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Delaware State Housing Authority

STATEWIDE HOUSING NEEDS ASSESSMENT

Client

Delaware State Housing Authority (DSHA). The authority is responsible for preparing and submitting Delaware's Consolidated Plan to HUD, allocating low income housing tax credits for the State of Delaware, and providing financing for multifamily housing. DSHA also issues mortgage revenue bonds for homeownership.

Project Description

Prepare a statewide housing needs assessment, including the following tasks:

- Evaluate economic conditions and trends
- Research demographic and housing trends
- Identify land use patterns and policies
- Evaluate quality of life issues
- Prepare an inventory of assisted housing
- Identify population groups in need of housing assistance
- Prepare demand forecasts for rental housing and homeownership
- Evaluate the housing needs of special geographic areas within the state

Challenges

DSHA officials were especially interested in evaluating the condition of the state's housing stock and projecting future needs.

Solution

Rather than use statistical indicators of housing condition, M&L performed both interior and exterior surveys in a statistical sampling of the state's housing stock. We compiled the results in a manner that can be used to benchmark future housing conditions

Benefits

While this project was completed in 2002, DSHA can use the results to determine the effectiveness of its housing programs, for both rental and homeownership programs, through 2007. DSHA staff can use the results to establish appropriate subsidy levels for homeownership and rental through 2007. DSHA staff can use the report data in support of its Five Year Consolidated Plan. On the basis of the needs assessment, DSHA can target assistance to the neediest geographical areas within the state.

Planning and Development Consultants