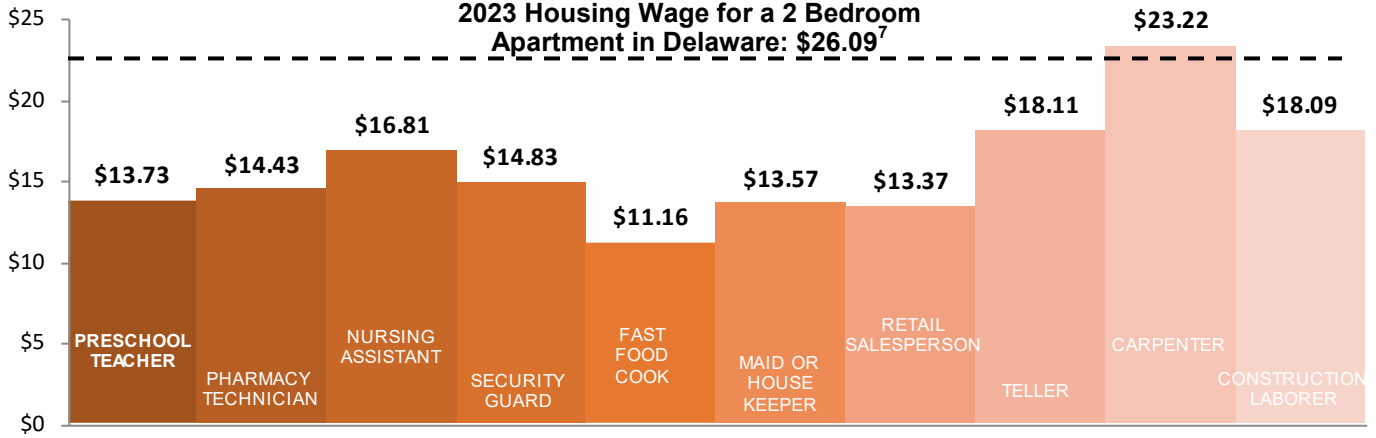
POPULATION AND HOUSING UNITS

TOTAL POPULATION, 2020¹	989,948
Projected Population, 2030 ²	1,053,560
TOTAL HOUSEHOLDS, 2020¹	386,375
Projected Households, 2030 ²	416,357
HOUSING UNITS, 2021³	445,104
Vacant	64,007 (14.4%)
OCCUPIED HOUSING UNITS, 2021³	381,097
Owner-Occupied	272,435 (71.5%)
Renter-Occupied	108,662 (28.5%)
Single-Family	331,272 (74.4%)
Multi-Family	80,854 (18.2%)
Manufactured Homes	32,655 (7.3%)
Assisted Rental Units, 2022 ⁴	11,640
ESTIMATED SUBSTANDARD UNITS, 2010⁵	18,322
Owner-Occupied	12,788
Renter-Occupied	5,534



MEDIAN HOURLY WAGE⁶

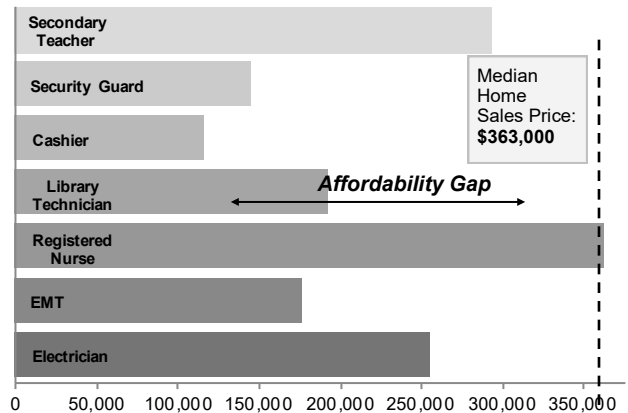
2023 Housing Wage for a 2 Bedroom Apartment in Delaware: **\$26.09⁷**



INCOME AND HOUSING COST

MEDIAN FAMILY INCOME, 2021³:	\$89,545
Median Home Sales Price (May 2023) ⁸	\$363,000
FAIR MARKET RENTS, 2023⁷:	
1-Bedroom Unit	\$1,112
2-Bedroom Unit	\$1,357
3-Bedroom Unit	\$1,711
HOUSING WAGE, 2023⁷:	
1-Bedroom Unit	\$21.39
2-Bedroom Unit	\$26.09
3-Bedroom Unit	\$32.91

