Timeline Tuesday
Data Snapshot: Housing

Steve Metraux
Nicole Waters
Rachel Stucker
Kevin Gilmore
Data Overview
Steve Metraux

Community Perspective Panelists
Nicole Waters
Rachel Stucker
Kevin Gilmore
25 YEARS OF COUNTING DELAWARE KIDS

HOME OWNERSHIP TIMELINE

1934

HOUSING ACT
The National Housing Act of 1934 establishes the Federal Housing Administration

1960s

REDLINING
The term "redlining" is coined to describe the discriminatory practice of identifying areas where banks would avoid investments based on community demographics

1980s

MONETARY ACT
Congress paves the way for the creation of the subprime lending industry with the Depository Institutions Deregulation and Monetary Control Act of 1980 which effectively bars states from limiting mortgage interest rates and the Alternative Mortgage Transaction Parity Act in 1982 which made it possible for lenders to offer alternatives to the traditional 30-year, fixed rate loan.

2006

HOME PRICES
Home prices fall for the first time in 11 years, resulting in a significant rise in foreclosures and collapse of many lending institutions and hedge funds due to borrowers who had been approved for loans they could not afford.

2011

MEDIATION
The Delaware Automatic Residential Mortgage Foreclosure Mediation Program is created in response to the state's foreclosure crisis

Next

ACCESS
Ensure equal access to housing for persons with protected characteristics, lower-incomes and homelessness

Biden School of Public Policy & Administration
www.bidenschool.udel.edu
Delaware Children Living in Households With a High Housing Cost

Children Living In Households With A High Housing Cost Burden (Percent) - 2010-2019

National KIDS COUNT
KIDS COUNT Data Center, datacenter.kidscount.org
A project of the Annie E. Casey Foundation
National Low Income Housing Coalition: 2020 Delaware Housing Profile

2020 DELAWARE HOUSING PROFILE

Across Delaware, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Thomas R. Carper and Chris Coons

<table>
<thead>
<tr>
<th>KEY FACTS</th>
<th>24,145 OR 23%</th>
<th>$25,100</th>
<th>-15,560</th>
<th>$45,669</th>
<th>76%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter Households that are extremely low income</td>
<td>Maximum income of 4-person extremely low income households (state level)</td>
<td>Shortage of rental homes affordable and available for extremely low income renters</td>
<td>Annual household income needed to afford a two-bedroom rental home at HUD’s Fair Market Rent</td>
<td>Percent of extremely low income renter households with severe cost burden</td>
<td></td>
</tr>
</tbody>
</table>

Housing Affordability

https://nlihc.org/sites/default/files/SHP_DE.pdf
National Low Income Housing Coalition: 2020 Delaware Housing Profile

Housing Cost Burden by Income Group

- Extremely Low Income (<30% of AMI): 88.9% Cost Burdened, 36.5% Severely Cost Burdened
- Very Low Income (31%-60% of AMI): 76.1% Cost Burdened
- Low Income (61%-80% of AMI): 78% Cost Burdened, 45.4% Severely Cost Burdened
- Middle Income (81%-100% of AMI): 7.1% Cost Burdened, 17.2% 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: NLIHC tabulations of 2018 ACS PUMS.

Housing Affordability

https://nlihc.org/sites/default/files/SHP_DE.pdf
Household Pulse Survey: Delaware Adults Living in Households with Children who have Little or No Confidence in their Ability to Pay Their Next Rent/Mortgage Payment on Time by Race/Ethnicity

Housing Affordability

Adults Living In Households With Children Who Have Little Or No Confidence In Their Ability To Pay Their Next Rent Or Mortgage Payment On Time By Race/Ethnicity (Percent)

National KIDS COUNT
KIDS COUNT Data Center, datacenter.kidscount.org
A project of the Annie E. Casey Foundation

Household Pulse Survey Data, KIDS COUNT Data Center
### Housing Cost Burden in Context

#### HOUSING & HOMEOWNERSHIP

<table>
<thead>
<tr>
<th>Data Measures</th>
<th>Wilmington, Delaware</th>
<th>New Castle County, Delaware</th>
<th>Delaware</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Homeownership Rate</strong></td>
<td>45.9%</td>
<td>68.7%</td>
<td>70.9%</td>
<td>63.6%</td>
</tr>
<tr>
<td>White</td>
<td>58.2%</td>
<td>78.5%</td>
<td>79.3%</td>
<td>71.4%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>40.5%</td>
<td>50.8%</td>
<td>52.2%</td>
<td>41.9%</td>
</tr>
<tr>
<td>Asian</td>
<td>40.3%</td>
<td>56.1%</td>
<td>59.1%</td>
<td>57.9%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>30.3%</td>
<td>46.0%</td>
<td>45.8%</td>
<td>45.8%</td>
</tr>
<tr>
<td><strong>Median Property Value</strong></td>
<td>$162,400</td>
<td>$244,300</td>
<td>$233,100</td>
<td>$184,700</td>
</tr>
<tr>
<td>White</td>
<td>$189,000</td>
<td>$250,000</td>
<td>$230,000</td>
<td>$200,000</td>
</tr>
<tr>
<td>Black or African American</td>
<td>$125,000</td>
<td>$185,000</td>
<td>$180,000</td>
<td>$138,000</td>
</tr>
<tr>
<td>Asian</td>
<td>-</td>
<td>$325,000</td>
<td>$300,000</td>
<td>$350,000</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>-</td>
<td>$180,000</td>
<td>$180,000</td>
<td>$160,000</td>
</tr>
<tr>
<td><strong>Cost Burdened Renters</strong></td>
<td>56.4%</td>
<td>48.8%</td>
<td>49.5%</td>
<td>51.1%</td>
</tr>
<tr>
<td>White</td>
<td>47.8%</td>
<td>47.9%</td>
<td>47.9%</td>
<td>44.0%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>60.0%</td>
<td>53.7%</td>
<td>52.9%</td>
<td>56.7%</td>
</tr>
<tr>
<td>Asian</td>
<td>-</td>
<td>29.9%</td>
<td>30.5%</td>
<td>44.5%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>62.5%</td>
<td>57.7%</td>
<td>58.4%</td>
<td>56.0%</td>
</tr>
<tr>
<td><strong>Cost Burdened Owners</strong></td>
<td>33.1%</td>
<td>28.5%</td>
<td>30.6%</td>
<td>30.8%</td>
</tr>
<tr>
<td>White</td>
<td>27.8%</td>
<td>25.0%</td>
<td>27.5%</td>
<td>24.3%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>40.4%</td>
<td>36.0%</td>
<td>37.9%</td>
<td>35.8%</td>
</tr>
<tr>
<td>Asian</td>
<td>-</td>
<td>31.3%</td>
<td>32.6%</td>
<td>34.7%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>-</td>
<td>38.3%</td>
<td>37.0%</td>
<td>38.1%</td>
</tr>
</tbody>
</table>

