



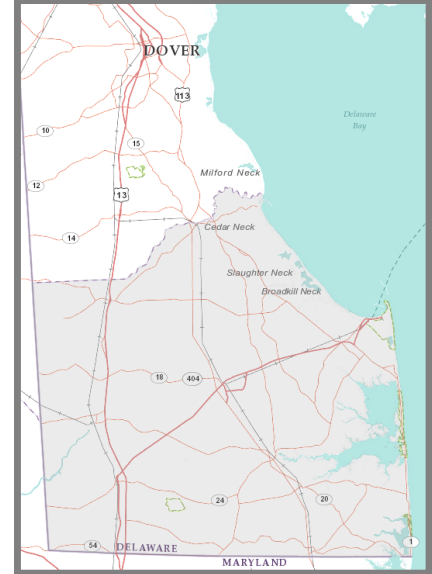
SUSSEX COUNTY

HOUSING FACT SHEET

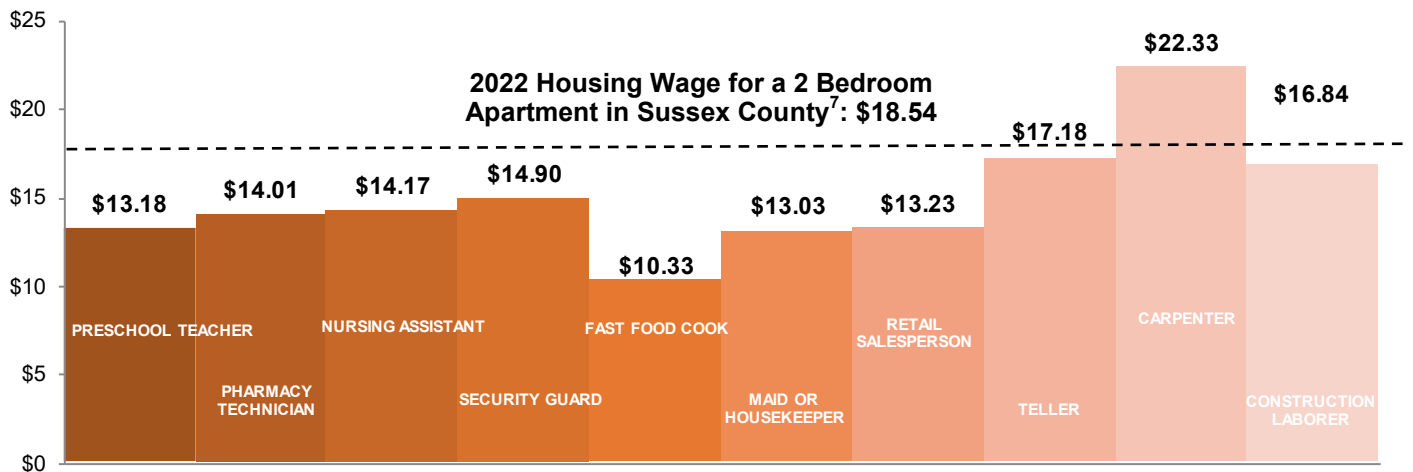
POPULATION AND HOUSING UNITS

TOTAL POPULATION, 2020¹	237,378
Projected Population, 2030 ²	268,241
TOTAL HOUSEHOLDS, 2020¹	98,514
Projected Households, 2030 ²	113,719
HOUSING UNITS, 2021³	140,731
Vacant	44,356 (31.5%)
OCCUPIED HOUSING UNITS, 2021³	96,375
Owner-Occupied	78,264 (81.2%)
Renter-Occupied	18,111 (18.8%)
Single-Family	105,700 (75.1%)
Multi-Family	14,920 (10.6%)
Manufactured Homes	19,973 (14.2%)
Assisted Rental Units, 2022 ⁴	1,115
ESTIMATED SUBSTANDARD UNITS, 2010⁵	4,097
Owner-Occupied	3,209
Renter-Occupied	888

