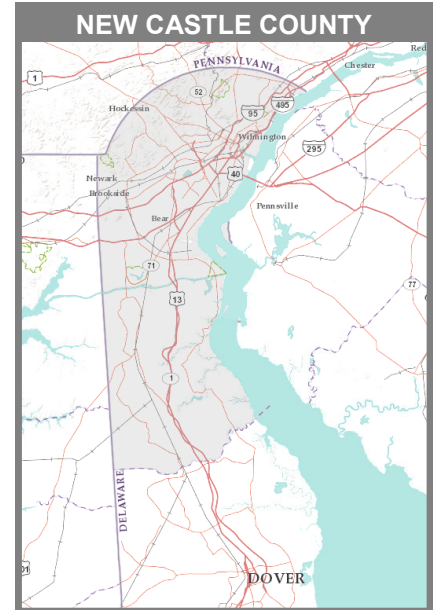




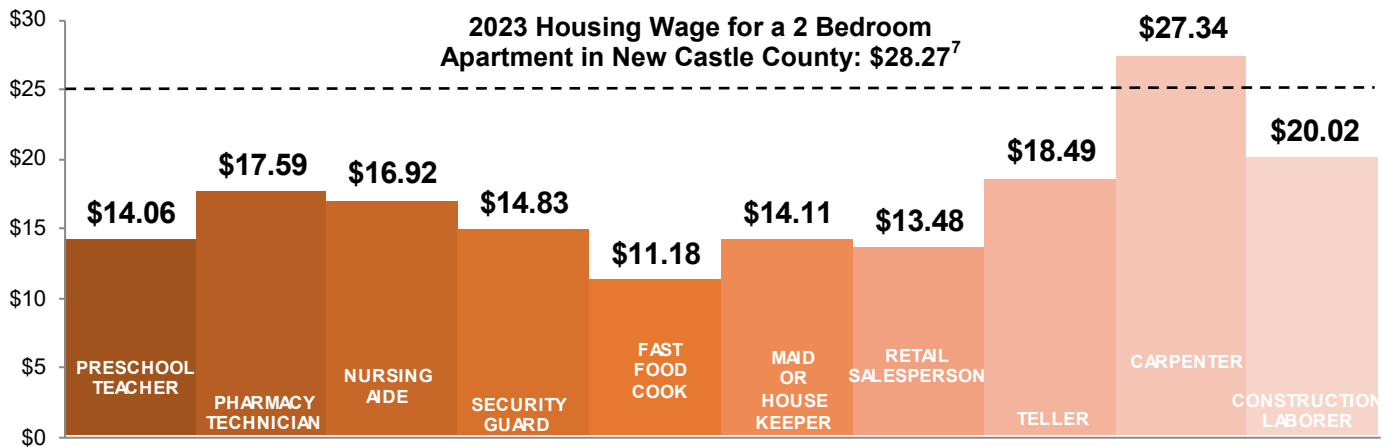
# NEW CASTLE COUNTY HOUSING FACT SHEET

## POPULATION AND HOUSING UNITS

<b>TOTAL POPULATION, 2020<sup>1</sup></b>	<b>570,719</b>
Projected Population, 2030 <sup>2</sup>	590,820
<b>TOTAL HOUSEHOLDS, 2020<sup>1</sup></b>	<b>219,571</b>
Projected Households, 2030 <sup>2</sup>	226,330
<b>HOUSING UNITS, 2021<sup>3</sup></b>	<b>232,162</b>
Vacant	14,160 (6.1%)
<b>OCCUPIED HOUSING UNITS, 2021<sup>3</sup></b>	<b>218,002</b>
Owner-Occupied	147,302 (67.6%)
Renter-Occupied	70,700 (32.4%)
Single-Family	172,102 (74.1%)
Multi-Family	55,586 (23.9%)
Manufactured Homes	4,351 (1.9%)
Assisted Rental Units, 2022 <sup>4</sup>	8,542
<b>ESTIMATED SUBSTANDARD UNITS, 2010<sup>5</sup></b>	<b>7,669</b>
Owner-Occupied	4,530
Renter-Occupied	3,139



