

Delaware State Council on Housing



Annual Report
June 30, 2019



The Delaware State Council on Housing fully supports Equal Housing Opportunity, the principles of the United States Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Delaware Fair Housing Act (Delaware Code Title 6, Chapter 46), and the elimination of discrimination in housing based upon race, color, national origin, creed, sex, marital status, familial status, source of income, age, sexual orientation or disability.

Table of Contents

1. Executive Summary
2. Recommendations for Changes in Law/Policy/Funding
3. Housing Development Fund Activities
4. Non-Housing Development Fund Activities
5. Exhibits
6. Appendices
 - Appendix A: Enabling Legislation, Functions, and Organization
 - Appendix B: Delaware Housing Needs Assessment Overview

Executive Summary

As required by Senate Bill 86, as amended, and passed by the 144th General Assembly in January, 2008 (Exhibit 1), the Delaware State Council on Housing (hereafter referred to as the Council on Housing or Council) presents this Annual Report, covering July 1, 2018 – June 30, 2019. (The enabling legislation, functions and organization of the Council on Housing are contained in Appendix A to this report.)

The Council on Housing advises the Governor, General Assembly, and the Delaware State Housing Authority (DSHA) on housing matters and allows an avenue for citizen involvement. The Council continues to support DSHA's commendable progress in providing affordable housing and community revitalization to the state's low- and moderate-income families and neighborhoods. DSHA offers an array of well-managed and effective programs that address the range of housing needs experienced by Delaware households.

One of the primary state investments in the development of affordable housing is the Housing Development Fund (HDF). Significant funding for affordable purchase and rental housing continues under the HDF. In fiscal year 2019 alone the Council approved resolutions recommending approximately \$16.5 million in loans and grants from the Housing Development Fund resulting in the creation or preservation of 2,415 units of affordable housing or households assisted. These funds also supported homeless services, affordable rentals, homeownership, foreclosure prevention, housing rehabilitation, housing counseling, and coordinated planning for homeless services. Housing initiatives launched this year have created and sustained jobs in the building industry through the creation and rehabilitation of affordable rental housing sites and through the subsidizing of mortgages for first-time homebuyers purchasing new-construction single-family homes.

The Council believes that Delaware receives an excellent return on its investments in housing. Not only is every dollar allocated used for housing but every dollar spent out of the HDF is leveraged on average by \$4 of funding from other sources. In addition to direct leverage, investment in affordable housing spurs significant other economic activity and creates jobs. The 2017 Tax Cut and Jobs Act gave birth to the Qualified Opportunity Zones investment program, a federal initiative designed to attract new investment and promote job creation in economically struggling communities across the United States. Each of the nation's 8,700 designated Opportunity Zones census tracts, including Delaware's 25 census tracts, is intended to promote affordable housing and job creation.

We know investment in housing is good policy for business and the economy, for working families, and for community quality of life. The need for affordable housing in the State of Delaware remains great and is increasing. The foreclosure crisis and the related economic downturn have imposed great stress on the housing system and on working families with low incomes. As we look to the future we know that we need to maximize the positive impact we may have as our housing market, economy and neighborhoods still feel the lingering effects of the housing crisis. In addition to a report on the work of the Council and the Housing Development Fund, this report includes a set of policy recommendations formulated by the Council to address these pressing housing issues.

Recommendations for Changes in Law/Policy/Funding

The members of the Council on Housing congratulate Governor Carney and the members of the General Assembly for their continued support of affordable housing and community development programs that benefit Delaware's families, neighborhoods and communities. The Housing Development Fund, Affordable Rental Housing Program, State Rental Assistance Program (SRAP), Strong Neighborhoods Housing Fund (SNHF) and Downtown Development Districts (DDD) program represent diverse investments that reflect how impactful housing is to positive social and economic outcomes.

We commend the Governor and General Assembly for again investing in neighborhood redevelopment with the addition of \$3 million for the Strong Neighborhoods Housing Fund in the FY2020 budget. This fund, first established by an allocation of settlement funds in FY2015, targets the redevelopment of vacant and abandoned property in distressed neighborhoods. Since its creation, the SNHF has invested \$11.25 million to impact over 200 homes in distressed neighborhoods from Wilmington to Laurel, leveraging over \$34 million in other private investment in these projects. We are also excited to see the benefits of the Downtown Development District program extended to more communities with the designation of additional districts in 2019.

We are also optimistic about the establishment of the federal Opportunity Zones in 2018, and commend the State's efforts to facilitate investment in the 25 designated Opportunity Zone census tracts in Delaware. Selecting only 25 census tracts for this designation, the maximum Delaware was allowed, was surely a difficult challenge, when so many tracts are eligible and many communities could benefit. The Council would support the designation of additional Opportunity Zones, should Congress allow future expansion of this program.

Safe, decent and affordable homes are a part of Delaware's infrastructure and support for these efforts should not be an afterthought in the budget process. It is critical that funding for these programs be prioritized and reliable. A secure place in the State's annual base budget and one or more dedicated revenue sources are necessary to ensure long-term sustainable funding.

The Council opposes the dramatic funding cuts to federal programs that have been proposed in recent years. These cuts, or even elimination, as has been proposed for the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, would increase affordable housing needs in Delaware and demand on state resources.

