

AFFORDABLE HOUSING IN DELAWARE: SOME HOT TAKES

2022 DELAWARE REAL ESTATE SUMMIT

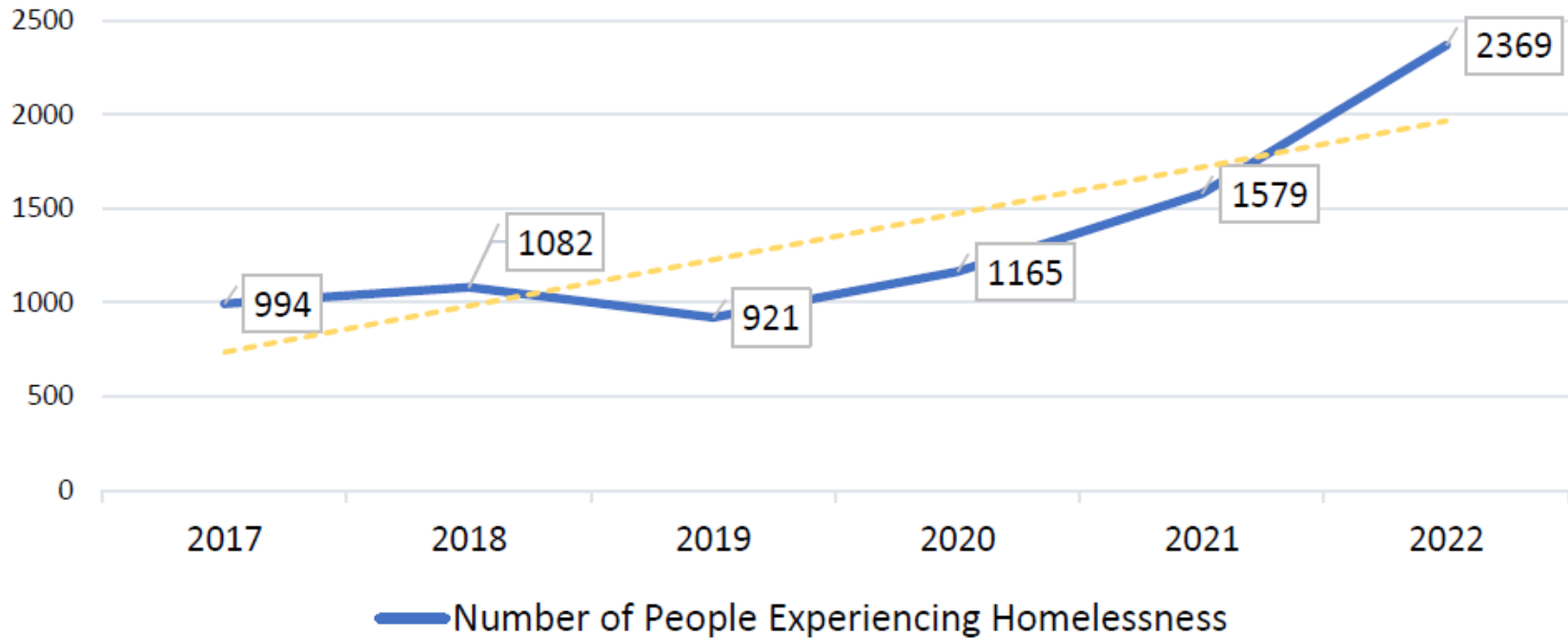
Steve Metraux, PhD
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Center for Community Research & Service

5/16/2022



Homelessness is a Bellwether

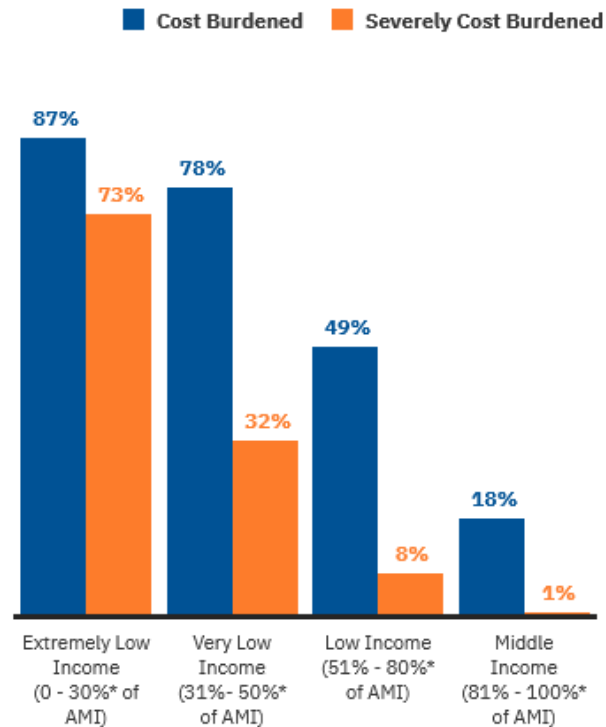
DELAWARE POINT IN TIME COUNTS 2017 - 2022