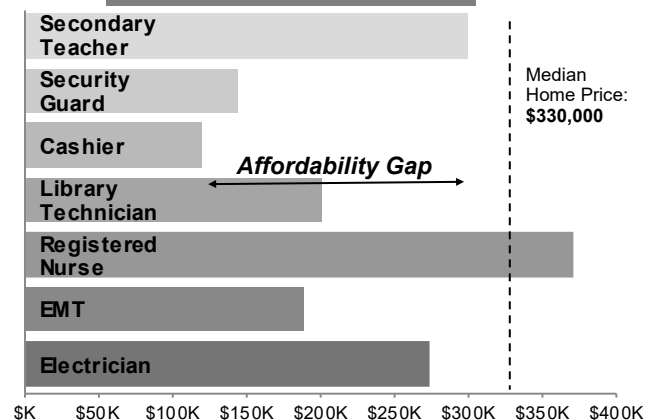
## MEDIAN HOURLY WAGE<sup>6</sup>



## INCOME AND HOUSING COST

<b>HUD AREA MEDIAN FAMILY INCOME, 2023<sup>8</sup>:</b>	\$114,400
Median Home Sales Price, May 2023 <sup>9</sup>	\$330,000
<b>FAIR MARKET RENTS, 2023<sup>10</sup>:</b>	
1-Bedroom Unit	\$1,218
2-Bedroom Unit	\$1,470
3-Bedroom Unit	\$1,789
<b>HOUSING WAGE, 2023<sup>7</sup>:</b>	
1-Bedroom Unit	\$23.42
2-Bedroom Unit	\$28.27
3-Bedroom Unit	\$34.40

## Homeownership Affordability<sup>11</sup> and Median Home Price<sup>9</sup>



All statistics are specific to New Castle County unless otherwise noted.

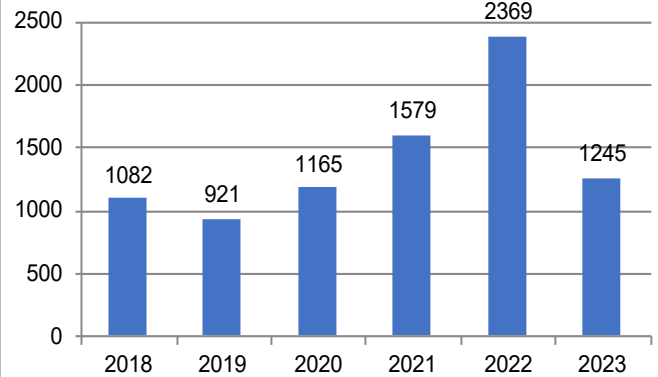


# NEW CASTLE COUNTY HOUSING FACT SHEET

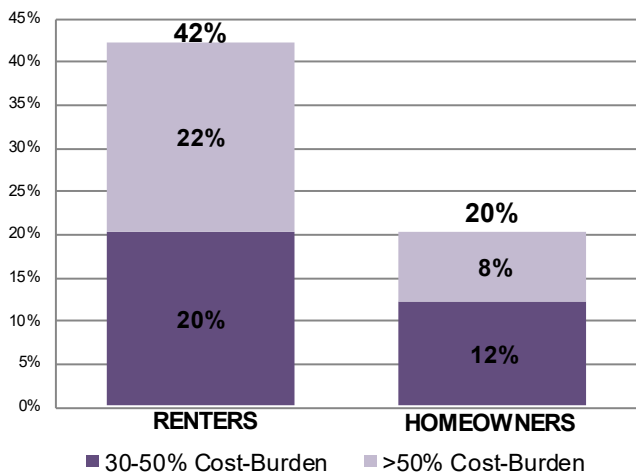
## KEY HOUSING FACTS

- 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.<sup>7</sup>
- A minimum wage worker in Delaware (\$10.50) would need to work 95 hours per week to afford the 2-bedroom Fair Market Rent (FMR) of \$1,298.<sup>7</sup>
- The National Low Income Housing Coalition estimates that the rent affordable at mean renter wage in New Castle County is \$1,181.<sup>7</sup>
- In South New Castle, rental demand is strongest from incomes less than 50% Annual Median Income (AMI) (260 units) and above 80% AMI (171 units) while the majority of demand for homeownership is above 120% AMI (1,828). In North New Castle, the demand for new rental units is from incomes less than 50% AMI (1,587 units) and above 80% AMI (1,214 units), while the majority of demand for homeownership is above 120% AMI (2,461 units).<sup>5</sup>

## DELAWARE POINT IN TIME COUNTS<sup>12</sup>



## Percent of Households Cost-Burdened, 2015-2019<sup>13</sup>



## POVERTY AND HOMELESSNESS

<b>POVERTY-LEVEL INCOME, 1 PERSON, 2023 (U.S.)<sup>14</sup></b>	\$14,580
4 Person Household	\$30,000
<b>NUMBER HOMELESS ANNUALLY (DE)<sup>5</sup></b>	8,000
<b>INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2021<sup>3</sup></b>	62,599 (11%)
Children (<18)	18,169 (15%)
<b>HOUSEHOLDS WITH INCOME &lt;\$25,000<sup>3</sup></b>	33,408 (15%)

## HOUSING PROBLEMS

<b>HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS<sup>13</sup></b>	58,480
Owner	29,400 (21% of owners)
Renter	29,080 (44% of renters)
<b>HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS<sup>13</sup></b>	29,375
Owner	12,835 (9% of owners)
Renter	16,540 (25% 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*.