



SPONSOR: Sen. Huxtable & Sen. Lockman & Sen. Townsend & Rep. Lambert & Rep. K. Johnson & Rep. Wilson-Anton Sens. Hoffner, Paradee; Reps. Baumbach, Bolden, Briggs King, Hilovsky, Morrison, Osienski, Parker Selby, K. Williams

DELAWARE STATE SENATE
152nd GENERAL ASSEMBLY

SENATE CONCURRENT RESOLUTION NO. 89

REQUESTING AN ASSESSMENT OF THE FEASIBILITY OF USING SURPLUS REAL PROPERTY OWNED BY THE STATE FOR THE DEVELOPMENT OF AFFORDABLE HOUSING.

1 WHEREAS, the National Low Income Housing Coalition estimates that Delaware has a shortage of over 21,000
2 affordable housing units, and that the shortage of affordable housing units in Delaware increased by 17% between 2021 and
3 2022; and

4 WHEREAS, data from the United States Census Bureau's American Community Survey indicates that between
5 2017 and 2021 almost half of all renters in Delaware are estimated to be spending more than 30 percent of their gross
6 monthly income on housing; and

7 WHEREAS, data from Sussex County's 2019 Housing Opportunity and Market Evaluation report indicates that
8 the average two-income household in Sussex County was unable to afford the average home east of the Route 113 corridor;
9 and

10 WHEREAS, the Delaware Housing Alliance's Point in Time Count & Housing Inventory Report for 2022
11 indicates that the number of counted Delawareans experiencing homelessness in Delaware more than doubled between 2020
12 and 2022; and

13 WHEREAS, there is a pressing need for the State to address these issue of available and affordable housing by
14 exploring all possible solutions; and

15 WHEREAS, § 9404(a) of Title 29 of the Delaware Code, established the Commission on State Surplus Real
16 Property which is expected to give an annual report to the Governor and to the General Assembly on surplus real property
17 and also make recommendations on dispositions; and

18 WHEREAS, under § 9404(c) of Title 29 of the Delaware Code, the Commission is to be aided by staff designated
19 by the Director of the Office of Management and Budget; and

20 WHEREAS, "surplus real property" is defined under § 9402(d) of Title 29 of the Delaware Code, as real property
21 that is no longer needed by the State for a public purpose; and

22 WHEREAS, § 9402(c) of Title 29 provides clarification that "real property" does not include property that has
23 been procured by the Department of Transportation pursuant to Title 17 of this Code, in connection with proposed highway
24 construction projects; and

25 WHEREAS, communication and information sharing are essential to developing a coordinated strategy to ensure
26 that the State's surplus real property is being used efficiently and effectively, thereby maximizing the benefits to the State
27 and its residents; and

28 WHEREAS, surplus real property may be used to further the State's efforts to increase its affordable housing
29 stock.

30 NOW, THEREFORE:

31 BE IT RESOLVED by the Senate of the 152nd General Assembly of the State of Delaware, the House of
32 Representatives concurring therein, that the Office of Management and Budget (OMB), in collaboration with the
33 Department of Transportation and the Department of Education, assess the feasibility of using surplus real property owned
34 by the State for the development of affordable housing.

35 BE IT FURTHER RESOLVED that no later than December 31, 2023, OMB should submit a report detailing the
36 findings of their assessment to all of the following: the Governor, members of the General Assembly, and the Controller
37 General, with copies to the Director and the Librarian of the Division of Research of Legislative Council, and the Delaware
38 Public Archives.

39 BE IT FURTHER RESOLVED that the report should also include an inventory of surplus real property, including
40 real property that has been procured by the Department of Transportation for intended highway construction projects,
41 owned by the State. This inventory should include the following:

42 (1) The address of each property.

43 (2) The current zoning of each property.

44 (3) An assessment of potential uses, including a discussion of the property's potential for use for
45 affordable housing.

46 (4) Recommendations for disposition of each property.

SYNOPSIS

This resolution requests the Office of Management and Budget to conduct an assessment of using State surplus real property for the development of affordable housing.

Author: Senator Huxtable