We welcome the General Assembly's and Governor's housing-related policy initiatives accomplished in 2019:

- Extending the Automatic Residential Mortgage Foreclosure Mediation Program through December 31, 2024 ([HB 68](#));
- Updates to the Manufactured Home Owners and Community Owners Act, as recommended by the House Task Force established in 2018 to review the Act ([HB 45](#)); and
- Establishing a Manufactured Home Owner Attorney Fund with existing assessments on lots rented in manufactured home communities to provide legal representation and advocacy for manufactured home owners. ([HB 46](#)).

Based on the Council's experience and review of research such as the Delaware Housing Needs Assessment 2015-2020, we believe the following seven principal objectives should continue to guide Delaware's efforts with the ultimate goal of providing affordable housing options to its citizens while targeting community development and strengthening communities:

1. Preserve and expand the availability of affordable rental housing in Delaware;
2. Increase access to homeownership for qualified first-time and low-income homebuyers, continuing to support DSHA financing tools that help families achieve homeownership;
3. Substantial investment in Delaware's housing stock to improve substandard conditions;
4. Promote the development of energy efficient homes;
5. Promote the development of accessible dwellings to meet needs of Delawareans with disabilities and the state's aging population;
6. Implement ways to offer better housing solutions to extremely-low-income families; and
7. Advance policies that promote diverse and inclusive communities and offer equal access to housing for all of Delaware's residents.

Specifically, we recommend that the Governor, General Assembly, the Director of DSHA and other local, county and state officials collaborate and focus to maximize impact of scarce resources to:

1. Support the Housing Development Fund by increasing the General Fund base budget and Affordable Rental Housing Program (ARHP) in the bond bill, as these funds are focused on creating and preserving affordable rental housing, the State's most pressing housing need.
 2. Support financial mechanisms and programs (including the Housing Development Fund) to increase responsible homeownership, and help preserve homeownership for homeowners needing assistance with home repair or who are facing foreclosure and able to regain financial stability. Homeownership is a critical economic driver, but also one of the most important ways low- and moderate-income families build wealth.
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3. Increase funding for the State Rental Assistance Program (SRAP). SRAP provides rental housing options for low-income youths exiting foster care, reuniting families, and people exiting or at risk of entering Delaware's long-term care institutions. SRAP is a proven program that serves the needs of Delaware's most vulnerable, but the needs exceed resources. While capacity has been added specifically for the population served by the Division of Substance Abuse and Mental Health (DSAMH), the annual budget allocation of \$3 million has not been increased since it was first included in the Operating Budget in FY2013.
 4. Strengthen the State's Fair Housing laws to create protections to end housing discrimination and promote fair housing opportunities for all, particularly historically marginalized groups. Other policies such as the Landlord Tenant Code, local planning policies, credit and arrest and conviction history checks, and others, can also have a disparate impact on protected classes and should be reviewed. The current statewide effort to develop a new Analysis of Impediments to Fair Housing Choice study will produce many such recommendations, which should be carefully considered and supported.
 5. Invest in strategies that reduce and prevent homelessness in Delaware by supporting systems change that advances evidence-based best practices in response to local needs and increasing investments in these programs. Approaches such as prioritizing low-barrier permanent housing, outreach, and rapid rehousing, have been successful in the effort to end veteran homelessness.
 6. Reduce regulatory barriers to the development of affordable housing such as conditional zoning for higher densities, and reduce or eliminate impact fees. Housing must be a critical component of local and economic development planning to foster affordable housing growth that is integrated both in the community and accessible to employment opportunities and transportation.
 7. Advance State, County and local policies and strategies that address blight in distressed neighborhoods and rebuild successful downtown areas as vibrant places to live, work, and engage in community life. Ongoing funding for the Downtown Development Districts (DDD) program and the Strong Neighborhoods Housing Fund, created to address vacant, abandoned or foreclosed properties as part of neighborhood revitalization efforts, is critical to these goals.

HDF Activities

The Housing Development Fund (HDF) is authorized under Title 21 of the Delaware Code and provides financing for developers and homeowners through sponsor agencies. Activities of the sponsor agencies include the acquisition and/or rehabilitation of existing housing, the adaptive re-use of non-residential buildings, and new construction to provide affordable housing to low- and moderate-income families and individuals in Delaware.

The HDF is funded through a number of sources. The state allocates a base budget in the amount of approximately \$4 million from the General Fund each year. The Housing Development Fund received an additional allocation of \$6.0 million in the State Fiscal Year 2019 Bond Bill earmarked for the affordable rental housing development. In addition to state funding, the HDF receives income from a portion of the Recorder of Deeds fee – a dedicated revenue source. Lastly, income generated from interest earnings and repayments of HDF loans are recycled back into the fund.

In FY19, the Council recommended the funding of seventeen loans and grants for a total of approximately \$16.5 million to organizations working in affordable rental housing, homeownership, housing counseling and homeless services. In all, HDF funds supported the creation and/or preservation of 2,415 units of affordable housing or households assisted. An overview description of the FY19 Allocations is included in Exhibit 2.

HDF INCOME SOURCES IN FY 2019	
Base Budget (General Fund)	\$4,000,000
Affordable Rental Housing Program (Bond Bill)	\$6,000,000
Recorder of Deed Fees	\$1,055,331
Interest Income	\$4,099,711
Loan Repayments	\$6,165,353
Fund Transfers	\$55,123
Total	\$21,375,518

HDF Project Highlight: Ministry of Caring – Village of St. John

The Ministry of Caring Inc. repurposed the former Episcopal Cathedral and built a 53-unit affordable housing complex for income-eligible seniors (62 and older) located in Wilmington’s Old Brandywine Village.

