

Housing - Statewide

Housing – *Statewide* - Delaware CEDS Committee Notebook - 2006

- Housing has been growing faster than the population for decades. From 1990 to 2000, housing units increased 1.7% annually while the population increased by 1.6% annually. Since 2000, housing continues to increase 1.6% annually while population grows 1.3% per year. Two factors affect this differential – lower household sizes and increased seasonal housing (2nd homes). Since 1970, about 130,000 acres of farmland have been consumed by this growth.
- In 1950, an average of 3.52 people occupied each housing unit. By 2000, the number had fallen to 2.54. If household size had remained at 1990 levels (2.61), about 8,000 fewer housing units would have been needed in 2000. Current forecasts suggest a continuing but shallow decline over the next 20 years.
- One of the more interesting aspects of household size is the percentage of people who are living alone. In 1970, just over 15% of households contained a single person. This percentage has continued to increase as the population ages and stands at over 25% today. It will continue to increase as the baby-boomers age.
- Delaware has a mix of housing. Approximately 72% of homes are single-family dwellings, 18% are multi-family, and 10% are manufactured homes. Over the past 30 years, the largest change has been in manufactured homes, which have doubled from 5%, largely at the expense of single-family housing.
- Home ownership has increased steadily, from 68% in 1970 to 72% in 2000. Since 2000, this trend has increased even more rapidly with the favorable interest rates and a lack of new rental units.
- In contrast, married couples with children under the age of 18 now comprise 22% of all households, down from 26% in 1990 and 42% in 1970.
- The aging of the population also affects the size of the labor force. In 1960, 59% of the 16+ population was in the labor force, in contrast with 68% in 1990 and 66% in 2000. This percentage will continue to fall as more baby-boomers retire. Women have roughly doubled their labor-force participation since 1950, but that has now stabilized at around 60%. In contrast, the rate for men has been steadily declining over the past 50 years and now stands at 72%.
- Employment produces income, and Delaware scores reasonably well. In 2004, the state ranked 8th with a per capita income of \$35,151-above the U.S. standard of \$32,937. Perhaps a more meaningful measure is median household income, where Delaware's \$50,451 ranks 9th in the U.S. and well-above the U.S. average of \$43,527 in 2003. Delaware's median family income of \$61,270 ranked 7th in the country.
- The proportion of people falling under the federal poverty guidelines has varied over the past 30 years. Decennial Census measures of poverty have been as low as 8.7% in 1990 and as high as 11.8% in 1980. The most recent estimate (2003) shows Delaware with a poverty rate in 2003 of 7.7%, compared with 12.1% for the U.S. That is the second-lowest poverty rate in the country.

