



Affordable Housing in Delaware: Challenges & Resources

Overview

Delaware is facing a growing affordable housing crisis. Rising rental prices, limited housing availability, and economic disparities make it challenging for many residents to secure stable, affordable homes. This guide outlines key challenges and connects you with trusted resources ready to help.

Key Challenges in Delaware's Housing Market

1. Rising Rental Costs

- Delaware experienced a significant rent increase of \$447 from 2019 to 2024, among the highest in the nation.

2. Limited Affordable Units

- There is a severe shortage of affordable housing units, particularly for households earning below 50% of the area median income (AMI).

3. Economic Disparities

- Low-income individuals, seniors, and people with disabilities are disproportionately affected. Wages have remained stagnant while living costs rise.



Resources for Affordable Housing Assistance

Here's a list of trusted organizations and programs that provide housing support in Delaware:

Organization	Services Offered	Website	Phone
Delaware State Housing Authority (DSHA)	Rental & down payment assistance, public housing, homebuyer education	destatehousing.com	(302) 739-4263
Habitat for Humanity of New Castle County	Affordable home construction and repairs for eligible families	habitatncc.org	(302) 652-0365
Delaware Housing Coalition	Advocacy, tenant education, and housing policy updates	dehousingcoalition.org	(302) 678-2286
Community Legal Aid Society, Inc. (CLASI)	Legal assistance for evictions, housing discrimination, and landlord issues	clasi.org	(302) 575-0660
United Way of Delaware	Connects residents to emergency housing funds and local programs	unitedwayde.org	(302) 573-3700
Delaware 211	Statewide referral service for housing and other social services	delaware211.org	Dial 211

Delaware Housing Market Snapshot by County (April 2025)

County	Average Home Value	Median Sale Price	Median List Price	Average Household Income
New Castle	\$352,688	\$360,000	\$379,936	\$86,961
Kent	\$356,201	\$335,000	\$389,012	\$89,575
Sussex	\$475,765	\$456,650	\$549,809	\$107,358

Sources: Zillow, Redfin, Rocket Homes, U.S. Census Bureau, Point2Homes



Phone: 302-217-3106

Website: milfordadvocacyforthehomeless.org

Email: mah@milfordadvocacyforthehomeless.org

Housing Costs by County

County	Average Rent (2BR)	Average Monthly Mortgage	Average Household Income
New Castle	\$1,575	\$2,170	\$86,961
Kent	\$1,350	\$1,930	\$89,575
Sussex	\$1,298	\$2,240	\$107,358

Sources: RentData.org, National Association of Realtors (NAR), U.S. Census Bureau, Point2Homes

Take Action

If you or someone you know is facing housing instability:

- **Call Delaware 211** for free, 24/7 help connecting to local resources.
 - **Apply through DSHA** for subsidies or homeownership programs.
 - **Contact CLASI** for eviction protection and legal advocacy.
 - **Explore Habitat for Humanity** to build or repair affordable homes.
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Conclusion

Affordable housing in Delaware remains out of reach for many, but resources and support are available. Together, we can raise awareness, expand access, and create a more secure future for all.