Appropriately named the Village of St. John, the existing buildings were restored to meet historic requirements, including preservation of interior woodwork, repointing of the stone façade, repair of the slate roof, and include a new management office and shared community meeting space. During the rehabilitation, the Ministry of Caring received technical assistance from NCALL Research Inc. in the development of the projects. The existing buildings were renovated to preserve 49 one-bedroom units and 4 two-bedroom units. Eleven units are fully accessible. Seventeen apartments are located in the existing historic church and dean’s house, and 36 are located in a new 3-story addition. All 53-units are equipped with Energy Star water heaters, furnaces, dishwashers, range/ovens and refrigerators.

The Housing Development Fund supported this project with a \$2.6 million loan. The Ministry of Caring was also awarded about \$780,000 in Low-Income Housing Tax Credits which will leverage \$8.4 million in equity through other agencies and programs like Historic Tax Credits, philanthropic support, additional loans from New Castle County and City of Wilmington HOME funds.



HDF Project Highlight: Home4Good

Delaware State Housing Authority (DSHA) and the Federal Home Loan Bank of Pittsburgh (FHLBank Pittsburgh) announced \$1.2 million in Home4Good funding awards to programs across the state working to reduce homelessness. The funding will be used to address four key areas: homelessness prevention, homelessness diversion, rapid re-housing, and innovation. Thirteen programs from 10 organizations in Delaware received funding.

DSHA contributed \$500,000 for the Home4Good award recipients, and FHLBank Pittsburgh provided \$700,000 for a total of \$1.2 million. The first year of Home4Good funding is supporting two new initiatives in Delaware, legal services focused on eviction prevention and the establishment of housing locator services in Sussex County. Housing locators are a growing national practice to assist homeless services programs with identifying and maintaining relationships with potential landlords.

Home4Good was created by FHLBank Pittsburgh and is being administered by DSHA. The funding announced is being distributed as grants to organizations that help individuals retain or find housing, provide supportive services to those facing homelessness or address other unmet needs within the existing homeless provider network. Priorities were set in conjunction with the Delaware Continuum of Care in support of the CoC's Action Plan to End Homelessness to build capacity in key areas and support new innovative ideas. The strong funding infrastructure for prevention and rapid rehousing under the HDF programed, positioned Delaware well to demonstrate that additional funds like Home4Good would be used effectively in Delaware.

"FHLBank Pittsburgh is privileged to partner with DSHA and our member institutions to provide these much-needed funds to programs working to end homelessness in Delaware," said Winthrop Watson, FHLBank Pittsburgh's President and Chief Executive Officer. "This is part of a comprehensive initiative in which more than \$7 million in Home4Good grants have been awarded to support 80 programs across Delaware, Pennsylvania and West Virginia."



Focus Area	Organization	Program Name	Target Area	Funding Amount
Rapid Re-Housing	Catholic Charities	Rapid Re-Housing Service	Statewide	\$50,000
	Family Promise of Northern New Castle County	Rapid Re-Housing, Pathway to Housing	New Castle County	\$100,000
	Ministry of Caring	Rapid Re-Housing	Statewide	\$100,000
	People's Place	Rapid Re-Housing	Kent County	\$80,000
	YWCA of Delaware	Rapid Re-Housing	Statewide	\$100,000
Homelessness Diversion	Family Promise of Northern New Castle County	Shelter Diversion – Pathway to Diversion	New Castle County	\$50,000
	YWCA of Delaware	YWCA Diversion Program	New Castle County, Sussex County	\$50,000
Homelessness Prevention	Catholic Charities	Basic Needs	Statewide	\$50,000
	Rehoboth Community Resource Center	Homelessness Prevention	Kent County, Sussex County	\$115,000
	Lutheran Community Services	Homelessness Prevention	New Castle County	\$115,000
	West End Neighborhood House	Statewide Security Deposit Program	Statewide	\$90,000
Innovation	Community Legal Aid Society, Inc.	Legal Aid for Eviction Defense	Statewide	\$225,000
	Sussex Community Crisis Housing Services	Housing Locator	Sussex County	\$75,000

Non-HDF Activities

In an effort to become knowledgeable on housing matters and to influence housing policy more broadly,

Council also engaged in the following activities:

- 1) Council provided testimony supporting increased funding for the Housing Development Fund at public hearings during the state budget process including the Budget Public Hearing, Joint Finance Committee Hearing, and Bond Bill Committee Hearing.
- 2) Individual members of the Council attended many housing workshops and trainings, conferences and other events, served on funding review panels, and participated in housing studies.
- 3) Council held a community forum to begin discussions to address housing regulatory barriers and the demographic homeownership gap in Delaware. The forum was held with real estate professionals, housing counselors, lenders, and service providers to identify barriers and possible solutions. The Council on Housing is very interested in the growth of the homeownership gap and the Housing Policy committee has begun analyzing the state's programs and programs nationwide to find best practices to apply here in Delaware.
 - a. The graphs below show the homeownership gap both nationwide as well as in Delaware from 2000-2017.

