

DELAWARE STATE HOUSING AUTHORITY (DSHA) Frequently Asked Questions (FAQs)

Q. What is the Delaware State Housing Authority and why is it unique?

A. The Delaware State Housing Authority (DSHA) was created in 1968 as a public corporation in the Delaware State Department of Housing. In 1970, DSHA became part of the Department of Community Affairs and later, in 1987, joined the Delaware Economic Development Office. Recognizing the critical services provided by DSHA, Governor Thomas R. Carper established DSHA as an independent authority in the Executive Department in 1998, with its Director, Susan Frank, reporting directly to the Governor as a member of the Cabinet. This historical step cemented the role of affordable housing as a key aspect of State policy. DSHA has the power to make loans and grants to both for-profit and non-profit housing sponsors; to make loans to mortgage lenders and require that they use the proceeds to make new residential mortgage loans; to apply for and receive subsidies from the federal government and other sources; and to issue its own bonds and notes. In addition to its role as the State's Housing Finance Agency, DSHA is unique in that it also serves as a Public Housing Authority and acts as a Community Development and Planning Agency. As a Public Housing Authority, DSHA receives funding from HUD to build, own and operate public housing in Kent and Sussex counties, two of Delaware's three counties.

Q. Does the Delaware State Housing Authority (DSHA) provide emergency housing?

A. No. Please contact 211 for more information about emergency housing options in Delaware.

Q. Where does DSHA provide Public Housing or Housing Choice Vouchers (formally called Section 8 vouchers) assistance?

A. DSHA has public housing communities and housing choice vouchers located in Kent and Sussex Counties, Delaware. DSHA has one elderly public housing community located in New Castle County in Middletown, DE. For more information about public housing and housing choice voucher options located in New Castle County, Delaware, please contact the Wilmington Housing Authority at 302-429-6700, the New Castle County Department of Community Services at 302-395-5600 or the Newark Housing Authority at 302-366-0826.

Q. How do you apply for the public housing or housing choice voucher program through DSHA?

A. Please contact DSHA's waiting list office at 1-888-363-8808 or 302-739-6940. You can also apply online at www.destatehousing.com/renters . Currently, the waiting list time is approximately 18 months to 5 years.

Q. Does DSHA time-limit housing assistance in their public housing and housing choice vouchers programs?

A. Yes, residents in DSHA's public housing or housing choice voucher programs (unless they are classified as elderly or disabled) are time-limited to a subsidy maximum of 7 years while they participate in a mandatory self-sufficiency program called Moving To Work (MTW). At the end of the 7-year period, the family will no longer be eligible to receive housing assistance and will be required to either move from their public housing unit or assume the full amount of rent in their housing choice voucher unit.

Q. Does DSHA have a work requirement for public housing and housing choice voucher program participants?

A. Yes, unless the resident is elderly or disabled. The Moving to Work (MTW) Program is a mandatory self-sufficiency program designed to assist residents to establish future housing success and stable, gainful employment is a critical component toward housing success. All adult household members that are able to work are required to work unless they are in college or a job training course. In the first two years of the MTW program, residents are required to work at least 20 hours per week. By year three, the minimum work requirement increases to 25 hours. By year four, they must be at 30 hours per week. During the first 3 years of the program, education or job training courses can count toward the work requirement.