



Delaware State Housing Authority

Delaware Interagency Collaborative to End Homelessness

Delaware State Housing Authority
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HOUSING NEEDS ASSESSMENT

RENTERS & AFFORDABILITY





COST BURDEN - RENTERS

- **24,699 or 24%** renter households that are extremely low-income
- **\$31,920** average income limit for a 4-person extremely low-income household
- **\$63,742** annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent
- **70%** of extremely low-income renter households with severe cost burden

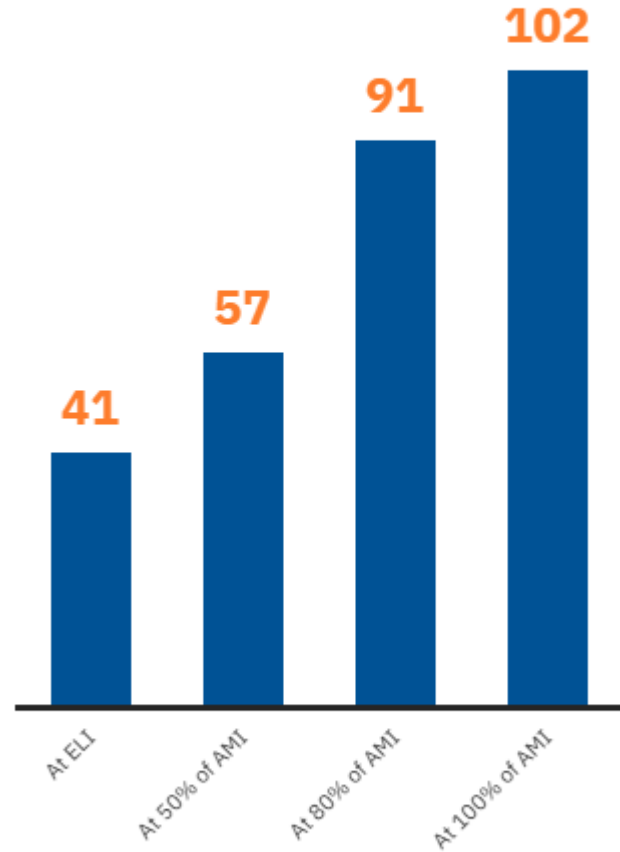


Source: NLIHC





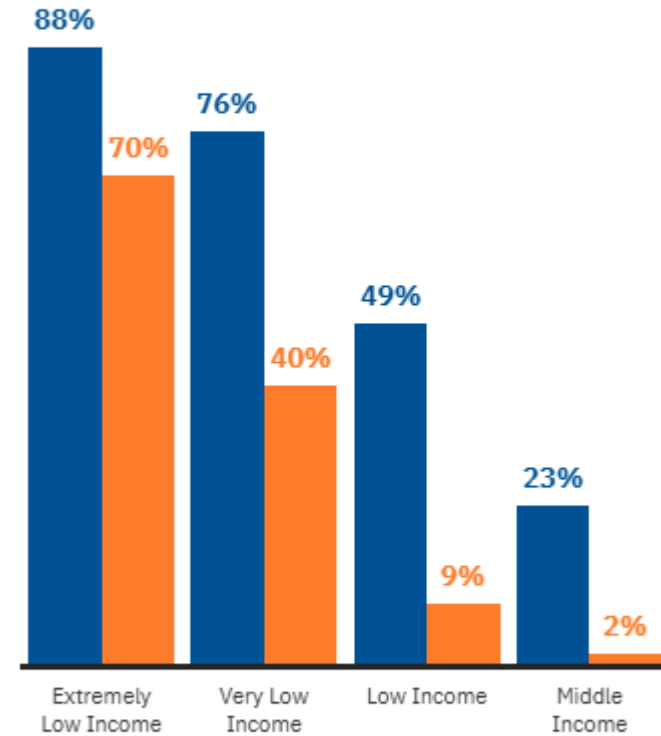
AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: 2023 ACS PUMS

HOUSING COST BURDEN BY INCOME GROUP

■ Cost Burdened ■ Severely Cost Burdened



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

Source: 2023 ACS PUMS



COST BURDEN - RENTERS

- **48%** of renter households in Delaware are cost-burdened, meaning they spend more than 30% of their income on housing
- Of these, about **25%** are severely cost-burdened, spending more than 50% of income on housing costs

