

FAIR HOUSING GOALS AND PRIORITIES

Goal #1: Increase the supply of affordable housing in high-opportunity areas	Contributing Factors	Metrics, Milestones, and Timeframe	Responsible Partners
1. Prioritize CDBG and HOME funds and LIHTC tax credits for family developments in high-opportunity areas, and further incentivize LIHTC family development in areas of opportunity through set asides, basis boosts, and/or increased competitive points.	Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Lack of affordable, accessible housing in a range of sizes; Land use and zoning laws; Community Opposition	Set aside CDBG and HOME funds for family developments in high-opportunity areas: 1-5 years. Revise LIHTC to further incentivize family development in high-opportunity areas: 1-5 years. Regularly review and report on performance: 1-5 years.	DSHA, New Castle County, and City of Wilmington
2. Explore developing inclusionary zoning and /or housing trust fund programs in Kent County and the larger jurisdictions of Wilmington, Newark, and Dover. Evaluate and improve existing inclusionary zoning programs and/or housing trust funds in New Castle and Sussex Counties through additional incentives to increase production of affordable family units in high-opportunity areas.	Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Lack of affordable, accessible housing in a range of sizes; Land use and zoning laws; Community Opposition	Review current inclusionary zoning programs and housing trust funds and make recommendations: 1-2 years. Compare jurisdictions that do and do not have these programs and explore feasibility of developing them in new areas: 1-2 years.	New Castle, Kent, and Sussex Counties, Cities of Wilmington, Newark and Dover
3. Explore changes to existing building and zoning codes to expand housing options to better fit housing needs such as permit accessory dwelling units, multifamily housing, and smaller lot sizes.	Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Lack of affordable, accessible housing in a range of sizes; Land use and zoning laws	Review existing building and zoning codes for opportunities to expand density: 1 year. Propose changes and study feasibility of those changes: 2 years.	New Castle, Kent and Sussex Counties, Cities of Wilmington, Newark and Dover

<p>4. Encourage local jurisdictions and counties to waive or reduce fees for affordable housing.</p>	<p>Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Lack of affordable, accessible housing in a range of sizes; Land use and zoning laws</p>	<p>Conduct outreach to decision makers in local jurisdictions regarding waiving or reducing fees: 1 year.</p>	<p>New Castle, Kent and Sussex Counties, Cities of Wilmington, Newark and Dover</p>
<p>5. New Castle County has used a portion of its HOME funds for affordable housing developments in low-income communities of color in the City of Wilmington. In an effort to eliminate housing policies that perpetuate segregation, the County will continue to prioritize its HOME funds for family affordable developments in high-opportunity areas.</p>	<p>Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Lack of affordable, accessible housing in a range of sizes; Land use and zoning laws</p>	<p>Revise HOME program guidelines to prioritize family affordable developments in high- opportunity areas throughout the County: 1-2 years.</p>	<p>New Castle County</p>
<p>6. Advocate for the repeal of SB 400, which requires DSHA to notify state senators and representatives of any tax credit, loan, or grant award for affordable housing development in their district. This is a significant impediment to Delaware’s duty to affirmatively furthering fair housing because it increases the likelihood of NIMBYism and its discriminatory effects.</p>	<p>Community Opposition; Siting selection policies, practices and decisions for publicly supported housing; Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Land use and zoning laws</p>	<p>Meet with state legislators to advocate for repeal: 1-2 years. Introduce legislation: 2-3 years.</p>	<p>General Assembly, Fair Housing Task Force, Consortium members, CLASI, housing advocates</p>

Goal #2: Preserve the existing stock of affordable rental housing	Contributing Factors	Metrics, Milestones, and Timeframe	Responsible Partners
1. For municipalities with complaint-driven code enforcement policies, review and revise as needed to require regular inspections to reduce displacement and fear of retaliation by landlords against tenants.	Displacement of residents due to economic pressures; Lack of access to opportunity due to high housing costs; Lack of affordable, accessible housing in a range of sizes	Review current policies and develop best practices for regular code inspection: 1-2 years. Revise policies: 2-3 years.	New Castle, Kent and Sussex Counties, Cities of Wilmington, Newark and Dover
2. Continue to extend affordability restrictions for properties with expiring subsidies through loan extensions, workouts, and buy-downs of affordability.	Displacement of residents due to economic pressures; Lack of access to opportunity due to high housing costs; Lack of affordable, accessible housing in a range of sizes	Conduct periodic review of expiring subsidies, etc.: 1-5 years. Extend affordability restrictions through loan extensions, workouts, and buydowns: 1-5 years.	DSHA, New Castle County, Cities of Wilmington, Newark and Dover

