



HOUSING FACT SHEET

POPULATION & HOUSING UNITS

TOTAL POPULATION, 2010 ²	899,792
Projected Population, 2015	944,838
TOTAL HOUSEHOLDS, 2010 ²	332,616
Projected Households, 2015	355,317
OCCUPIED HOUSING UNITS, 2010 ¹	328,765
Owner-Occupied	239,884 (73.0%)
Renter-occupied	88,881 (27.0%)
Assisted Rental Units, 2007 ³	13,615
HOUSING UNITS, 2010 ¹	406,489
Vacant	77,724 (19.1%)
Single-family	301,946 (74.3%)
Multi-family	66,717 (16.4%)
Manufactured Homes	37,745 (9.3%)
ESTIMATED SUBSTANDARD UNITS, 2007 ³	12,949
Owner-occupied	8,135
Renter-occupied	4,814

HOUSING COST BURDEN

TOTAL HOUSEHOLDS, 2010 ¹	328,765
COST-BURDENED HOUSEHOLDS, 2010 ¹	119,148 (36.2%)
Homeowners	72,248 (30.0%)
Renters	43,119 (49.9%)

INCOMES & HOUSING COSTS

HUD Area Median Family Income, 2012 ⁴	\$73,300
Median Home Value, 2010 ¹	\$243,600
FAIR MARKET RENTS, 2012 ⁵ :	
1-Bedroom Unit	\$829
2-Bedroom Unit	\$970
3-Bedroom Unit	\$1,217
HOUSING WAGE, 2012 ⁶ :	
1-Bedroom Unit	\$15.93
2-Bedroom Unit	\$18.65
3-Bedroom Unit	\$23.40

Median Hourly Wages of Selected Occupations and the Housing Wage⁷



POVERTY & HOMELESSNESS

POVERTY-LEVEL INCOME, 1 PERSON, 2010 (U.S.) ⁸	\$11,139
4 Person Household	\$22,314
NUMBER HOMELESS ANNUALLY (DE) ⁹	6,584
INDIVIDUALS WITH INCOME BELOW POVERTY LEVEL, 2010 ¹	103,427 (11.8%)
Children (<18)	36,655 (18.1%)
HOUSEHOLDS WITH INCOME <\$25,000	68,552 (20.8%)

DEFAULT & FORECLOSURE

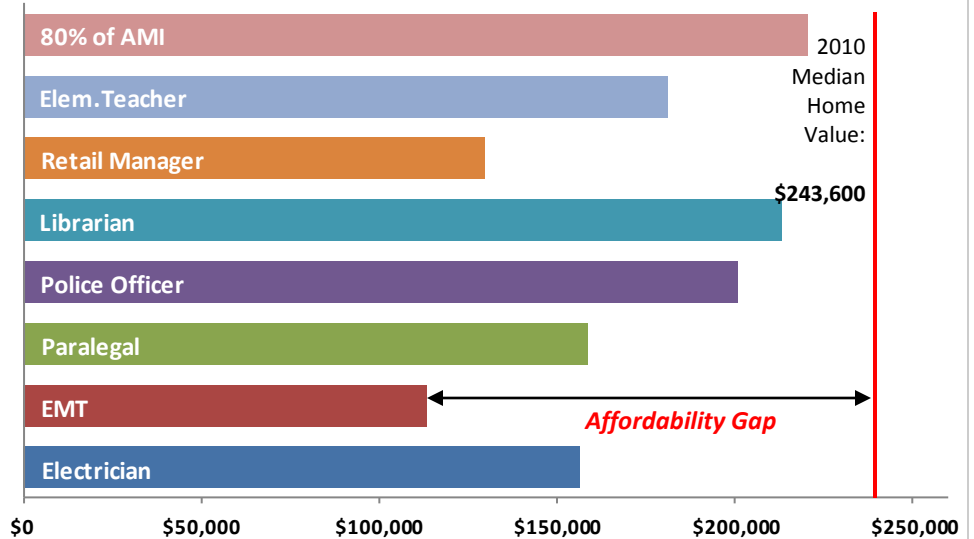
FORECLOSURE FILINGS, 2010 / 2011 ¹⁰	6,457 / 5,112
SHERIFF SALES, 2010 / 2011 ¹⁰	1,876 / 2,536
FORECLOSURE INVENTORY, Q4 2011 (DE) ¹²	
Loans	6,576 (4.02%)
SERIOUSLY DELINQUENT LOANS, Q4 2011 (DE) ¹²	
All Loans	11,548 (7.06%)
Prime	4,749 (4.03%)
Subprime	3,716 (24.06%)

