



SPONSOR: Rep. S. Moore

HOUSE OF REPRESENTATIVES
152nd GENERAL ASSEMBLY

HOUSE AMENDMENT NO. 1
TO
SENATE SUBSTITUTE NO. 1
FOR
SENATE BILL NO. 293

1 AMEND Senate Substitute No. 1 for Senate Bill No. 293 by deleting lines 31 and 32 in their entirety and inserting
2 in lieu thereof the following:

3 “WHEREAS, in May 2024, the consultant retained by the PHAs to assist with this streamlining process issued a
4 recommendations report that includes specific short, medium, and long-term recommendations for the PHAs, including a
5 recommended timeframe for the processing of Requests for Tenancy Approval; and”.

6 FURTHER AMEND Senate Substitute No. 1 for Senate Bill No. 293 on line 50 by deleting “[Repealed.]” and
7 inserting in lieu thereof the following:

8 “The denial of a rental application under § 5116(e)(2) of Title 25 may not serve as the basis for any administrative
9 or judicial proceeding under this chapter.”.

10 FURTHER AMEND Senate Substitute No. 1 for Senate Bill No. 293 on line 56 by deleting “[Repealed.]” and
11 inserting in lieu thereof the following:

12 “(1) The public housing authorities must implement the standardized sequence of processing a Request for
13 Tenancy Approval recommended by the third-party consultant in the May 2024 report, “Alignment of Delaware Housing
14 Choice Voucher Programs to Create Efficiencies and Increase Landlord Engagement”, prepared for the Delaware State
15 Housing Authority.

16 (2) If a public housing authority fails to comply with the standardized sequence of processing a Request for
17 Tenancy Approval under paragraph (e)(1) of this section, a landlord may deny a rental application to ensure the reliable
18 and timely supply of housing units.

19 (3) The denial of a rental application under paragraph (e)(2) of this section may not serve as the basis for any
20 administrative or judicial proceeding under this chapter.”.

21 FURTHER AMEND Senate Substitute No. 1 for Senate Bill No. 293 by deleting lines 77 in its entirety and
22 inserting in lieu thereof the following:

23 “Section 4. This Act is effective immediately and is to be implemented the later of the following:
24 (1) Notice by the Director of the Delaware State Housing Authority published in the Register of Regulations
25 that the consultant has confirmed that the public housing authorities have successfully adopted and implemented all of
26 the short-term recommendations in the third-party consultant’s May 2024 report, “Alignment of Delaware Housing
27 Choice Voucher Programs to Create Efficiencies and Increase Landlord Engagement”.
28 (2) January 1, 2026.”.

SYNOPSIS

This Amendment revises this Act to reflect the Delaware State Housing Authority's receipt of the third-party consultant's recommendation report in May 2024 and makes the following changes based on those recommendations:

1. Requires that the public housing authorities adopt and implement the recommended standardized sequence of processing a Request for Tenancy Approval and that a landlord may deny a rental application if a public housing authority fails to comply with this process.

2. Makes this Act effective immediately but implemented the later of when the public housing authorities have implemented all of the short-term recommendations in the consultant's May 2024 report or January 1, 2026.