

**Delaware State Housing Authority**  
*Management Section*

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Presentation to the  
 Council on Housing  
 November 10, 2010

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**Staffing**

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- Public Housing 26
- Section 8 New Construction: 2
- Housing Choice Voucher: 5
- Resident Services: 7
- Waiting List Office: 6
- Support Staff: 3

<b>Total Staff</b>	<b>49</b>
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**Public Housing**

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- The daily management and maintenance of Public Housing units owned by DSHA;

	• Number of Apartment Communities: 9
	• Number of Scattered Site Homes: 14
	• Total Number of units: 508

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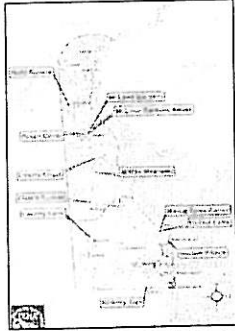
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### Map of Public Housing Sites



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### Project Based Section 8

- Management and maintenance of Huling Cove and Huling Cove Annex, Lewes, Delaware;
- Section 8 New Construction-Project Based housing for the elderly/disabled;
- Owned by DSHA through Huling Cove Housing Corp.;
- Total Number units 64

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### Housing Choice Vouchers

- Administration of the Housing Choice Voucher (HCV) Tenant Based Housing Assistance Programs;
- Participants rent from private owners
- Kent and Sussex Counties only
- Total Number HCV Vouchers: 905

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### ***Family Unification Program***

- Awarded to DSHA in October 2009
- Based on Housing Choice Voucher Program
- DSHA & Delaware Division of Family Services
- 50 Family Unification Vouchers
  - -30 For Youth Exiting Foster Care
  - -20 for Families w/children in foster care or about to be placed in foster care
- Utilized throughout all three (3) counties
- Clients case managed and referred by DFS

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### ***Moving To Work Program***

Moving to Work (MTW) is a demonstration program that provides Public Housing Authorities (PHAs) with the opportunity to design and test innovative, locally-designed strategies that:

- 1. Use Federal dollars more efficiently,
  - 2. Help residents find employment and become self-sufficient, and
  - 3. Increase housing choices for low-income families.
- Delaware is one of only 30 authorized MTW PHA's.

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### ***Moving To Work-Continued***

- Elderly/Disabled Residents are exempt from the MTW Program
- Mandatory Employment & education requirement for participants
- Housing assistance limited to Five (5) years, with one (1) year potential extension
- Rent capped at 35% with all funds over the capped amount going into an escrow account
- Safety Net for participants unable to achieve self-sufficiency and in compliance w/program

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### **Changes to MTW during FY2011**

- All Applicants must accept 1<sup>st</sup> available form of subsidy (Public Housing or HCV-Subject to Reasonable Accommodation)
- Elimination of Fair Market Renters in public housing
- Dedicated use of escrow funds for housing related expenses

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### **Potential Future Changes to MTW**

- Time limits for Safety-Net participants to assist more applicants from the waiting list
- Create new case management program specifically for Safety-Net participants in conjunction with time-limits
- Eliminate utility reimbursement payments for families where 100% of rent is subsidized
- Create alternative rent policies to simplify the calculation of subsidy and create administrative efficiencies

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### **Resident Services**

- Provides case management services to assist residents participating in the Moving To Work Program to achieve self-sufficiency;
- Meets with MTW participants quarterly to assess progress and monitor compliance;
- Provides counseling services, (financial literacy, resume writing, parenting classes, etc);

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### ***Waiting List Office-Liberty Court***

- Processes applications for Public Housing, Housing Choice Voucher Program and Huling Cove/Huling Cove Annex
- Interviews applicants and completes screening to verify eligibility:
  - Elderly/Disabled Applicants: 2,207
  - MTW Eligible Families: 5,237
  - Total Applicants (10/22/10) 7,444
  - Average Waiting Period:
    - Public Housing: 12-24 Months
    - Housing Choice Vouchers: 24-48 Months

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### ***Program Funding***

•Public Housing	\$2,378,020
•Housing Choice Vouchers	\$6,947,900
•Public Housing Capital Fund	\$ 841,644
•ARRA Capital Fund Formula	\$1,027,870
•ARRA Capital Fund Competitive	\$ 396,626

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### ***Capital Fund Projects-2010/2011***

- Part of the Five (5) year Capital Improvement Plan
- Updated annually based on need
- Projects funded for FY2010 and FY2011 through the Capital Fund included:
  - -Vinyl siding replacement
  - -Installation of a camera system
  - -bike path and playground
  - -HVAC replacements
  - -Improved site lighting

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### ARRA Capital Fund-Formula

- Awarded to DSHA 3/17/09
- All funds were obligated by 3/17/10 and fully expended by 9/15/10 (1 year-3months ahead of the Federal deadline)
- Included items already on the Five (5) year Capital Improvement Plan such as;
  - -Repaving parking lots
  - -Replacing roofs, gutters and downspouts
  - -Replacing windows and doors
  - -Renovating bathrooms
  - -Replacing playground equipment
- ARRA Funds Expended **\$1,027,870** 16

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### ARRA Capital Fund-Competition

- Eight (8) project applications were submitted for Federal Funding, Only two (2) were selected for Green Community funding:
  - Mifflin Meadows:
    - -Solar Panels for Community Building
    - -Community Bldg. HVAC unit
    - -Community Bldg. tank-less water heaters
    - -Replace parking lot lights w/LED units
  - Hickory Tree:
    - -Solar Panels for Community Building
- ARRA Funds **\$369,626** 17

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### Contact Us

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