Housing Insecurity

[https://prosperitynow.org/sites/default/files/resources/RWD__Profile_Wilmington.pdf](https://prosperitynow.org/sites/default/files/resources/RWD__Profile_Wilmington.pdf)
<table>
<thead>
<tr>
<th>County</th>
<th>Evictions Per Day</th>
<th>Eviction Rate</th>
<th>Poverty Rate</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Castle</td>
<td>9.38</td>
<td>5.07% (+2.70 U.S. average)</td>
<td>7.39%</td>
<td>549,643</td>
</tr>
<tr>
<td>Kent</td>
<td>3.24</td>
<td>6.05% (+3.71 U.S. average)</td>
<td>9.93%</td>
<td>169,509</td>
</tr>
<tr>
<td>Sussex</td>
<td>2.32</td>
<td>4.25% (+1.91 U.S. average)</td>
<td>8.79%</td>
<td>207,302</td>
</tr>
</tbody>
</table>

## New Castle County
- **Evictions:** 3,433
- **Eviction Filing Rate:** 16.08%
- **Eviction Filings:** 10,886

## Kent County
- **Evictions:** 1,187
- **Eviction Filing Rate:** 18.15%
- **Eviction Filings:** 3,561

## Sussex County
- **Evictions:** 848
- **Eviction Filing Rate:** 14.64%
- **Eviction Filings:** 2,923
Princeton Eviction Lab: Delaware
Eviction Filings by Week

Housing Insecurity

https://evictionlab.org/eviction-tracking/delaware/
Delaware’s Mortgage Foreclosures Over Time

COVID-19 and Mortgage Foreclosures

Housing Insecurity

### Homelessness

**Point in Time Count**

#### Counts of Children and Youth Experiencing Homelessness

<table>
<thead>
<tr>
<th>Year</th>
<th>Children Under the age of 18</th>
<th>Youth ages of 18-24</th>
<th>Seniors ages 60+</th>
<th>% Youth under 18</th>
<th>% Youth ages 18-24</th>
<th>% Seniors 60 and above</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>220</td>
<td>83</td>
<td>74</td>
<td>24%</td>
<td>9%</td>
<td>13%</td>
</tr>
<tr>
<td>2018</td>
<td>227</td>
<td>78</td>
<td>99</td>
<td>21%</td>
<td>7%</td>
<td>9%</td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Housing Alliance Delaware: 209 State of Housing and Homelessness*

*Housing Insecurity*

US Dept. of Education

[https://www.doe.k12.de.us/homeless](https://www.doe.k12.de.us/homeless)
Resources/ Programs and Initiatives

• Federal
  • Housing and Urban Development (HUD)
    • Ex. Housing Choice Vouchers, Public Housing, Project Based rental Assistance
  • US Department of Agriculture (USDA)
    • Ex. Rural Rental Assistance
  • Veterans Affairs (VA)
    • Ex. Veterans Affairs Supportive Housing (VASH) with HUD
  • Emergency Assistance
    • Local level: COVID-19 related: CARES Act Funding: Hope Center, DE HAP/ DE MAP

• State
  • Delaware State Housing Authority (DSHA)
    • Ex. Low Income Housing Tax Credit, Strong Neighborhoods Housing Fund, Downtown Development District)
American Rescue Plan Act

- $1.9 trillion Covid-19 relief package that includes:
  - $1,400 stimulus checks for qualifying Americans;
  - supplemental $300 weekly unemployment payments through September 6, 2021;
  - $350 billion in state and local aid.

- The bill also includes a number of housing-related provisions:
  - $20 billion for the Treasury’s Emergency Rental Assistance (ERA) program;
  - nearly $10 billion to establish a Homeowner Assistance Fund;
  - $5 billion for housing for people experiencing or at risk of homelessness;
  - $5 billion in emergency housing vouchers;
  - $5 billion to cover home energy and water costs and arrears for impacted households; and
  - $100 million to assist tenants living in USDA-subsidized developments
  - $800 million of the Elementary and Secondary School Emergency Relief Fund
Stephen Metraux
Director, Center for Community Research and Service
Biden School of Public Policy and Administration
University of Delaware

metraux@udel.edu

www.dekidscount.org