

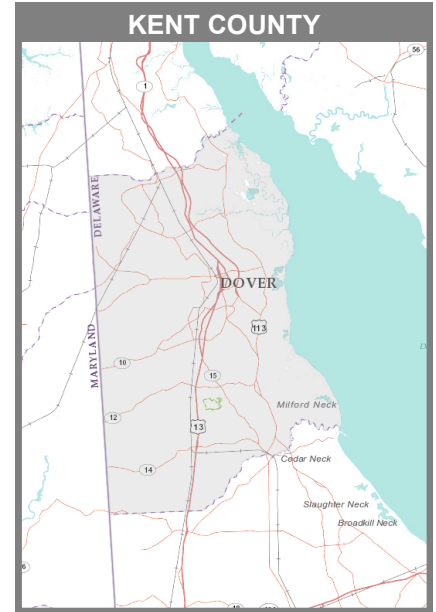


KENT COUNTY

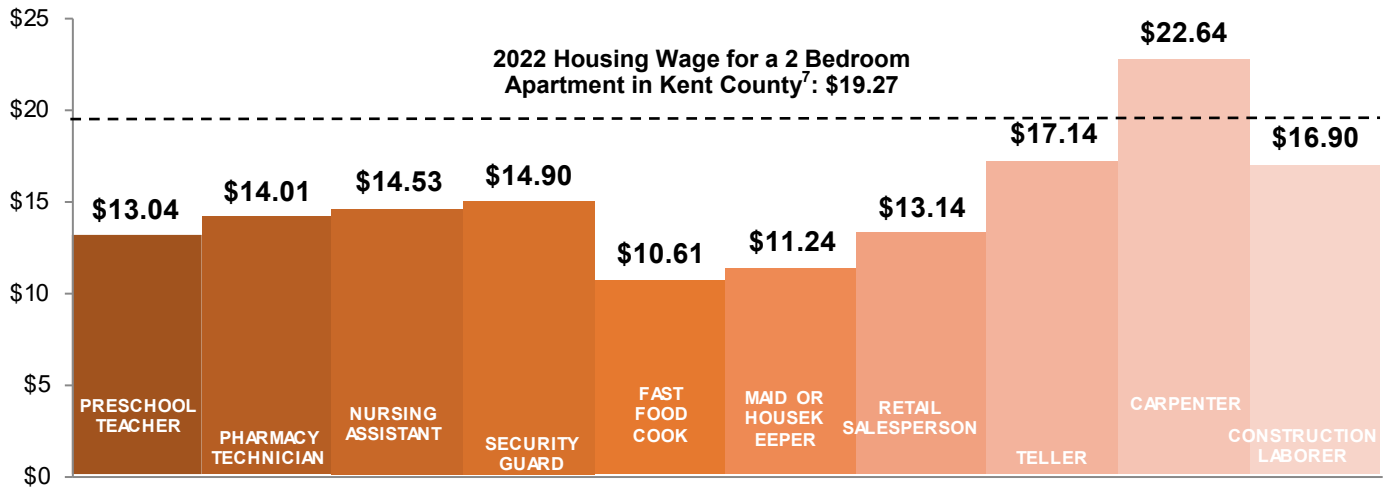
HOUSING FACT SHEET

POPULATION AND HOUSING UNITS

TOTAL POPULATION, 2020¹	181,851
Projected Population, 2030 ²	194,499
TOTAL HOUSEHOLDS, 2020¹	68,290
Projected Households, 2030 ²	76,308
HOUSING UNITS, 2021³	72,211
Vacant	5,491 (7.6%)
OCCUPIED HOUSING UNITS, 2021³	66,720
Owner-Occupied	46,869 (70.2%)
Renter-Occupied	19,851 (29.8%)
Single-Family	53,470 (74.0%)
Multi-Family	10,348 (14.3%)
Manufactured Homes	8,331 (11.5%)
Assisted Rental Units, 2022 ⁴	1,979
ESTIMATED SUBSTANDARD UNITS, 2010⁵	1,205
Owner-Occupied	679
Renter-Occupied	528