SUSSEX COUNTY



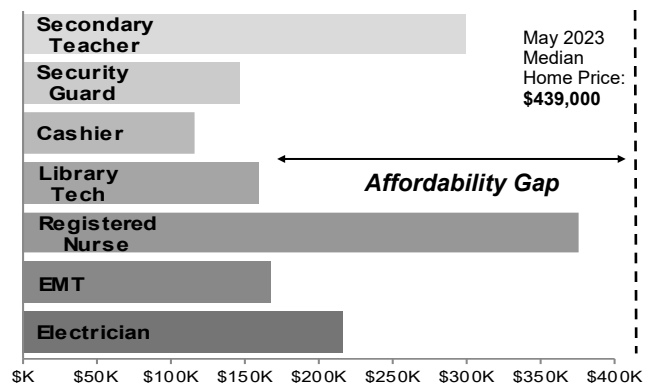
MEDIAN HOURLY WAGE⁶



INCOME AND HOUSING COST

HUD AREA MEDIAN FAMILY INCOME, 2021⁸:	\$94,600
Median Home Sales Price, May 2023 ⁹ :	\$439,000
FAIR MARKET RENTS, 2023¹⁰:	
1-Bedroom Unit	\$840
2-Bedroom Unit	\$1,106
3-Bedroom Unit	\$1,443
HOUSING WAGE, 2022⁷:	
1-Bedroom Unit	\$14.10
2-Bedroom Unit	\$18.54
3-Bedroom Unit	\$24.79

Homeownership Affordability¹¹ and Median Home Price⁹



All statistics are specific to Sussex County unless otherwise noted.



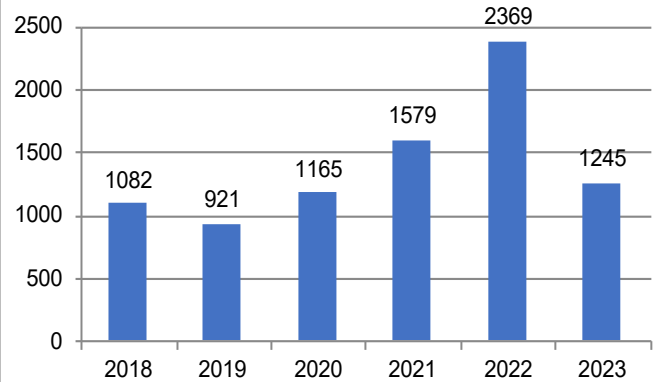
SUSSEX COUNTY

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 only afford rent of \$252.⁷
- A minimum wage worker in Delaware (\$10.50) would need to work 71 hours per week to afford the 2-bedroom Fair Market Rent (FMR) of \$964 in Sussex County.⁷
- The National Low Income Housing Coalition estimates that the rent affordable at mean renter wage in Sussex County is \$710.⁷
- In East Sussex County, the majority of rental demands is from incomes greater than 80% Annual Median Income (AMI) (522 units) while the majority of demand for homeownership is above 120% AMI (1,297 units). In West Sussex County, the majority of demand for rental units is from incomes less than 50% AMI (360 units) while the majority of homeownership demand is from above 80% AMI (975 units).⁵

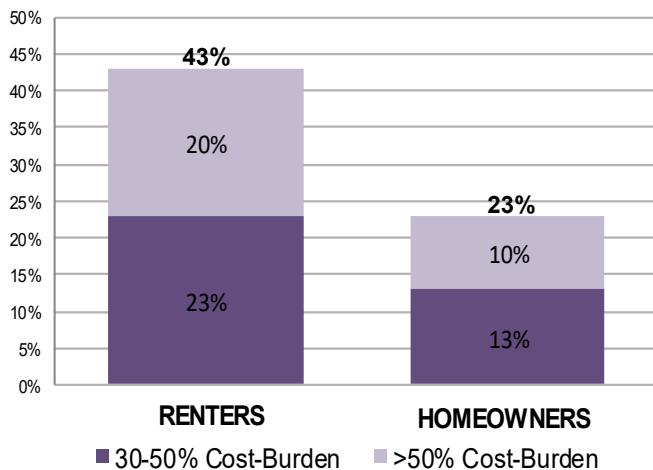
DELAWARE POINT IN TIME COUNTS¹²



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	28,705 (12%)
Children (<18)	8,777 (20%)
HOUSEHOLDS WITH INCOME <\$25,000³	16,360 (20%)

PERCENT OF HOUSEHOLDS COST-BURDENED, 2015-2019¹³



HOUSING PROBLEMS

HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS¹³	26,200
Owner	17,750 (24% of owners)
Renter	8,450 (47% of renters)
HOUSEHOLD HAS AT LEAST 1 OF 4 SEVERE HOUSING PROBLEMS¹	13,160
Owner	8,505 (12% of owners)
Renter	4,655 (26% 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](#).