Homeownership Affordability⁹ and Median Home Price⁸



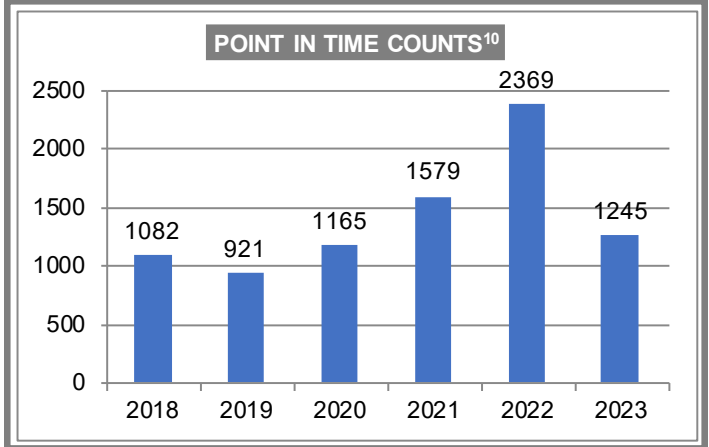
All statistics are specific to Delaware unless otherwise noted.



DELAWARE 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 \$914. With this income, an individual can afford rent of only \$274.⁷
- A minimum wage worker in Delaware (\$11.75) would need to work 89 hours per week to afford the 2-bedroom Fair Market Rent (FMR) of \$1,357.⁷
- The National Low Income Housing Coalition estimates that the rent affordable at median renter wage in Delaware is \$1,283.⁷
- The greatest housing demand is from renters earning less than 50% of Annual Median Income (AMI) (42%) and renters earning more than 80% of AMI (38%). For owners, the greatest housing demand is from households earning between 80% and 120% of AMI (33%) and owners earning above 120% of AMI (39%).⁵



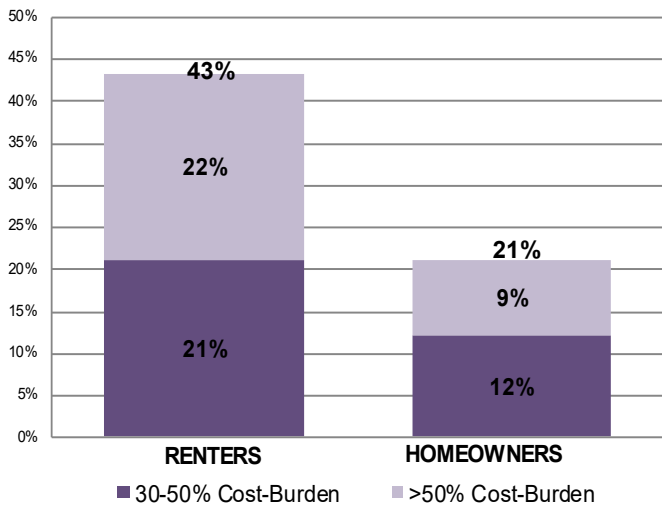
POVERTY AND HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2023 (US)¹²	\$14,580
4 Person Household	\$30,000
NUMBER HOMELESS ANNUALLY (DE)⁵	8,000
INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2021³	113,450 (12%)
Children (<18)	34,539 (17%)
HOUSEHOLDS WITH INCOME <\$25,000³	61,606 (16%)

HOUSING PROBLEMS

HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS¹¹	105,805
Owner	57,600 (22% of owners)
Renter	48,205 (46% of renters)
HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS¹¹	52,735
Owner	26,110 (10% of owners)
Renter	26,625 (25% of renters)

PERCENT OF HOUSEHOLDS COST-BURDENED, 2015-2019¹¹



NOTES AND SOURCES

1. U.S. Census Bureau, 2020 Decennial Census.
2. Delaware Population Consortium, *2022 Population Projections*.
3. U.S. Census Bureau, 2021 American Community Survey Estimates.
4. U.S. Department of Housing and Urban Development, *2022 Picture of Subsidized Households*.
5. GCR Incorporated, *Delaware Statewide Housing Needs Assessment 2015-2020*.
6. Delaware Department of Labor, Office of Occupational & Labor Market Information. *2021*.
7. National Low-Income Housing Coalition, *Out of Reach 2023*.
8. Delaware Association of Realtors, *Delaware Monthly Market Statistics*.
9. Affordable Home Price based on median wages as reported by Delaware Department of Labor Office of Occupational & Labor Market Information data from 2021. Formula assumes 4.25% 30-year fixed rate mortgage, \$200 monthly taxes and insurance, and other debt of 12%.
10. Housing Alliance Delaware, *Point in Time Count Summary 2023*.
11. U.S. Department of Housing and Urban Development, *2015-2019 CHAS data*. 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. U.S. Department of Health and Human Services, *2023 Poverty Guidelines*.