HOUSING FACT SHEET

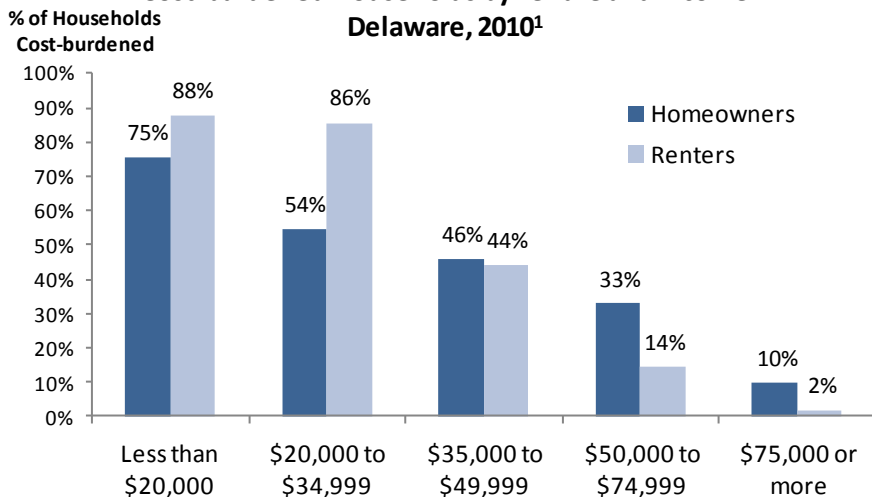
KEY HOUSING FACTS

- Many individuals with disabilities must rely on Supplemental Security Income (SSI) as a main source of income, which gives a monthly benefit of only \$698. With this income, an individual can afford rent of only \$209.
- A minimum wage worker in Delaware would need to work 103 hours per week to afford the 2-bedroom Fair Market Rent (FMR)⁶ of \$970.
- The National Low Income Housing Coalition estimates that 54% of renters in Delaware cannot afford the 2-bedroom FMR⁶.

Homeownership Affordability¹³ and Median Home Value¹



Cost-burdened Households by Tenure and Income Delaware, 2010¹



HOUSING COST BURDEN

- Households are cost-burdened when their housing costs exceed 30% of monthly income.
- Cost-burdened households have increased both in number and as a percentage of households since 2000¹:

Cost-burdened Households as % of All HH		
	2000	2010
Owners	15.8%	30.8%
Renters	34.0%	50.9%

- Further, 21,552 Renter households (24.2%) are severely cost-burdened— with housing costs exceeding 50% of their income.

Notes/Sources

1. U.S. Bureau of the Census, 2010 American Community Survey Estimates
2. Delaware Population Consortium, *2011 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. U.S. Department of Housing and Urban Development (HUD) Fair Market Rent. <http://www.huduser.org/portal/datasets/fmr.html>
6. National Low-Income Housing Coalition, *Out of Reach 2012*. <http://www.nlihc.org/or/or2012/>
7. Delaware Department of Labor, Office of Occupational & Labor Market Information. *Delaware Wages 2010*. <http://www.delawareworks.com/oolmi>
8. U.S. Bureau of the Census, 2010 Poverty Thresholds. <http://www.census.gov/hhes/www/poverty/threshld.html>
9. Homeless Planning Council of Delaware, *Summary of the 2011 Point-in-Time Study*. <http://www.hpcdelaware.org>
10. Lexis-Nexis Foreclosure Filings Database and County Sheriff Sale Records. Compiled by the Delaware State Housing Authority.
11. The Reinvestment Fund, *Mortgage Foreclosure Filings in Delaware*. http://www.trfund.com/resource/downloads/policypubs/Delaware_Foreclosure.pdf
12. Mortgage Bankers Association, *National Delinquency Survey, 4th Quarter 2011*. Seriously delinquent loans = foreclosure inventory plus loans 90 or more days past due but not yet in foreclosure.
13. Affordable Home Price based on median wages as reported by *Delaware Wages 2010*. Formula assumes 5.5% 30-year fixed rate mortgage, \$125 monthly taxes and insurance, and other debt of 12%.