	UNITED STATES			Changes in Homeownership Rate		
	2000	2007	2017	2000 – 07	2007-17	2000 – 17
White (%)	71.3	72.2	69.4	.9	-2.8	-1.9
Black (%)	46.3	46.5	41.4	0.2	-5.1	-4.9
Hispanic (%)	45.7	49.9	47.2	4.2	-2.7	1.5
All (%)	66.2	67.2	63.9	1.0	-3.3	-2.3

	DELAWARE			Changes in Homeownership Rate		
	2000	2007	2017	2000 – 07	2007-17	2000 – 17
White (%)	78.6	79.1	77.7	0.5	-1.4	-0.9
Black (%)	50.4	50.8	50.2	0.4	-0.6	-0.2
Hispanic (%)	43.0	48.1	50.7	5.1	2.6	7.7
All (%)	72.3	72.5	70.9	0.2	-1.6	-1.4

Source: U.S. Census Bureau, 2000 Census and American Community Survey 1-year estimates



*Back row (left to right): Douglas A. Motley, Francis R. Julian, Donna G. Mitchell, Connie S. Harrington,
Dianne W. Casey, Norma H. Zumsteg, Hugh D. Leahy*

Front Row: Ralph W. Peters, Corrine M. Massey, Vincent M. White

Exhibits

Exhibit 1:

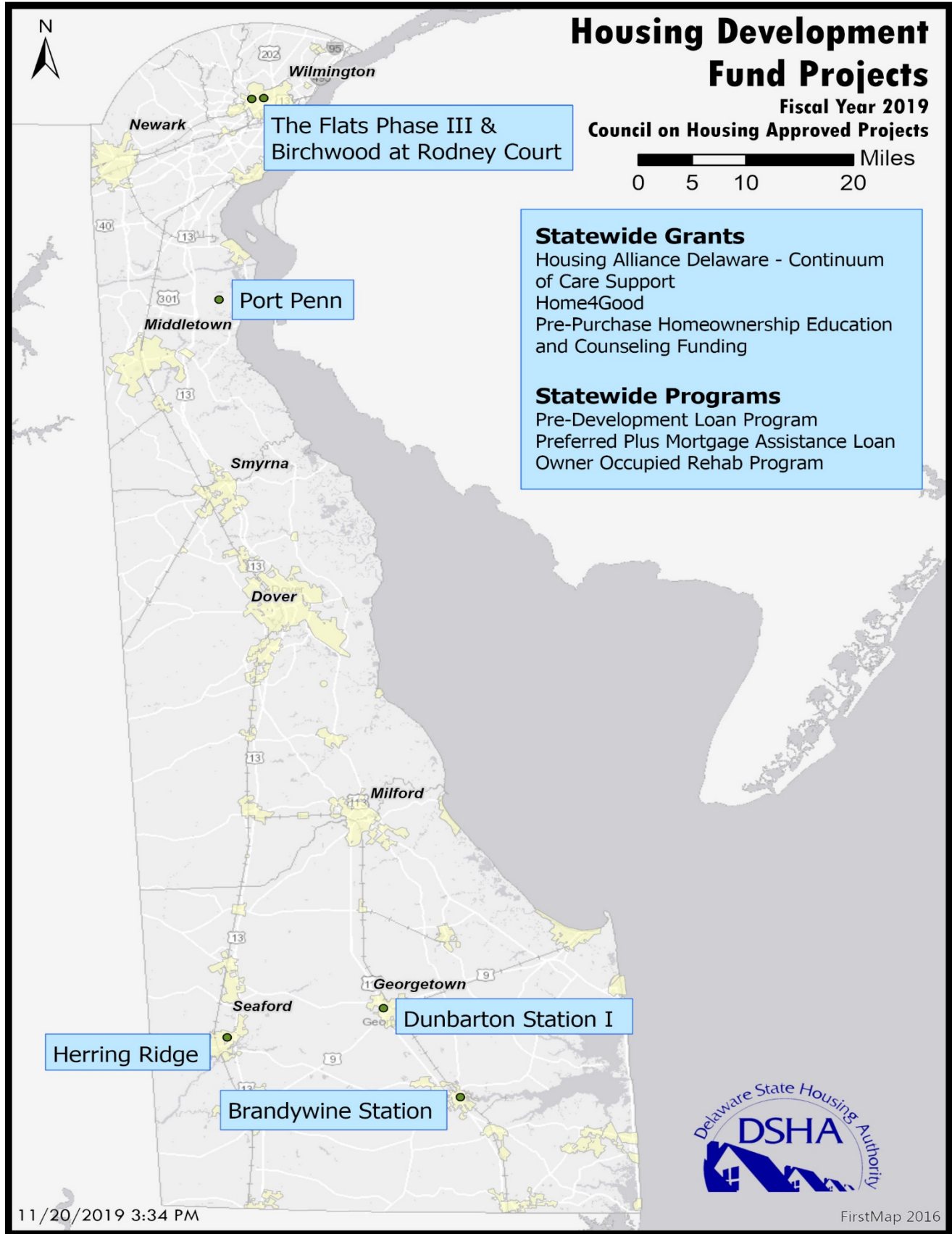
Chapter 40 of the Delaware State Code, states that, “The Council shall issue an annual report to the Governor, the Housing Director and the General Assembly on its activities, as well as the housing needs of this State, key statistics and trends, HDF expenditures and any recommendations for changes in law, policy and/or funding related to housing.”

