



# FY 2023 Budget Public Hearing

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DELAWARE STATE HOUSING AUTHORITY  
18 THE GREEN  
DOVER, DE 19901  
[WWW.DESTATEHOUSING.COM](http://WWW.DESTATEHOUSING.COM)

# Delaware State Housing Authority (DSHA) Mission

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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

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- 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**

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**DSHA FINANCED MORE THAN \$260.3  
MILLION IN MORTGAGE LOANS**

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**KISS YOUR LANDLORD GOODBYE**



# Rental Housing

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



# Community Development

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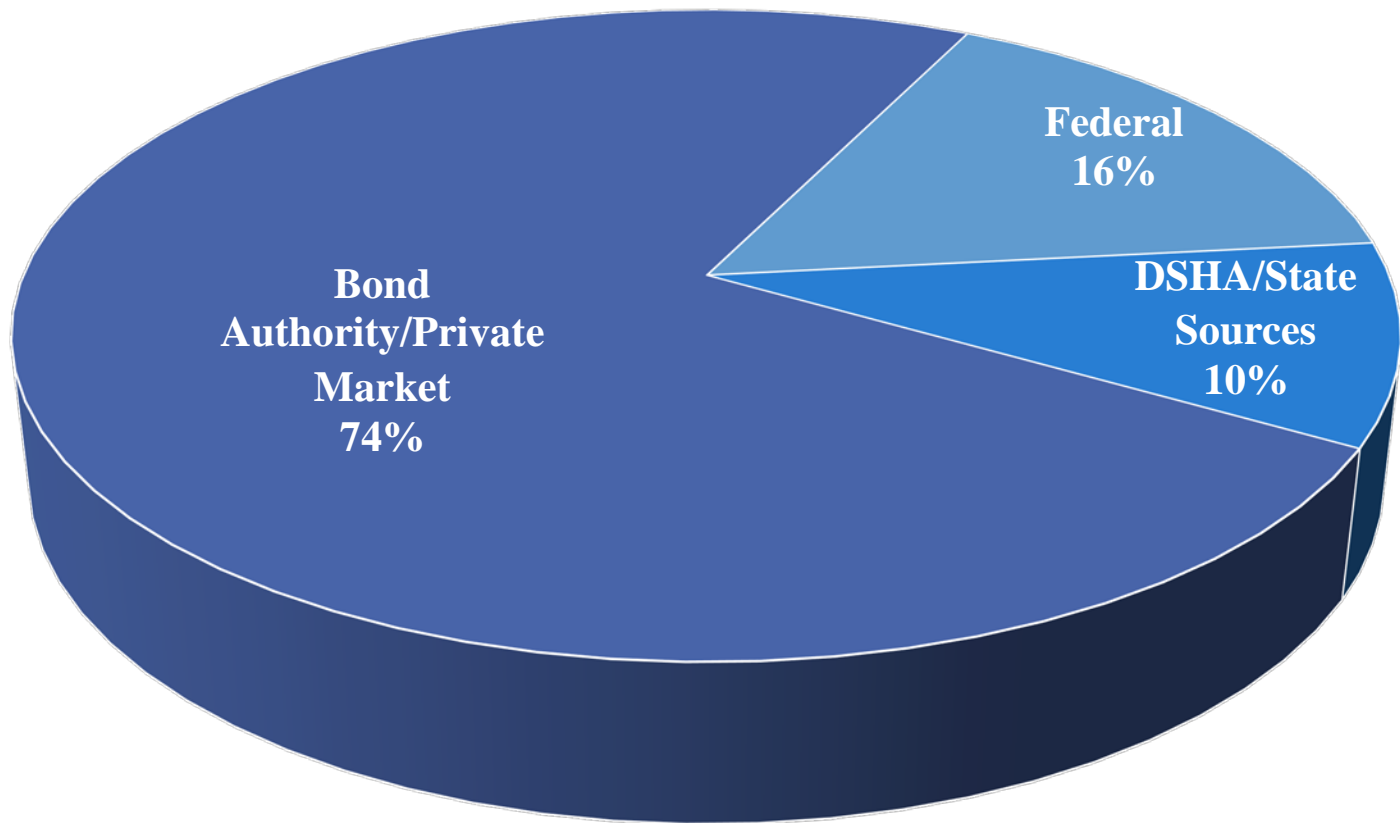
- Downtown Development Districts (DDD)
- Strong Neighborhoods Housing Fund



# DSHA Funding Sources FY2021

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**Program Funding: \$290 million**



# FY 2023 Budget Request

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<b><u>General Fund:</u></b>	
Housing Development Fund (HDF)	\$4,000,000
State Rental Assistance Program (SRAP)	\$4,000,000
<i><b>Total General Fund:</b></i>	<i><b>\$8,000,000</b></i>
<b><u>Bond Bill:</u></b>	
Downtown Development Districts (DDD)	\$6,000,000
Affordable Rental Housing Program (ARHP)	\$6,000,000
Strong Neighborhoods Housing Fund (SNHF)	\$4,000,000
<i><b>Total Bond Bill:</b></i>	<i><b>\$16,000,000</b></i>
<b>DSHA Budget Request</b>	<b>\$24,000,000</b>