Goal #3: Prevent displacement of Black and Hispanic low- and moderate-income residents	Contributing Factors	Metrics, Milestones, and Timeframe	Responsible Partners
1. Improve protections for manufactured homeowners in leased land communities, including support to facilitate conversion of parks to cooperative or nonprofit ownership.	Displacement of residents due to economic pressures, Lack of affordable, accessible housing in a range of sizes	Develop best practices for reducing displacement of manufactured homes: 1-2 years. Develop new policies and introduce legislation to improve protections: 2-3 years.	General Assembly, Del. DOJ Consumer Protection Unit, Del. Manufactured Home Relocation Authority, DNREC, Fair Housing Task Force, Consortium members
2. Pilot a “Right to Counsel” program for low-income tenants facing eviction. This program can expand upon the eviction defense and appeals efforts recently launched funding through the Delaware State Housing Authority and FHLBank Pittsburgh’s Home4Good program.	Displacement of residents due to economic pressures; Private discrimination; Lack of affordable, accessible housing in a range of sizes; Admissions and occupancy policies and procedures, including preferences in publicly supported housing	Review existing Right to Counsel programs nationwide, develop guidelines, and identify funding sources: 1-2 years. Implement pilot program: 2-3 years.	General Assembly, Del. Courts, CLASI, Consortium members
3. Advocate for changes to the Delaware Code that would permit tenants to appeal decisions from the Justice of the Peace Court to Superior Court (and, from there, to appellate courts). Delaware is the only state that does not have an appellate pathway for landlord/tenant cases.	Displacement of residents due to economic pressures; Private discrimination	Work with legal services providers, legislators, and judiciary to amend current process: 1-2 years. Introduce legislation: 2-3 years.	General Assembly, Del. Courts, Fair Housing Task force, Consortium members, CLASI, housing advocates
4. Establish a minimum non-payment of rent threshold for evictions of \$100 and adopt a rule allowing tenant to cure by paying the full amount owed, up to and including date of trial for eviction.	Displacement of residents due to economic pressures; Private discrimination	Work with legal service providers, legislators, and judiciary to amend \$100 threshold for evictions: 1-2 years. Introduce legislation for minimum non-payment of rent and ability to cure: 2-3 years.	General Assembly, Del. Courts, Fair Housing Task Force, CLASI, housing advocates

Goal #4: Increase community integration for persons with disabilities	Contributing Factors	Metrics, Milestones, and Timeframe	Responsible Partners
1. Develop funding sources and policies to establish project-based rental assistance to create new permanent supportive housing through LIHTC and other financing programs, which is currently allowed and incentivized but lacks ongoing rental assistance.	Lack of access to publicly supported housing for persons with disabilities; Lack of affordable, accessible housing in a range of sizes; Lack of affordable, integrated housing for individuals who need supportive services;	Review funding sources and policies: 1 year. Develop new funding sources and policies: 2-3 years.	DSHA, Delaware Department of Health and Social Services (DHSS)
2. All Housing Authority Administrative Plans should adopt preferences for persons with disabilities who are at risk of institutionalization or have recently left institutions.	Lack of access to publicly supported housing for persons with disabilities; Lack of affordable, accessible housing in a range of sizes; Lack of affordable, integrated housing for individuals who need supportive services;	Review Administrative Plans of housing authorities: 1 year. Adopt preferences for people with disabilities: 2-3 years.	Consortium PHA members
3. Revise Delaware’s State Housing Code and encourage other jurisdictions to change the definition of a family so it does not limit the number of unrelated persons who can live together in a unit.	Occupancy codes and restrictions; Lack of affordable, accessible housing in a range of sizes; Lack of affordable, integrated housing for individuals who need supportive services;	Review other state housing codes, introduce legislation to revise the definition of family: 1-2 years.	General Assembly, State Council for Persons with Disabilities, Fair Housing Task Force, Consortium members, housing advocates
4. Continue to increase the supply of fully accessible units by continuing to incentivize the inclusion of additional accessible units in LIHTC developments.	Lack of access to publicly supported housing for persons with disabilities; Lack of affordable, accessible units in a range of sizes; Lack of affordable, integrated housing for individuals who need supportive services	Continue to incentivize the inclusion of additional accessible units in LIHTC developments: 1-5 years.	DSHA, DHSS