Exhibit 2:

Housing Development Fund FY 2019 Council Approved or Recommended Funding Detail:

COH Approved Projects in FY19	Location	Rental Units	Homeownership	Council Date	Loan Amount	Grant Amount
Housing Alliance Delaware- Continuum of Care Support	Statewide	N/A		8/8/2018		\$202,615
Brandywine Station	Millsboro	56		8/8/2018	\$3,965,505	
Connections Community Support Programs, Inc.- Port Penn	Port Penn	10		10/10/2018	\$490,093	
The Flats, Phase III	Wilmington	77		10/10/2018	\$1,213,506	
Pre-Development Loan Program	Statewide	N/A		11/14/2018	\$500,000	
Preferred Plus Mortgage Assistance Loan	Statewide	N/A	1,425	12/12/2018	\$1,500,000	
Owner Occupied Rehab Program	Statewide	N/A	12	12/12/2018	\$500,000	
Birchwood at Rodney Court	Wilmington	51		12/12/2018	\$1,800,000	
Pre-Purchase Homeownership Education	Statewide	N/A	400	2/13/2019		\$300,000
Herring Ridge	Seaford	34		4/10/2019	\$4,321,533	
Home4Good- Homelessness Funding	Statewide	318		4/10/2019		\$500,000
Dunbarton Station I	Georgetown	32		5/8/2019	\$2,468,876	
FY2019 Total		578	1,837		\$16,759,513	\$1,002,615

Exhibit 3:



Appendix A: Enabling Legislation, Functions, and Organization

The Council on Housing is authorized by the Delaware Code, found at Title 31, Chapter 40, Subchapter IV, §4040. Its principal duties are to study, research, plan and advise the Governor, Housing Director and General Assembly on housing matters and recommend funding of loans and grants through the Housing Development Fund. The Council on Housing consists of 11 members appointed by the Governor, and meets the second Wednesday of each month. The Council's meeting minutes, agendas and bylaws are available at <http://www.destatehousing.com/DirectorsOffice/council.php>.

According to state code, Council membership must include 2 members from each county, 2 members that reside in the City of Wilmington and 3 members at large, 1 of which is a member of a tenant organization and there shall be no more than a bare majority representation of one major political party over the other major political party. The term of appointment to the Council is 3 years. Members are eligible for reappointment.

The members of Council as of June 30, 2019 are:

Vincent M. White (Chair)

Dianne W. Casey (Vice Chair)

