



Housing

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HOUSING

Certain populations still face a number of challenges in obtaining equal pay, equal access to housing, health care and other basic necessities. Contributing factors, relevant statistics, and recommendations are included in the Pace of Progress 2020. Its goal is to shed light on the current conditions in Delaware's communities of color in areas such as housing, education, health, and employment.

The Housing section presented by Sargent, Willauer, Alleyne, and Nunley touches on the following:

- Homeownership
- Cost Burdens
- Access to Financing
- Renting
- Evictions
- Homelessness
- Modern Day Segregation

FAST FACTS

Despite improvement on some measures over the last 20 years, the housing challenges facing Delaware's African-American and Hispanic households have in many ways only intensified since 1998.

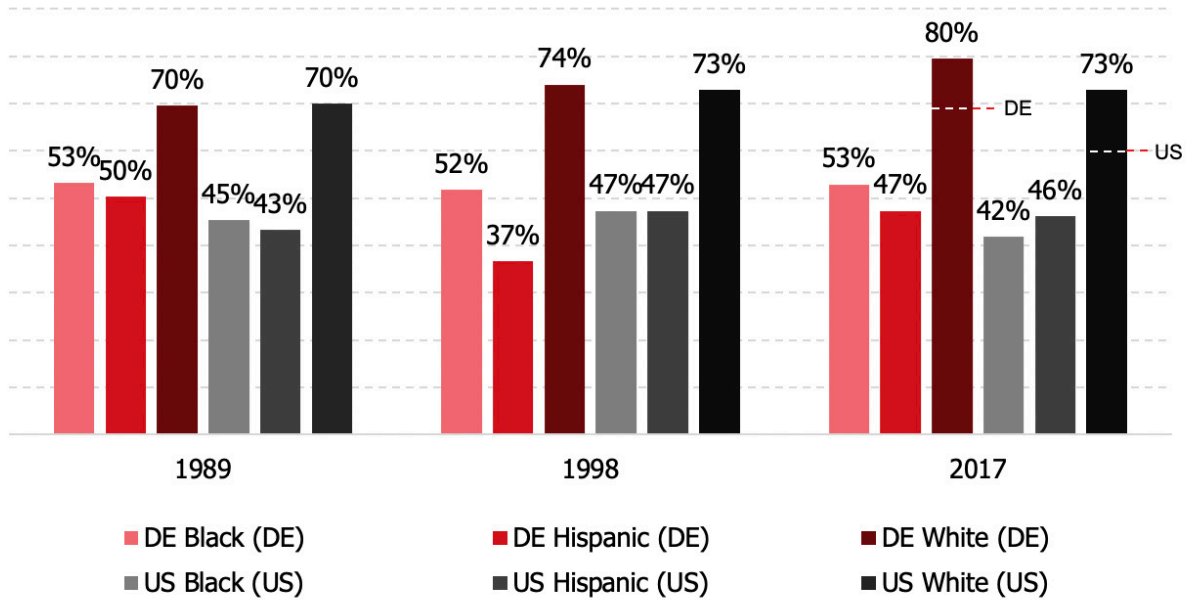
HOME OWNERSHIP AS THE KEY TO OPPORTUNITY

Homeownership rates are an important indicator of the economic well-being of families. Homeownership can be an important means of wealth accumulation, particularly for low and moderate-income families living in areas where housing prices are stable or growing, which characterizes most of Delaware since the Great Recession. There is a gap of more than 20% between the rate of homeownership among whites and rates for African-Americans and Hispanics. This disparity has existed since 1989, as documented in the original Pace of Progress. Home-ownership rates in Delaware have been trending downward even as the homeownership rates of each demographic group are rising.



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Homeownership Rates by Race

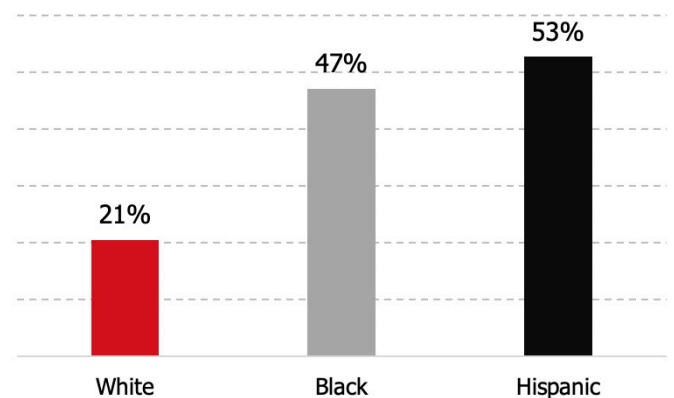


RENTING

As a result of a combination of factors including rising housing prices, lower median incomes and lower access to financing, African American and Hispanic households are much more likely than white households to be renters. According to the 2013-17 ACS 5 Year Estimates, 20.5% of white households in Delaware rent while 47.05% of African American households rent and 52.7% of Hispanic families rent .

In addition, many renter households in Delaware are cost burdened. According to the Delaware State Housing Authority, almost half of Delaware’s renter households are paying more than 30% of their income in housing costs or living in overcrowded or substandard living conditions (2014)

Renters in Delaware by Race 2017



RECOMMENDATIONS

Affordable Housing, Homeownership, & Asset Building

Addressing the housing issues faced by African-American and Hispanic households demands a multi-faceted approach that is focused on both expanding and sustaining home-ownership and promoting housing stability and reducing cost burdens among renters. In addition, it is critical to both promote neighborhood revitalization in neighborhoods where African-American and Hispanic populations are concentrated as well as create additional affordable housing in areas of opportunity that are not racially segregated. Recommended strategies include:

- Expand home ownership
- Preserve the Low Income Housing Tax Credit Program
- Sustain homeownership
- Promote renter stability
- Revitalize neighborhoods
- Expand affordable housing options in areas of opportunity



You can find this and more information about the Building People Power Campaign at BuildingPeoplePower.com. Join the Movement! Eradicate Racial Disparities! Email info@mwul.org to join an issue based campaign today.

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