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# HDF and Affordable Rental Housing Program

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## 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

# Riverside, Phase I

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- Wilmington, DE: 59 LIHTC units, family
  - Funded with HDF



# Riverside, Phase I

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**HDF (State Financing): \$2,950,000**

**Federal Funding: \$595.00**

**Private Funding: \$7,585,373**

**LIHTC Equity: \$9,178,683**

**Total  
Develop-  
ment  
Cost:  
\$20,309,056**

# HDF and Affordable Rental Housing Program

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**FY21,**  
**\$15.9**  
**MILLION**  
FOR THE AFFORDABLE RENTAL  
HOUSING PROGRAM  
**HAS LEVERAGED**  
**\$75.4**  
**MILLION**  
**IN OTHER FUNDS**

**THIS FUNDING WILL  
PRESERVE OR LEAD TO  
NEW CONSTRUCTION  
OF**  
**298**  
**UNITS**  
**OF AFFORDABLE  
RENTAL HOUSING**

# FY 2023 Budget Request

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# State Rental Assistance Program (SRAP)



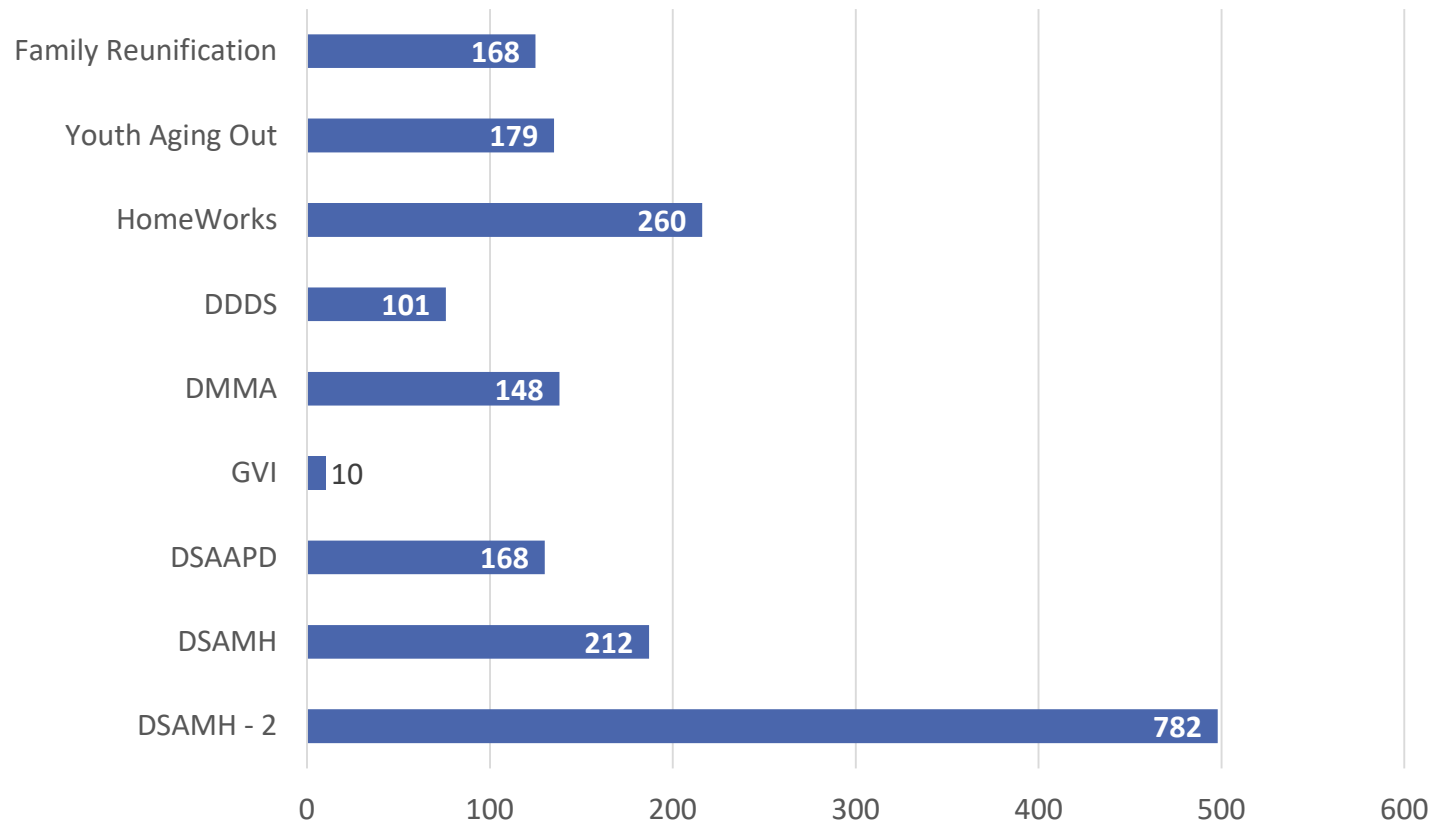
Partner	Population
<b>Base Program</b>	
DHSS	DSAMH – Mental Health Disabilities DSAAPD – Physical Disabilities DDDS – Developmental/Intellectual Disabilities
DSCYF	Youth exiting out of foster care Family reunification
<b>Special Initiatives</b>	
School Districts	Families with school-age children (HomeWorks)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



