Housing Assistance During the COVID-19 Pandemic: Anticipating the Need in Delaware

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Unemployment – Weekly Claims in DE
Unemployment – Monthly Rate

2020 Monthly Unemployment Rate - DE and US

US

Delaware

January February March April May June
Number of People Unemployed by Wage Group

- Higher Income Unemployed (> $40,000)
- Unemployed in Low Income Jobs ($26,209-$39,999)
- Unemployed in Sub-living Wage Jobs (<= $26,208)
Four Lines of Defense

Income Assistance
Eviction Moratorium
Rental Assistance
Homeless Prevention
#1 - Income Assistance

- **Regular Unemployment Benefits**
  - limit 26 weeks, maximum $400 week

- **CARES Act Unemployment Benefit**
  - federal $600 weekly supplement, ends July 31

- **CARES Act Stimulus**
  - “one-shot” assistance up to $1,200 assistance per adult, $500 per child
#2 - Eviction Moratorium

• March 22 to July 1  
  – No eviction filings accepted in Delaware  
  – No evictions carried out  
  – No charges for arrears

• Pre-COVID-19 average per Month:  
  – 1,480 eviction filings  
  – 243 completed evictions
#3 - Rental Assistance

- Delaware Housing Assistance Program (DE HAP)
  - 995 households assisted with ~$1.5 million
  - Assistance is still being distributed
  - Rental arrears must be COVID-19 related

- Non-profit and other providers
#4 – Homeless Prevention/Diversion

Calls from Housed Situations Seeking Homeless Services

- March: 411
- April: 317
- May: 425
- June: 725
Census “Pulse” Survey: Paying Rent (DE)
## Estimated Need for Rental Assistance in DE

<table>
<thead>
<tr>
<th>Est. Rental Households Unable to Pay Rent and at Risk for Eviction (over 4 mos.)</th>
<th>Renter Households Unable to Pay Rent and at Risk of Eviction as a Percent of Total Renter Households (over 4 mos.)</th>
<th>Est. Monthly Shortfall of Rent</th>
<th>Est. Average Monthly Eviction Filings (over 4 mos.)</th>
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<tbody>
<tr>
<td>37,000</td>
<td>49 percent</td>
<td>$10 million</td>
<td>6,250</td>
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- Estimate reflects potential **4-fold increase** in eviction filings
- For households with income under $75,000 (<130% AMI)
- Actual evictions will be substantially less due to limited capacity of JP courts
- Rent shortfall is not all COVID-related
- Based upon Census Pulse Survey; estimates vary based upon week of survey
Estimated Increase In Homelessness

• In DE, 50% projected increase in homeless population
  – (source: B. O’Flaherty: https://community.solutions/analysis-on-unemployment-projects-40-45-increase-in-homelessness-this-year/)

• Delaware’s nightly homeless population would increase from ~1,000 to 1,500

• Shelter capacity during pandemic has decreased by 50%

• Increase prevention and rehousing resources, maintain hotel/motel space
Recommendations

• Income Assistance
  – Renew federal unemployment supplement
  – Additional household stimulus assistance
• Eviction Prevention
  – Incorporate Alternative Dispute Resolution, access to counsel for tenants, and rental assistance to eviction process
• Rental Assistance
• Homelessness Prevention and Permanent Housing
• MINIMIZE EVICTION AND HOMELESSNESS