Source: Housing Alliance of Delaware

Cost Burden Illustrates Affordability

HOUSING COST BURDEN BY INCOME GROUP



*Or poverty guideline, if higher.

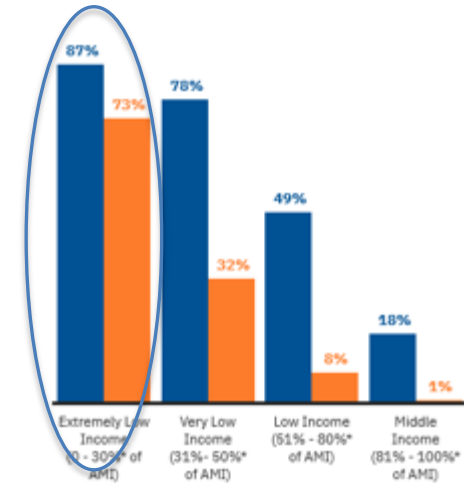
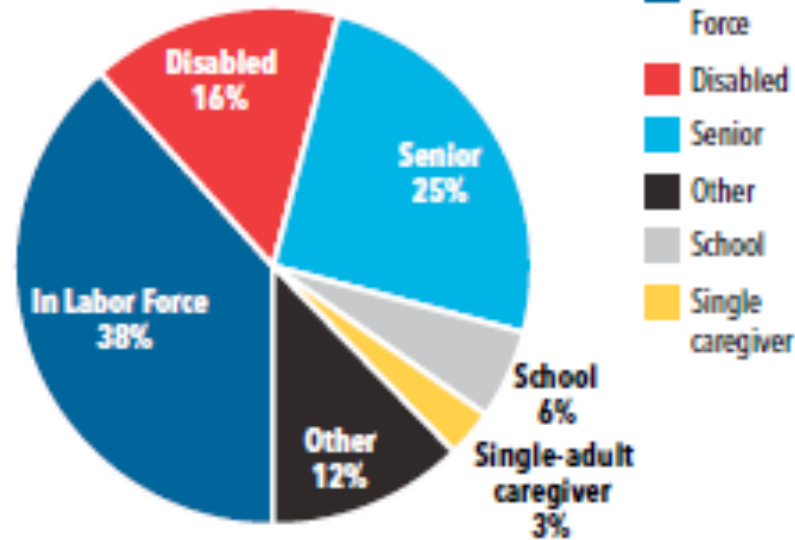
Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

Source: NLIHC tabulations of 2020 5-Year ACS PUMS

<https://nlihc.org/housing-needs-by-state/delaware>

Extremely Low-Income Households: (18,000-unit shortfall)

26,430
EXTREMELY LOW INCOME RENTER
HOUSEHOLDS



<https://nlihc.org/housing-needs-by-state/delaware>

“If ‘all the stars align,’ about 300 new affordable housing units will be added across the state this year, with 214 in Wilmington and 89 in Sussex County.”