Donna G. Mitchell

Connie S. Harrington

Francis R. Julian

Douglas A. Motley

Corrine M. Massey

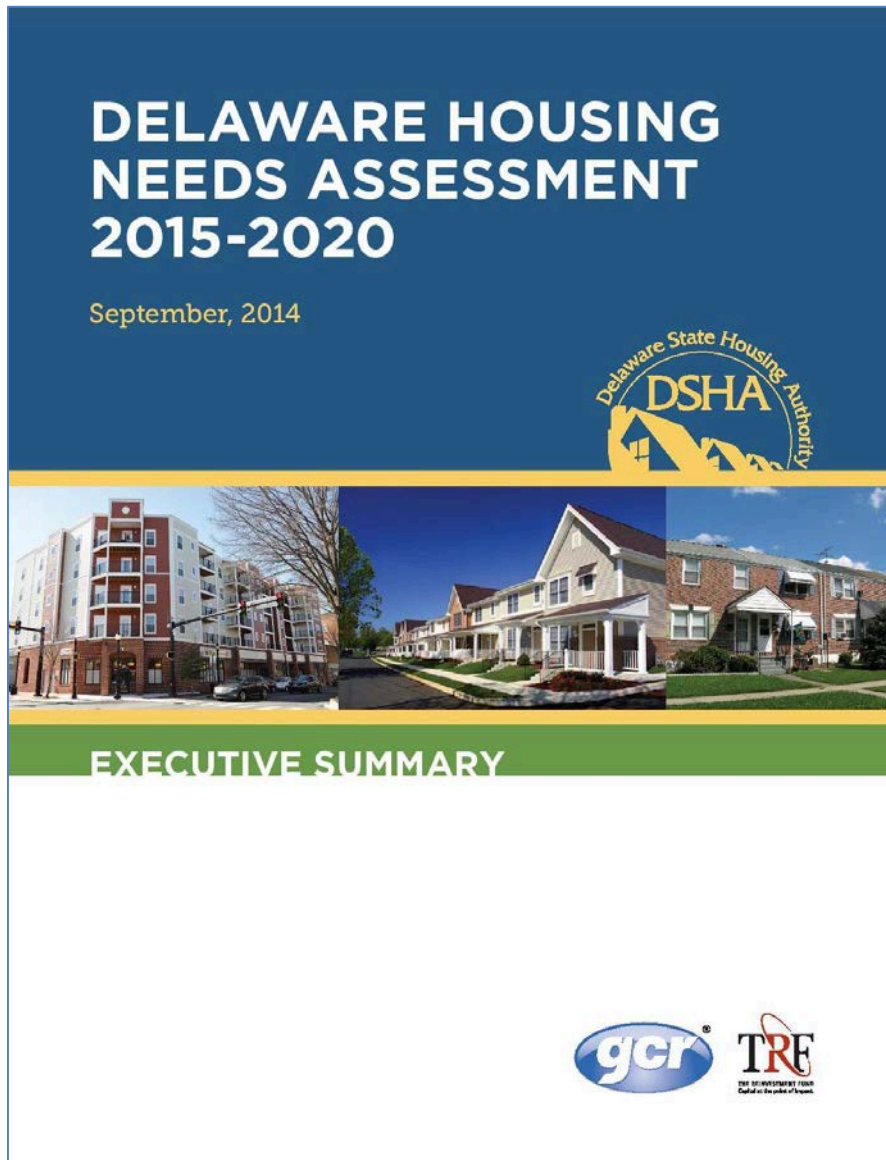
Garrett Grier

Norma H. Zumsteg

Four (4) standing committees – Loan Review, Communications, Operations, and Housing Policy – support the work of the Council. The Loan Review committee reviews Housing Development Fund applications with DSHA staff prior to action by the full Council and determines which applications are ready for full Council consideration. The Communications committee prepares and disseminates communications to the Governor, members of the General Assembly and the public. The Operations committee oversees all governance, compliance, nominating and member services duties of Council. The Housing Policy Committee assists the Council to review program policies concerning activities conducted by the Delaware State Housing Authority and to develop sound policy positions regarding affordable housing needs and initiatives in Delaware.

Appendix B: Delaware Housing Needs Assessment Overview

The following is a reproduction of the Overview taken from the Executive Summary of the Delaware Housing Needs Assessment 2015-2020 for the state of Delaware study conducted by the Delaware State Housing Authority. The excerpt is included here with the permission of DSHA. The full report is available at www.destatehousing.com.



DELAWARE HOUSING NEEDS ASSESSMENT



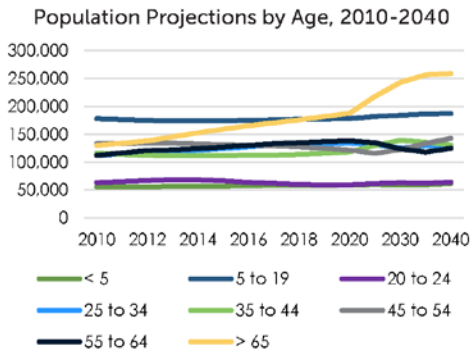
The Delaware State Housing Authority's *Housing Needs Assessment, 2015-2020* addresses the state's most pressing housing issues and provides an estimate for future housing demand between 2015 and 2020. The report was developed over a one-year period, from September 2013 through August 2014, using quantitative data and feedback from housing stakeholders, real estate developers, lenders and policy makers.

Because Delaware has a variety of housing markets, the study also illustrates housing needs within neighborhoods and market areas. This will assist policy makers to tailor program responses to neighborhood needs and local markets, where issues of affordability, fair housing, housing shortages and blight are most relevant.

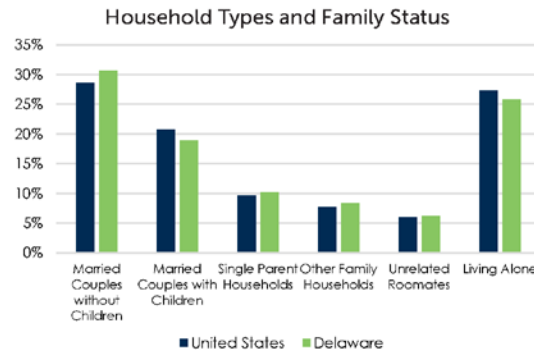
DEMOGRAPHICS

Key Facts

- Delaware is a fast-growing state, estimated to add 42,000 households between 2010 and 2020, representing 12% growth over a 10-year period.
- Household growth can largely be attributed to the influx of retirees into Delaware, attracted by tax incentives, relatively affordable housing stock and beach communities. Over 80% of projected household growth is from out-of-state households moving to Delaware.
- Delaware is less diverse racially and ethnically than national average, with 34% of the population identifying as minority, compared to the 37% in the U.S. (Minority defined as all who identify as non-white and/or Hispanic). 61% of minority households are non-Hispanic African Americans, and 23% are Hispanic. More than half of the state's Hispanic households live in the North New Castle County submarket, with significant populations also in Sussex County.
- Households are becoming smaller, impacting the types of housing most in demand. There are more unmarried adults and couples without children than in previous generations, increasing the demand for smaller units. Married couples without children and single individuals without children account for 31% and 26% of all households, respectively.



