



## Housing Legislation Fact Sheet

Domestic Violence is a leading cause of housing instability & homelessness

February 2026

January 13<sup>th</sup> was the first day of the 2026 Legislative Session, and DCADV is so appreciative of all the advocacy from our supporters and community! DCADV continues to support legislation with our community partners which recognizes that domestic violence intersects with other traumatic experiences of Delawareans. We wanted to shed light on some *important housing bills that passed the General Assembly in 2025 and legislation that we are continuing to support in 2026!*

### **New Housing Protection Laws in Delaware:**

Housing is a human right, however we know that there are individuals and families in our communities who experience housing insecurities. People experiencing homelessness and housing insecurity deserve equal and fair treatment, and equal and fair access to housing and employment.



#### **SJR 8: Directing DSHA to provide TA to Local Municipalities**

This legislation is a resolution that directs the Delaware State Housing Authority (DSHA) to create a program to assist local governments in modernizing zoning to increase affordable housing.

The goal of this program is to help participating local governments identify and implement zoning practices that increase the supply of affordable housing.

#### **SS 2 for SB 115: Eviction Record Protection**

This legislation provides a pathway for former defendants in eviction actions to have the eviction filings against them shielded from public view.



The consequences of eviction can linger for years after an eviction filing, and trap individuals, especially Black and female renters, in a cycle of poverty and housing instability. By shielding eviction records, this bill will help break down barriers to stable housing and economic security.



### **SB 150: The Affordable Rental Housing Program**

This legislation creates the Affordable Rental Housing Program (ARHP) within the Housing Development Fund.

The ARHP is modeled on the federal Section 515 program and provides loans to increase the supply of affordable housing for families with very low-, low-, and moderate-incomes, individuals who are elderly, and individuals with disabilities.

### **Pending Housing Protection Laws in 2026:**

DCADV believes in supporting housing legislation that **strengthens tenant protections, increases access to affordable housing, and removes eviction filings from individual records**, which is essential to ensuring survivors are not forced to choose between homelessness and returning to harm. Survivors deserve equal and fair access to housing, stability, and the opportunity to rebuild their lives with dignity and safety.



### **HB 135: Dr. DeBorah Gilbert White Act**

Without adequate shelter available, thousands of individuals experiencing homelessness are forced to seek shelter outside which puts them in constant conflict with local residents, businesses, and the police.

This legislation will incentivize localities to create supportive housing and wrap-around services for individuals experiencing homelessness to ease the financial burden placed on emergency services, while providing unhoused individuals stability and dignity.



### **SS 1 for SB 116: The Right of Redemption**

This legislation allows tenants who are being evicted for failure to pay rent to remain in their homes if they pay all amounts owed prior to being evicted.

For DV survivors, an eviction often stems from abuse or economic coercion. Strengthening eviction protections and shielding eviction records is critical to ensuring that survivors are not punished for the harm done to them.



### **SB 87: Allowing for Accessory Dwelling Units (ADUs)**

This legislation can help to increase Delaware's housing supply. In order to expand affordable housing opportunities, this bill requires local governments to permit the construction of ADUs within their jurisdictions without prohibitive barriers or burdensome application or zoning requirements.

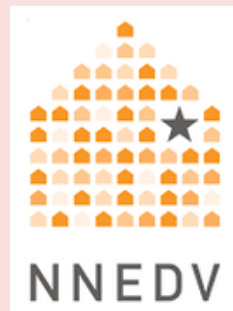
### **Know Your Rights:**

Everyone who lives in the United States is protected from discrimination in housing. This includes the sale, rental, and financing of dwellings; lending; home appraisal; insurance and accessibility.

Under Federal Fair Housing laws, fair housing means you are free to choose a place to live without regard to your race, color, national origin, religion, sex, including sexual orientation and gender identity, disability or familial status. Under Delaware Fair Housing laws, you are also protected without regard to your marital status, sexual orientation, gender identity, creed, age and source of income.

In Delaware, if you are denied an opportunity to rent a home or apartment—or given false information about a rental—because of your source of income, you are a victim of illegal housing discrimination. It is also illegal for landlords or other housing providers to treat current tenants or their guests unfavorably because of the individual's source of income.

Housing providers must treat all incomes equally, as long as the source is legal, regular, and verifiable. Sources of income can include wages earned from employment, public benefits, retirement or disability income, payments from investments or trusts, alimony, and child support. For more information, please visit [Human and Civil Rights DE](#).



According to the [National Network to End Domestic Violence \(NNEDV\)](#), “the intersection of domestic violence, homelessness, and housing insecurity is undeniable, as lack of safe and affordable housing is often reported as one of the primary barriers survivors of domestic violence face when they choose to leave an abusive partner. Domestic violence is one of the leading causes of homelessness for women and their children.”

“Victims may also face discrimination in accessing or maintaining housing based on the violent or criminal actions of perpetrators. Additionally, victims are limited in the locations and types of housing they can access because of their unique safety and confidentiality needs, and many housing or homelessness assistance programs have barriers that inadvertently exclude victims of violence.”

“We need to continue to promote flexible systems that support the survivors who flee violence, increase the availability of affordable housing, and ensure that no survivor is evicted because of the perpetrator’s actions. Solutions must encompass a range of options such as emergency shelter, transitional housing, and permanent housing options, including housing vouchers, mortgage assistance, and federally subsidized housing. We need consistent, stable funding for domestic violence programs that are poised to provide many of these options, alongside housing advocacy and confidential services to help survivors.”