Goal #5: Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless	Contributing Factors	Metrics, Milestones, and Timeframe	Responsible Partners
1. Expand Delaware Fair Housing Act’s Source of Income protections to include voucher holders.	Community opposition; Impediments to mobility; Lack of access to opportunity due to high housing costs; Lack of fair housing outreach and enforcement; Private discrimination; Source of income discrimination	Work with legal services providers and legislators to advocate for expansion of source of income protections: 1-2 years. Introduce legislation: 2-3 years.	General Assembly, DDHR, Fair Housing Task Force, Consortium members, developers, management companies, CLASI, housing advocates, nonprofit organizations
2. For municipalities with crime-free housing and nuisance ordinances, advocate for their removal and advocate for legislation banning such ordinances.	Community opposition; Lack of fair housing outreach and enforcement; Private discrimination	Work with municipalities to remove crime-free housing and nuisance ordinances: 1-2 years. Introduce legislation: 2-3 years.	General Assembly, Fair Housing Task Force, Consortium members, CLASI, housing advocates
3. Require all rental and homeownership applications be available in Spanish and ensure paper copies are available for those without computer access.	Impediments to mobility; Lack of fair housing outreach and enforcement; Private discrimination; Lack of meaningful language access for individuals with limited English proficiency	Index applications and documents that do not already have translations available: 1 year. Develop translations and make electronic and paper copies available: 1-2 years	Consortium members
4. Ensure housing authorities have culturally competent translators available to their customers.	Impediments to mobility; Lack of housing outreach and enforcement; Private discrimination; Lack of meaningful language access for individuals with limited English proficiency	Review cultural competency of translators and interpreters serving housing authority customers: 1 year. Implement training and/or hire culturally competent translators and interpreters as appropriate: 2 years.	Consortium members

5. Cap rental application fees and eliminate fees for voucher holders in accordance with best practices.	Impediments to mobility; Lack of access to opportunity due to high housing costs; Lack of housing outreach and enforcement; Private discrimination	Review best practices on capping rental applications fees and eliminating voucher holder fees: 1 year. Implement best practice: 2-3 years.	Consortium members
6. Where possible, encourage landlords to follow HUD’s guidance on the use of criminal backgrounds in screening tenants.	Lack of affordable, accessible housing in a range of sizes; Community opposition; Impediments to mobility; Lack of access to opportunity due to high housing costs; Lack of fair housing outreach and enforcement; Private discrimination	Begin outreach to encourage landlords to follow HUD criminal background screening guidance: 1 year. Review landlord screening practices and implement more targeted outreach: 2-3 years.	Consortium members, General Assembly, management companies, and owners of affordable rental properties
7. Encourage inclusive credit screening practices that do not rely on FICO scores.	Lack of affordable, accessible housing in a range of sizes; Community opposition; Impediments to mobility; Lack of access to opportunity due to high housing costs; Lack of fair housing outreach and enforcement; Private discrimination	Conduct outreach and education on inclusive credit screening practices: 1-3 years.	Consortium members, General Assembly, LIHTC owners, management companies, and other owners of affordable rental properties
8. Convene the Fair Housing Task Force on a quarterly schedule to implement recommendations in the AI that are regional in nature.	Lack of affordable, accessible housing in a range of sizes; Community opposition; Impediments to mobility; Lack of access to opportunity due to high housing costs; Lack of fair housing outreach and enforcement; private discrimination	Convene the Fair Housing Task Force quarterly to review progress on Goals and Strategies: 1-5 years.	DDHR, Consortium members, CLASI, housing advocates, housing non-profits