Source: Delaware Population Consortium, October 2012

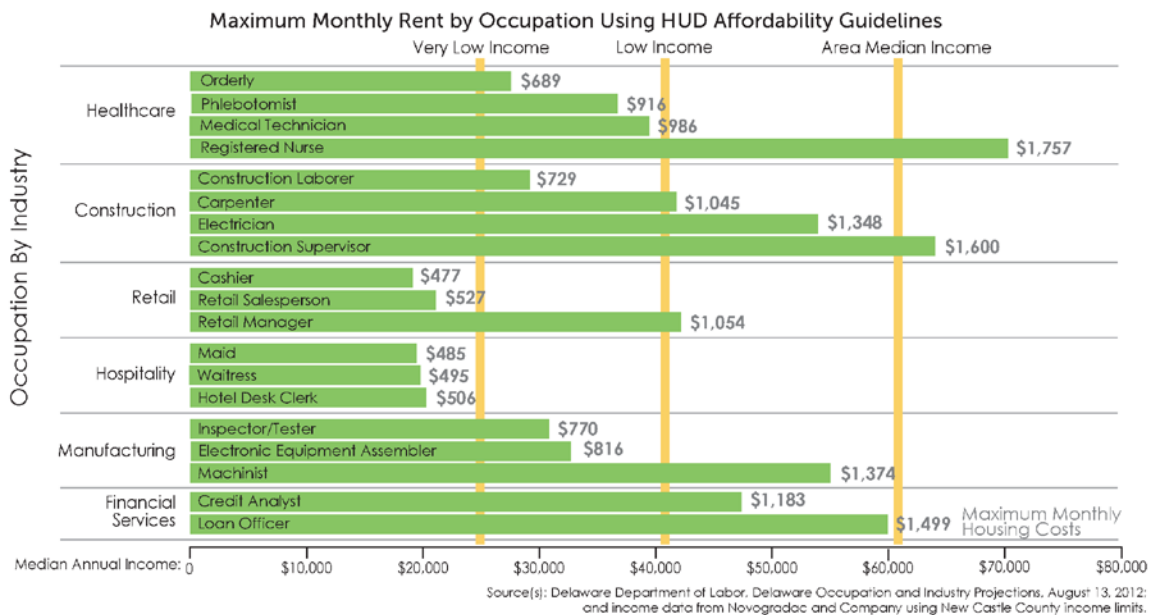
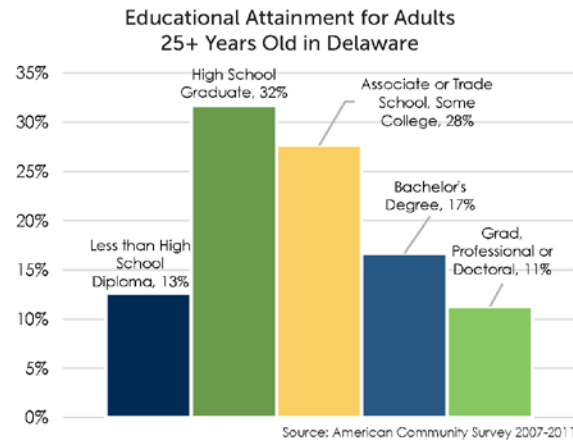


Source: American Community Survey, 2007-2011

ECONOMY

Key Facts

- The economic downturn of 2006-2010 substantially impacted Delaware's economy. The unemployment rate spiked from 3.4% in October 2006 to 8.4% in December 2009, and as of July 2014, is 6.2%, matching the U.S. unemployment rate of 6.2%. Industries with the biggest relative job losses were the banking and credit industries, manufacturing, and construction.
- The state's economy is slowly recovering, and is expected to add 48,450 jobs between 2010 and 2020, representing a 1.07% annual job increase. Occupations with the greatest net job gains include cashiers, retail salespersons and managers and nurses. Many current and future workers in the fastest growing industries and occupations earn low wages, making it challenging to afford market rate rental housing, let alone buy a home. For example, a cook earns below \$30,000 a year and can afford a monthly mortgage or rent payment of \$564.
- Delaware's top five industries are Finance and Insurance; Arts and Entertainment; Management of Companies; Utilities; and Healthcare. With the exception of Arts and Entertainment, the majority of these jobs require specialized training and a post-secondary education. Yet 13% of working-age Delawareans have no high school degree, and another 32% have only a high school degree, limiting the ability of many workers to access these higher paying jobs.

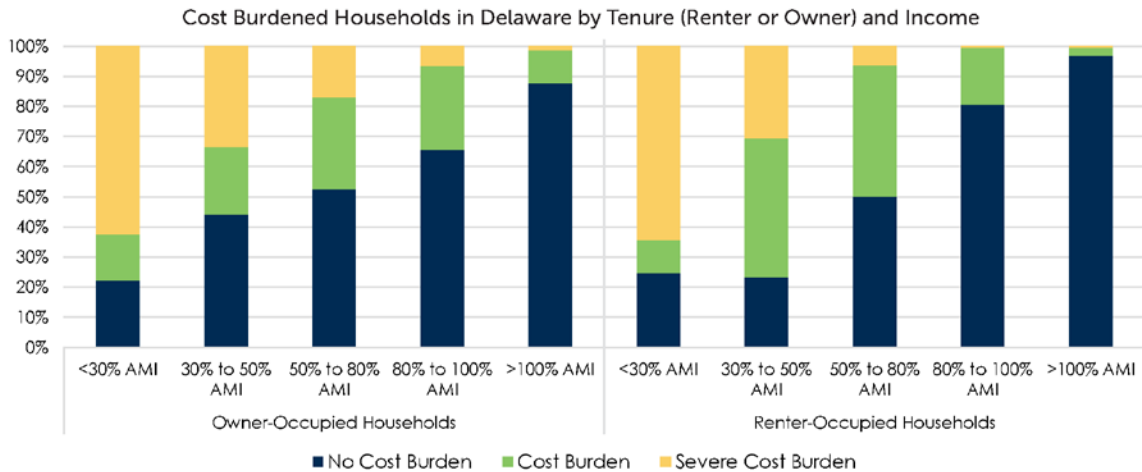


DELAWARE HOUSING NEEDS ASSESSMENT

HOUSING CHALLENGES

The *Delaware Housing Needs Assessment* addresses the housing challenges families face in securing decent housing that is affordable to them. The analysis relies on a dataset published by HUD, the Comprehensive Housing Affordability Strategy (CHAS), which reports the number of households living with housing conditions, defined as follows:

