FY 2022 Budget Public Hearing

DELAWARE STATE HOUSING AUTHORITY
18 THE GREEN
DOVER, DE 19901
WWW.DESTATEHOUSING.COM
Delaware State Housing Authority (DSHA) Mission

Our mission is to efficiently provide, and to assist others to provide quality, affordable housing opportunities and appropriate supportive services to low- and moderate-income Delawareans.

DSHA Core Services

• Homeownership
• Rental Housing
• Community Development
Homeownership

- Mortgages and down payment assistance for first-time and repeat homebuyers
- First-time homebuyer tax credit
- Homeownership development
- Foreclosure prevention
- Rehabilitation assistance

1,335 DELAWARE FAMILIES PURCHASED A HOME WITH DSHA HELP LAST YEAR

DSHA FINANCED MORE THAN $260.3 MILLION IN MORTGAGE LOANS

KISS YOUR LANDLORD GOODBYE
Rental Housing

- Housing Development – Rehab and New Construction
- Asset Management
- Federal and State Rental Assistance
- Homelessness
Community Development

- Downtown Development Districts (DDD)
- Strong Neighborhoods Housing Fund
DSHA Funding Sources
FY2021

Program Funding: $290 million

- Bond Authority/Private Market: 74%
- Federal: 16%
- DSHA/State Sources: 10%
# FY 2022 Budget Request

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| **DSHA Budget Request**                   | **$25,500,000**  |
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HDF and Affordable Rental Housing Program

How It Works

- Federal Low-Income Housing Tax Credit (LIHTC)
- LIHTC equity is used to finance construction
- HDF and ARHP reduce amount of first debt which leads to more affordable rents

How Much

- $10 million in HDF and ARHP annually leverages $27 million in LIHTC equity
- HDF and ARHP also leverage about $20 million each year in private lending and other funding sources
Rodney Court

- Wilmington, DE: 51 units, elderly
- Funded with HDF
Rodney Court

Total Development Cost: $16.4 M

- HDF (State Financing): $1.8 M
- Federal Funding: $2.5 M
- Private Funding: $4.15 M
- LIHTC Equity: $7.95 M
HDF and Affordable Rental Housing Program

Over the past six years, HDF has leveraged $343 million in other funds for the Affordable Rental Housing Program. This funding will preserve or lead to new construction of 1,400 units of affordable rental housing.
## State Rental Assistance Program (SRAP)

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<th>Partner</th>
<th>Population</th>
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<tr>
<td><strong>Base Program</strong></td>
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<tr>
<td>DHSS</td>
<td>DSAMH – Mental Health Disabilities</td>
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<td></td>
<td>DSAAPD – Physical Disabilities</td>
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<td>DDDS – Developmental/Intellectual Disabilities</td>
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<tr>
<td>DSCYF</td>
<td>Youth exiting out of foster care</td>
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<td></td>
<td>Family reunification</td>
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<tr>
<td><strong>Special Initiatives</strong></td>
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<tr>
<td>DHSS/VA</td>
<td>Veterans experiencing homelessness</td>
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<tr>
<td>School Districts</td>
<td>Families with school-age children (HomeWorks) experiencing homelessness</td>
</tr>
<tr>
<td>Group Violence</td>
<td>High-risk individuals living in Wilmington with previous involvement in gun</td>
</tr>
<tr>
<td>Intervention (GVI)</td>
<td>crimes</td>
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State Rental Assistance Program (SRAP)

Households Assisted Since 2011: 1,830

- Family Reunification: 147
- Youth Aging Out: 160
- HomeWorks: 244
- DDDS: 101
- DMMA: 147
- GVI: 10
- DSAAPD: 153
- DSAMH: 212
- DSAMH - 2: 656

DSHA - Delaware State Housing Authority
State Rental Assistance Program (SRAP)

Vouchers Issued/Leased as of 09/30/20: 843

- HomeWorks: 44
- DDDS: 66
- DMMA: 76
- GVI: 8
- DSAAPD: 92
- DSAMH: 90
- DSAMH - 2: 385
Downtown Development Districts (DDD)

- Spur private investment
- Improve commercial vitality of our cities and towns
- Build a stable community of long-term residents

2015
- Wilmington
- Dover
- Seaford

2016
- Smyrna
- Harrington
- Milford
- Georgetown
- Laurel

2019
- Clayton
- Delaware City
- Middletown
- New Castle
Downtown Development Districts (DDD)

$36 Million in state investment has spurred $630 Million total investment in our downtowns

217 downtown projects have been funded in 12 locally-controlled development districts across the state.
DDD Projects

Wilmington

Delaware City

Smyrna

Dover
DDD Projects

Milford

Georgetown
Strong Neighborhoods Housing Fund

Since SNHF launched in FY 2015, $13.7 million in state investment has leveraged $43.2 million. This funding will remove or rehab at least 284 vacant or abandoned homes in SNHF areas.
Strong Neighborhoods
Housing Fund - Milford
Strong Neighborhoods
Housing Fund – Laurel
COVID-19 Response

• Distributed CARES Act funding addressing critical needs in several areas, including to:
  • Homeless shelters in Kent and Sussex counties for essential services and increased costs;
  • Rapid Rehousing providers to help homeless families placed in hotels return to permanent housing;
  • DHSS to provide additional hotel vouchers for homeless Delawareans; and
  • Renters facing eviction and homeowners facing foreclosure due to pandemic-related job losses or loss of income.
• Continue to provide extensive outreach through radio, digital, print, and social media ads.
Delaware Housing Assistance Program (DE HAP)

- Provides up to $8,000 in emergency housing assistance to renters affected by shutdowns, closures, layoffs, reduced work hours or unpaid leave due to the COVID-19 health crisis.
- Initial program launched in March; Paused in April due to demand and funding; Reopened in August with online application portal
- Applications received for 2,790 tenants with rent deficiency of $8 million.
- Collaboration with Courts on eviction cases, new mediation process.
Delaware Emergency Mortgage Assistance Program (DEMAP)

- Provides up to $10,000 in assistance for homeowners who are at risk of losing their homes to foreclosure because of a pandemic-related job loss, reduced work hours or unpaid leave.
- Launched in August.
- Payments made directly to mortgage servicer.
- To date, 151 applications submitted for a total of $807,540; 24 additional applications pending for a total of $160,000.

CORONAVIRUS (COVID-19)
DELTAIR MORTGAGE ASSISTANCE PROGRAM

- For eligible homeowners affected by shutdowns, closures, layoffs, reduced work hours, or unpaid leave due to the COVID-19 public health emergency.
- Payments made directly to the mortgage servicer.

ELIGIBILITY INFORMATION AT www.destatehousing.com/covid19
de.gov/coronavirus

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Anas Ben Addi, Director
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