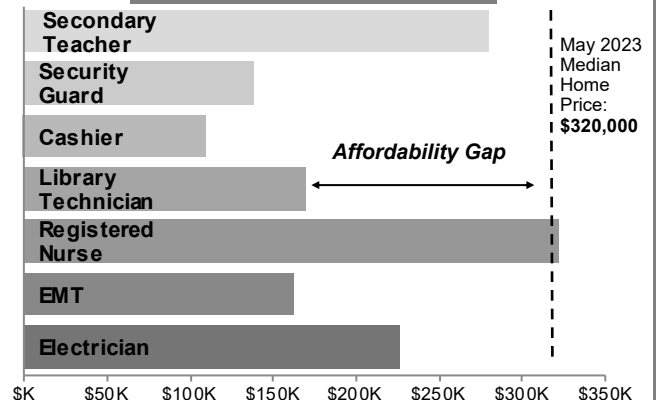
MEDIAN HOURLY WAGE⁶



INCOME AND HOUSING COST

HUD AREA MEDIAN FAMILY INCOME, 2023⁸:	\$85,300
Median Home Sales Price, May 2023 ⁹	\$320,000
FAIR MARKET RENTS, 2023¹⁰:	
1-Bedroom Unit	\$987
2-Bedroom Unit	\$1,182
3-Bedroom Unit	\$1,680
HOUSING WAGE, 2022⁷:	
1-Bedroom Unit	\$16.46
2-Bedroom Unit	\$19.27
3-Bedroom Unit	\$27.37

Homeownership Affordability¹¹ and Median Home Price⁹



All statistics are specific to Kent County unless otherwise noted.



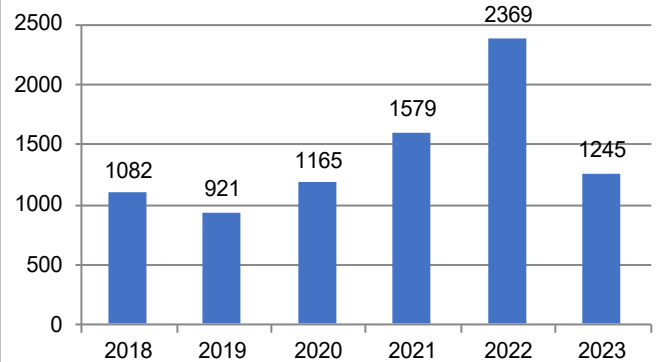
KENT COUNTY

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 \$841. With this income, an individual can afford rent of only \$252.⁷
- A minimum wage worker in Delaware (\$10.50) would need to work 73 hours per week to afford the 2-bedroom Fair Market Rent (FMR) of \$1,002 in Kent County.⁷
- The National Low Income Housing Coalition estimates that the affordable rent at mean renter wage in Delaware is \$1,075.⁷
- Rental demand in South Kent County is from within income ranges of less than 50% Annual Median Income (AMI) (175 units) and above 80% AMI (137), while the majority of demand for homeownership is above 80% AMI (680 units). In North Kent County, the demand for new rental units is from within incomes ranges of less than 50% AMI (420 units) and above 80% AMI (459 units), while the majority of demand for homeownership is above 80% AMI (1,770 units).⁵

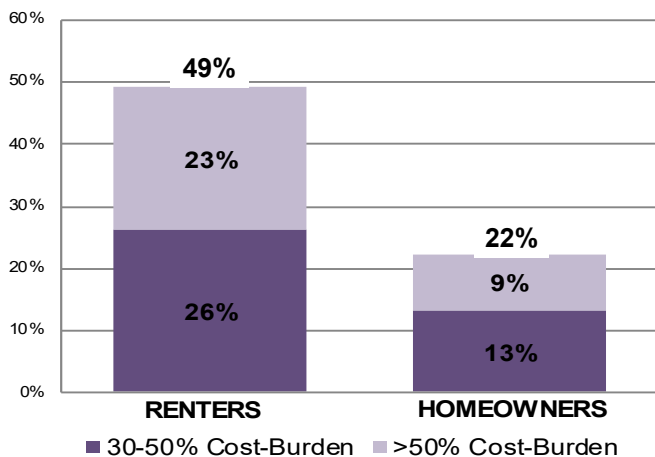
DELAWARE POINT IN TIME COUNTS¹²



POVERTY AND HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2023 (U.S.)¹⁴	\$14,580
4 Person Household	\$30,000
NUMBER HOMELESS ANNUALLY (DE)⁵	8,000
INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2021³	22,146 (12%)
Children (<18)	7,593 (18%)
HOUSEHOLDS WITH INCOME <\$25,000³	11,787 (17%)

PERCENT OF HOUSEHOLDS COST-BURDENED, 2015-2019¹³



HOUSING PROBLEMS

HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS¹³	21,125
Owner	10,450 (23% of owners)
Renter	10,675 (52% of renters)
HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS¹³	10,205
Owner	4,775 (11% of owners)
Renter	5,430 (27% of renters)

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 2022*.
8. U.S. Department of Housing and Urban Development (HUD) *Area Median Income*.
9. Delaware Association of Realtors, *Delaware Monthly Market Statistics*.
10. U.S. Department of Housing and Urban Development (HUD) *Fair Market Rent*.
11. 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%.
12. Housing Alliance Delaware, *Point in Time Count Summary 2023*.
13. 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.
14. U.S. Department of Health and Human Services, *2023 Poverty Guidelines*.