- **Cost Burden** - A household is paying more than 30% of their income on housing, leaving limited funds for other necessities like food, clothing and healthcare. Households paying more than 50% of their income on housing are severely cost burdened.
- **Overcrowding** - A household is living in overcrowded conditions if there are more people than rooms. Severe overcrowding is when there are more than 1.5 persons per room.
- **Inadequate Conditions** - A household is living in inadequate conditions if they do not have complete kitchen facilities (consisting of a sink, kitchen and stove) or complete bathroom facilities (consisting of a sink, toilet, and tub or shower).
- There are currently 44,000 renters and 70,000 owners with housing challenges in Delaware, equivalent to 51% of all renters and 21% of all owners.
- Among renters, the greatest need is among very low and extremely low income renters (<30% AMI or <30% AMI), where 18,365 very low and extremely low-income renter households - with income below about \$25,000 - are severely cost burdened, paying more than 50% of their income for housing costs.
- Among homeowners, the greatest need is among extremely low income homeowners (<30% AMI), where 78% are burdened by the cost of housing, and 63% pay more than 50% of their income on housing costs.
- Hispanic (of any race) and African American homeowners are disproportionately cost burdened in comparison to White, non-Hispanic homeowners. 47% of Hispanic homeowners and 37% of African American homeowners pay more than 30% of their income on housing, compared to 12% among White, non-Hispanic households.



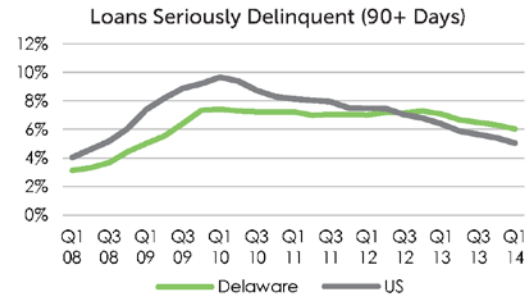
HOUSING CLIMATE

Key Facts

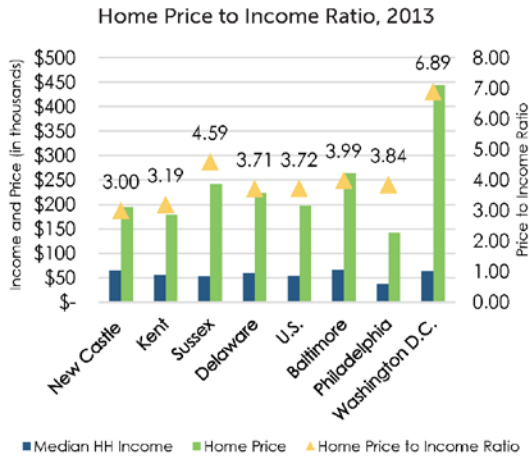
- Delaware's housing market has been extremely volatile in the past decade due to the housing bubble and ensuing collapse of the housing market, leading to an increase in foreclosures and lower home values. From 2006 to 2013, the median sale price for all homes dropped approximately 15%, while the percent of loans past due increased from 3.5% in 2006, peaked at 9.2% in 2010, and had fallen to 6.8% in the second quarter of 2014.
- Fewer households of all ages are homeowners. The greatest drop in homeownership rates is among 35 to 44 year old homeowners, followed by homeowners less than 35 years old, reflecting changes in housing preference, high unemployment and more stringent lending practices.
- More households are renters now than any time in the past 20 years, increasing demand for rental housing stock and limiting availability of rental housing for low income households. Because residential construction has largely focused on single family development in the past two decades, much of the current rental housing stock is older and likely in need of repairs.

	Delaware		U.S.	
	Number	%	Number	%
All Housing Units	403,095	100%	131,034,946	100%
Occupied Rental Units	90,029	22%	38,864,600	30%
Occupied Owned Units	242,808	60%	75,896,759	58%
Vacant Units	70,258	17%	16,273,587	12%
For Rent or Rental	12,103	3%	3,923,897	3%
For Sale or Sold	8,904	2%	2,520,015	2%
Seasonal	38,890	10%	4,885,710	4%
Migrant Workers	182	0%	34,398	0%
Other	10,179	3%	4,909,567	4%

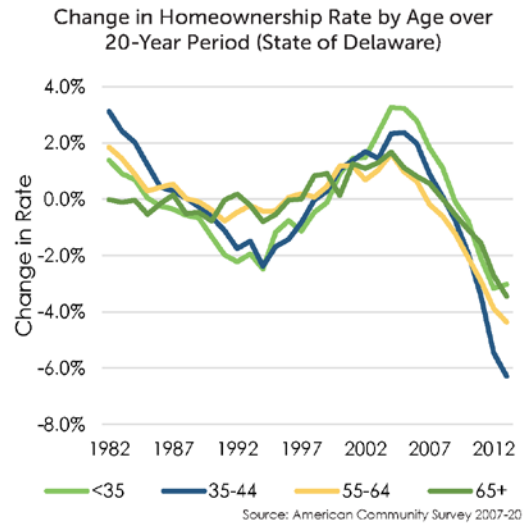
Source: American Community Survey 2007-2011



Source: Mortgage Bankers Association, National Delinquency Survey



Source: American Community Survey 2007-2011



Source: American Community Survey 2007-2011

For the full report and interactive reporting portal, please visit: <http://www.destatehousing.com>

DELAWARE HOUSING NEEDS ASSESSMENT

Delaware State Council on Housing

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