Housing – Sussex County

Housing – *Sussex County* - Delaware CEDS Committee Notebook - 2006

- In 1950, an average of 3.27 people occupied each housing unit. By 2000, the number had fallen to 2.45. If household size had remained at 1990 levels (2.6), about 2,500 fewer housing units would have been needed in 2000. Current forecasts suggest a continuing but shallow decline over the next 20 years.
- One of the more interesting aspects of household size is the percentage of people who are living alone. In 1970, just over 17% of households contained a single person. This percentage has continued to increase as the population ages and stands at over 24% today. It will continue to increase as the baby-boomers age.
- In contrast, married couples with children under the age of 18 now comprise 18% of all households, down from 24% in 1990 and 37% in 1970.
- Sussex County has a mix of housing. Approximately 68% of homes are single-family dwellings, 7% are multi-family, and 24% are manufactured homes. Over the past 30 years, the largest change has been in manufactured homes, which have increased from 9%, largely at the expense of multi-family housing. This trend is influenced by seasonal housing.
- Home ownership has increased steadily, from 72% in 1970 to 81% in 2000. Since 2000, this trend has increased even more rapidly with the favorable interest rates and a lack of new rental units.
- In 2003, Sussex County's had a per capita income of \$26,832, well below the Delaware standard of \$34,199 and the U.S. standard of \$32,937. Another measure is median household income, where Sussex County's \$37,896 also trailed Delaware's \$48,096 and the U.S. average of \$42,409 in 2002.
- The proportion of people falling under the federal poverty guidelines in Sussex County has varied over the past 30 years. Decennial Census measures of poverty have been as low as 10.5% in 2000 and as high as 15.8% in 1970. The most recent estimate (2002) shows Sussex County with a poverty rate in 2002 of 11.3%, compared with 12.1% for the U.S. and 9.3% for Delaware.
- Poverty and income are heavily influenced by employment. Success in the current job market is becoming more and more dependent on the level of education attained by an individual. In 1970, only 7% of adults over the age of 25 had a college education. By 2000, that percentage more than doubled to 18%. At the same time, the percentage without a high school diploma fell from 43% to 23% during the same period. The percentage of all jobs that require a college education increased from 25% in 1970 to 35% in 2000. This trend continues.
- Conclusions – Income levels have risen much slower than housing prices; Housing affordability will continue to be a key issue in attracting and retaining an experienced workforce; Sussex continues to be an attractive tourist and retirement destination; This has been a huge plus, but we need more economic diversification; Like other areas, Sussex is facing the challenges of an aging population; This will have a huge impact on healthcare and job growth; Emphasis needs to be placed on attracting and retaining younger workers

and families; The retention and attraction of younger workers can provide the pipeline to improve the quality of jobs in Sussex County

- According to the U.S. Census Bureau for calendar year 2006, the value of new residential construction in Sussex County exceeded that of Kent and New Castle County combined. More than half, or 56% of new construction value in the State occurred in Sussex County, according to census estimates. That 56% equals \$430.2 million. *(Sussex County Today & Tomorrow Conf., 2007)*
- According to the U.S. Census Bureau, the value of new residential construction in 2006 in Sussex County continued to exceed that of the individual states of Rhode Island, South Dakota and Alaska, as well as the District of Columbia. *(Sussex County Today & Tomorrow Conf., 2007)*
- According to U.S. Census Bureau estimates for 2006, Sussex County had 29,832 seasonal (second) homes out of 31,435 located in Delaware. Kent County had 344; New Castle has 1,259 seasonal homes. *(Sussex County Today & Tomorrow Conf., 2007)*

Income and Price Limits

| Household Size | Eligible Household Incomes* | | | Maximum Sales Price ** | | |
|----------------|-----------------------------|----------|----------|------------------------|-----------|-----------|
| | 80% | 100% | 125% | 80% | 100% | 125% |
| 1 | \$30,900 | \$38,600 | \$48,250 | \$90,300 | \$117,300 | \$150,800 |
| 2 | \$35,300 | \$44,100 | \$55,125 | \$105,600 | \$136,400 | \$174,600 |
| 3 | \$39,750 | \$49,600 | \$62,000 | \$120,900 | \$155,200 | \$198,600 |
| 4 | \$44,150 | \$55,100 | \$68,875 | \$136,300 | \$174,600 | \$222,000 |

*2007 HUD Income Limits (fluctuated less than \$100 over past two years).

**Designated for Spring 2006 RFP round

(Sussex County Today & Tomorrow Conf., 2007)

Housing QuickFacts

| | Sussex County | Delaware |
|--|----------------|-----------|
| Housing units, 2006 | 111,617..... | 382,828 |
| Homeownership rate, 2000 | 80.7%..... | 72.3% |
| Housing units in multi-unit structures, percent, 2000..... | 9.7%..... | 18.7% |
| Median value of owner-occupied housing units, 2000 | \$122,400..... | \$130,400 |
| Households, 2000 | 62,577..... | 298,736 |
| Persons per household, 2000 | 2.45..... | 2.54 |
| Persons below poverty, percent, 2004 | 10.4%..... | 9.6% |

(Source: <http://quickfacts.census.gov>)