

Housing Tools for Advocates

May 7, 2024



Today's Panelists



Nick Beard, DCADV



Elaine Ansah, DCADV



Javier Horstmann,
Office of the Governor



Shyanne Miller,
H.O.M.E.S. Campaign



Tony Sierzega, CLASI



Tony Sierzega

Community Legal Aid
Society, Inc.

tsierzega@declasi.org



Housing Authority 101

**DCADV Advocates'
Retreat and Conference**

Tuesday, May 7th, 2024

Agenda

- Public Housing Authorities in Delaware
- 2023 Housing Needs Assessment

Small State – 5 Housing Authorities

- Things to remember:

- Each is their own distinct organizations
- Each housing authority offers different services



Wilmington
Housing
Authority

New Castle
County Housing
Authority

Newark Housing
Authority

Dover Housing
Authority

Delaware State
Housing
Authority

Wilmington Housing Authority

- Administers and manages Public Housing developments in Wilmington, Delaware
- Administers Section 8 Housing Choice Vouchers in the City of Wilmington, Delaware
- VASH Veteran Voucher Program in New Castle County
- <https://whadelaware.org/>

New Castle Housing Authority

- Administers Section 8 Housing Choice Vouchers in New Castle County
- <https://www.newcastlede.gov/467/Housing-Choice-Voucher-HCV-Program>

Newark Housing Authority

- Administers Section 8 Housing Choice Vouchers in Newark
- Administers and manages Public Housing developments in the City of Newark
- <https://newarkhousingauthority.net/>

Dover Housing Authority

- Administers and manages Public Housing developments in Dover, Delaware
- Administers Section 8 Housing Choice Vouchers in Dover, Delaware

Delaware State Housing Authority

- Public Housing Authority for Kent and Sussex Counties
- Housing Finance Agency
- Community Development & Planning Agency
- <https://www.destatehousing.com/>



Root Policy Research

6740 E Colfax Ave, Denver, CO 80220

www.rootpolicy.com

970.880.1415

Delaware State Housing Authority

Statewide Housing Needs Assessment

PREPARED FOR:

Delaware State Housing Authority
Dover, DE 19901
www.destatehousing.com
888-363-8808

CREATED

November 2023

Delaware 2023 Housing Needs Assessment

2023 Statewide HNA

- Root Policy Research: Third-Party Consultant
- Notable Findings:
 - High level of cost-burden amount renters.
 - Current housing supply is becoming increasingly unaffordable for renters aspiring to homeownership.
 - Building permit data indicates a focus on the development of single-family detached homes.
 - Support for diverse housing type varies but is generally highest among lower-income households and renters.
 - Certain populations have disproportionate housing needs.

Disproportionate Housing Needs

- Difficulty using vouchers
- Landlord Stigmas
- Frequent termination of leases
- Challenges with background check barriers
- Barriers with credit/financial barriers
- Limited capacity and accessible resources



Thank you

Javier Horstmann

Office of Governor John Carney

Policy Advisor

Javier.Horstmann@delaware.gov



Housing. Opportunity. Mobility. Equity. Stability.

Shyanne Miller

H.O.M.E.S. Campaign

dehomescampaign@gmail.com



**How do you think
we could better
serve survivors
who are struggling
with housing
access?**

**What
questions do
you have?**