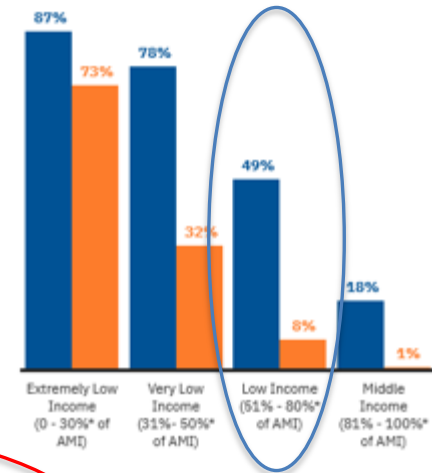
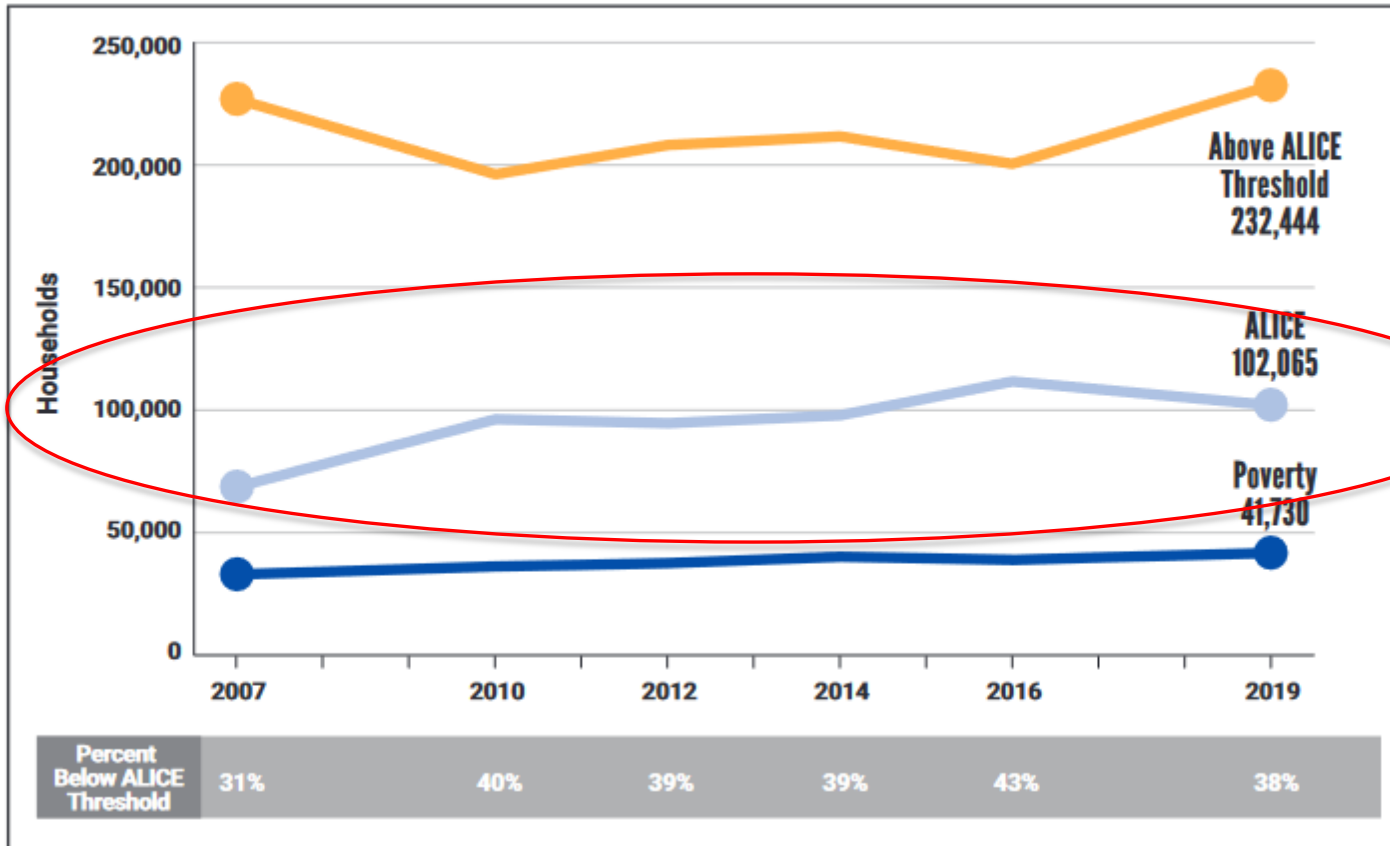
<https://www.delawareonline.com/story/news/2022/04/26/affordable-housing-delaware-hard-find/7396639001/>



<https://delawarebusinesstimes.com/news/reach-riverside-breaks-ground/>

ALICE Households - Cost-Burdened Too

Households by Income, Delaware, 2007-2019



Sources: ALICE Threshold, 2007-2019; American Community Survey, 2007-2019

<https://www.unitedforalice.org/state-overview/Delaware>

The Housing Continuum



<https://www.riseservices.org/housing-and-support-services/affordable-housing/>