



MEDIA CONTACT INFORMATION

Delaware State Housing Authority:	Christina Hardin	(302) 739-4263
Delaware Department of State:	Christopher Portante	(302) 739-4111
New Castle County:	Jim Grant	(302) 395-5129
City of Wilmington:	John Rago	(302) 576-2109
City of Dover:	Kay Sass	(302) 736-7003

Jurisdictions Join Efforts to Promote Fair Housing Throughout Delaware

The First State is looking to be a leader in promoting fair housing. Delaware State Housing Authority (DSHA), New Castle County (NCC) and the cities of Wilmington and Dover joined forces and have completed the *2011 Analysis of Impediments to Fair Housing Choice (AI)*, a study that identifies impediments to fair housing choice throughout the state as well as key strategies to help eliminate existing barriers and prevent possible obstacles in the future. Impediments to fair housing choice include actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The *AI* is a review of each community’s laws and regulations affecting the location and accessibility of housing. It is an assessment of conditions, both public and private, affecting fair housing choice. Additionally, the *AI* serves as the basis for fair housing planning—providing essential information to policy makers and helping to build public support for fair housing efforts.

“The *AI* is a vital collaborative tool that will help guide us on improving fair housing choice throughout the state,” commented DSHA Director Anas Ben Addi. “At DSHA, we are proud of the progress that has been made such as tax credit application incentives to increase the number of accessible rental units, but we certainly recognize that there is more work to be done.”

Romona Fullman, Director of the Delaware Division of Human Relations, added, “The Division of Human Relations supports the state’s commitment to affirmatively furthering fair housing choice by providing education, training and enforcement of the fair housing laws. The Division, with the



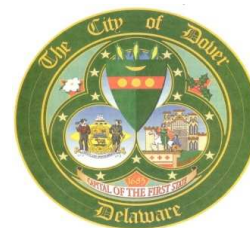
State Human Relations Commission, works cooperatively with citizens and governmental entities to identify and overcome impediments to fair housing choice.”

Marcus Henry, General Manager of the New Castle County Department of Community Services, stated, “New Castle County has always been an advocate for fair housing. This AI serves as a comprehensive analysis which will better assist us in working toward the removal of impediments to housing choice. We look forward to working within New Castle County and throughout the region with our partners, DSHA, Wilmington and Dover.”

“The City of Wilmington is pleased that the Statewide Analysis of Impediments to Fair Housing Choice has been completed. I want to personally thank all of the partners and those individuals who participated in the process. I am certain that this document will prove to be a useful and important tool in the City’s on-going efforts to address fair and affordable housing issues,” acknowledged Timothy Crawl-Bey, Director, City of Wilmington, Department of Real Estate and Housing.

Ann Marie Townshend, Director of Planning and Community Development for the City of Dover, said, “This study provides us with an opportunity to step back and look more closely at how our codes and business practices can be improved to ensure access to quality housing for all segments of our community.”

Some of the strategies identified and recommended in the *AI* to improve fair housing choice throughout Delaware include: increasing the supply of affordable and accessible units; revising the state’s Qualified Allocation Plan (QAP) to reflect Delaware’s commitment to affirmatively further fair housing; amending zoning ordinances to promote greater fair housing choice; creating more opportunities for fair housing outreach, education, training and real estate testing; and, ensuring that local jurisdictions that receive federal Community Development Block Grant and HOME Investment Partnerships funds understand their obligation to affirmatively further fair housing choice.



For more information about the *2011 Analysis of Impediments to Fair Housing Choice* or to view the Executive Summary and/or full document, please visit www.DeStateHousing.com, under menu tab Forms & Information/Publications.

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