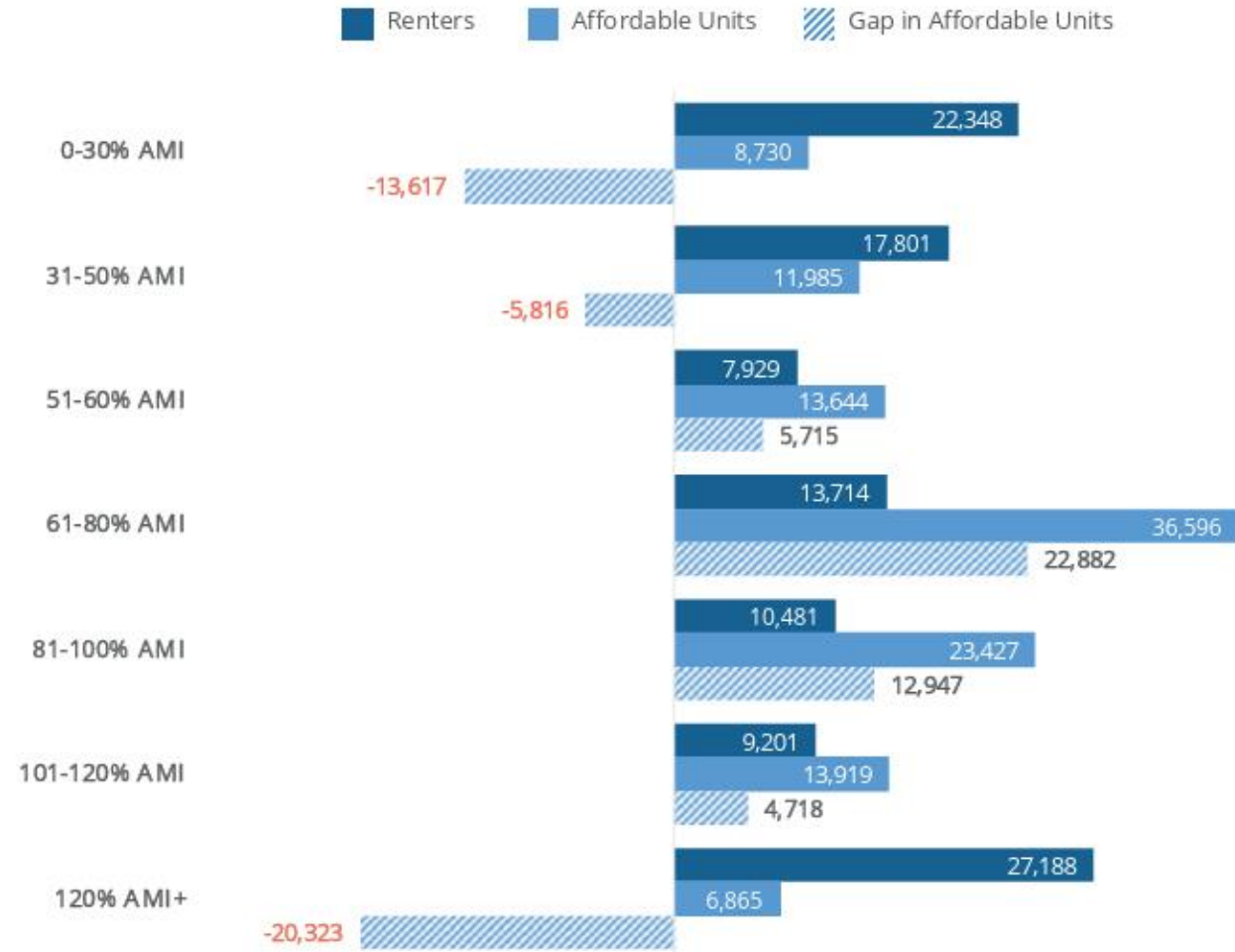
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2023 Housing Needs Assessment





Figure III-20.
Gaps in Rental Market by AMI, Delaware, 2021



Note: AMI based on two person household HUD income limits in Delaware.

Source: 2021 5-year ACS and Root Policy Research



HOUSING NEEDS ASSESSMENT

HOMEOWNERS & AFFORDABILITY





COST BURDEN -HOMEOWNERS

- About **22%** of homeowners are cost-burdened, and 9% are severely cost-burdened (paying more than 50% of income toward housing)
- Although foreclosure rates have declined from earlier peaks, low-income homeowners and seniors remain at risk, especially in areas with high housing cost burdens or stagnant wages

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COST BURDEN -HOMEOWNERS

- The homeownership gap is stark: around 75% of White households own homes, compared to only 48% of Black households and 40% of Hispanic households, reflecting persistent racial disparities in access to homeownership
- A similar gap exists along racial lines in demographics of homeless population