Goal #6: Expand access to opportunity for protected classes	Contributing Factors	Metrics, Milestones, and Timeframe	Responsible Partners
1. Study and make recommendations to improve and expand Sussex County’s public transportation to ensure that members of protected classes can access jobs. Review public transportation options in New Castle and Kent Counties to ensure sufficient access to job centers and coordination among various agencies.	Location and type of affordable housing; Displacement of residents due to economic pressures; Location of employers; Availability, type, frequency, and reliability of public transportation; Lack of public investment in specific neighborhoods, including services or amenities	Review public transportation options in New Castle, Kent, and Sussex Counties: 1 year. Make recommendations to improve Sussex County public transportation: 2-3 years	Delaware Transit Corporation (DART), Del. Public Service Commission, Sussex County, New Castle County, Kent County, DSHA
2. Address the racial disparities in water and sewer hookups, water quality, and utility costs in Sussex County by targeting CDBG funding for infrastructure and public utility improvements to unincorporated communities of color where possible or near existing systems, and with community support.	Location and type of affordable housing; Location of environmental health hazards; Displacement of residents due to economic pressures; Lack of public investment in specific neighborhoods, including services or amenities	Develop plans and identify funding to address racial disparities in water and sewer: 1 year. Implement plans: 2-3 years	Sussex County, DSHA, Fair Housing Task Force, DNREC, DART, Public Service Commission, housing advocates, local municipalities as applicable

Goal #7: Reduce barriers to mobility	Contributing Factors	Metrics, Milestones, and Timeframe	Responsible Partners
1. Enact policies that provide formal periodic reviews of residency and other preferences for fair housing impacts.	Admissions and occupancy policies and procedures, including preferences in publicly supported housing; Impediments to mobility; Community opposition; Lack of access to opportunity due to high housing costs; Source of income discrimination; Quality of affordable housing information programs	Review current policies and survey stakeholders to determine the optimal number of reviews: 1 year. Develop and implement new policies: 2-3 years.	Consortium PHA members
2. Explore selective use of payment standards based on Small Area Fair Market Rents, to expand housing choice specifically in zip codes that are areas of opportunity.	Admissions and occupancy policies and procedures, including preferences in publicly supported housing; Impediments to mobility; Community opposition; Displacement of residents due to economic pressures; Lack of access to opportunity due to high housing costs; Source of income discrimination	Compare SAFMR for high-opportunity areas, to current payment standards, project amount of mobility adopting SAFMRs would encourage: 1 year.	Consortium PHA members, <i>Newark already implementing SAFMRs</i>
3. Ensure both written and oral briefing content for voucher holders addresses moves to opportunity; expand content as needed.	Admissions and occupancy policies and procedures, including preferences in publicly supported housing; Impediments to mobility; Community opposition; Lack of access to opportunity due to high housing costs; Source of income discrimination; Quality of affordable housing information programs	Develop training/script for staffers providing oral and written briefing on moves to opportunity: 1 year.	Consortium PHA members
4. Explore creation of mobility counseling program to support moves to opportunity.	Admissions and occupancy policies and procedures, including preferences in publicly supported housing; Impediments to mobility; Lack of access to opportunity due to high housing costs; Source of income discrimination; Quality of affordable housing information programs	Review model mobility programs: 1 year. Develop proposal for mobility program and explore feasibility: 2-3 years.	Consortium PHA members

<p>5. Institute regular landlord/ developer outreach to encourage participation in voucher programs, including periodic workshops and ongoing working group; and encourage use of landlord listing service <i>DelawareHousingSearch</i> to increase units in high-opportunity areas.</p>	<p>Admissions and occupancy policies and procedures, including preferences in publicly supported housing; Impediments to mobility; Community opposition; Lack of access to opportunity due to high housing costs; Source of income discrimination; Quality of affordable housing information programs</p>	<p>Develop new policies: 1 year. Start holding workshops and outreach activities: 2 years.</p>	<p>Consortium members, Delaware Public Service Commission, DDHR</p>
<p>6. Develop a model Affirmative Fair Housing Marketing Plan and support expanded affirmative marketing, including to Hispanic communities.</p>	<p>Source of income discrimination; Quality of affordable housing information programs</p>	<p>Develop Marketing Plan: 1-2 years.</p>	<p>Consortium PHA members, DDHR</p>