# State Rental Assistance Program (SRAP)

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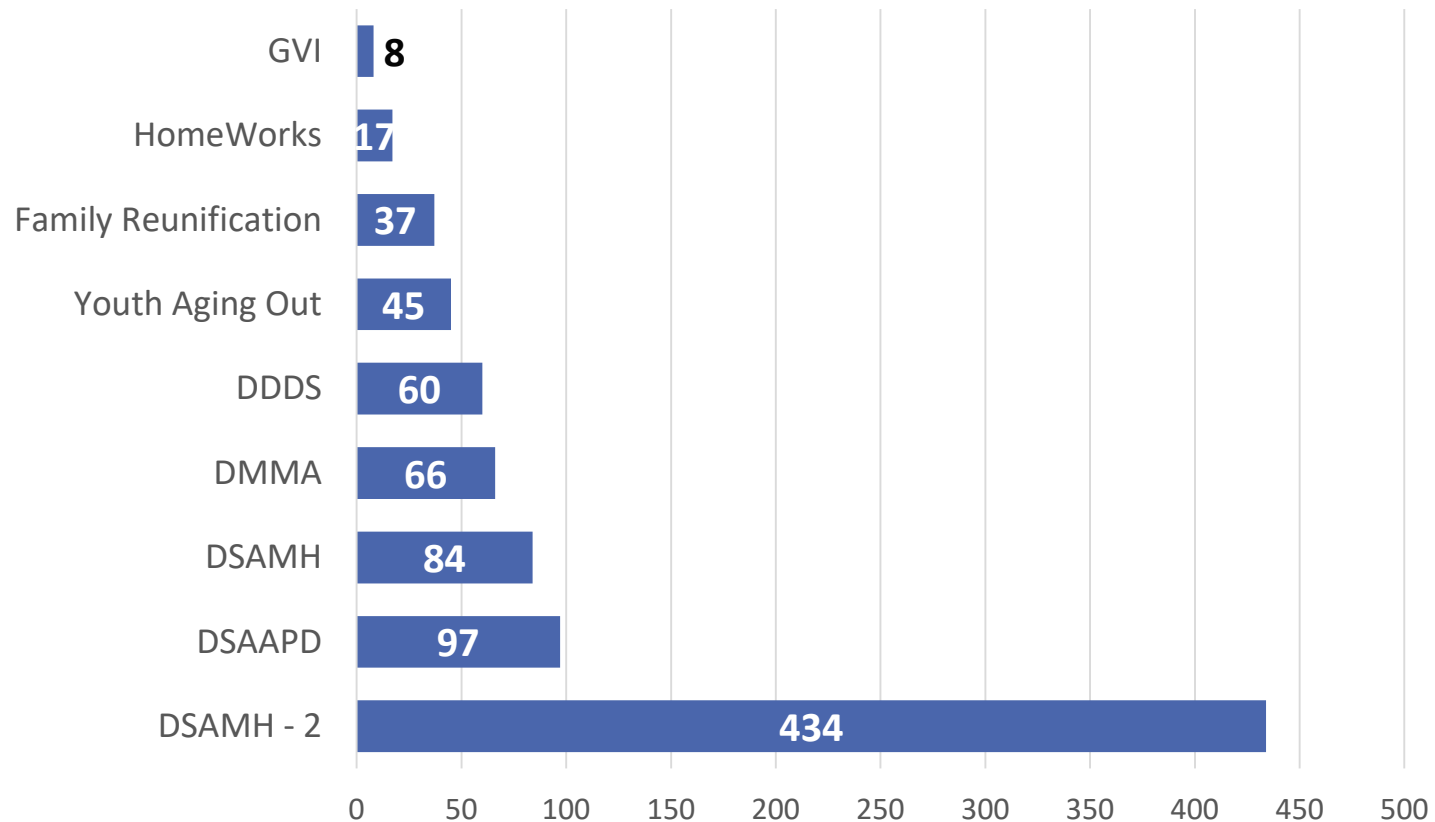
**Households Assisted Since 2011: 2,028**



# State Rental Assistance Program (SRAP)

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**Vouchers Issued/Leased as of 09/30/21: 848**





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# Downtown Development Districts (DDD)



## 2015

Wilmington  
Dover  
Seaford

## 2016

Smyrna  
Harrington  
Milford  
Georgetown  
Laurel

## 2019

Clayton  
Delaware City  
Middletown  
New Castle

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

# Downtown Development Districts (DDD)

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**\$42.5**

**MILLION**  
IN STATE INVESTMENT  
HAS SPURRED

**281**

**DOWNTOWN**  
PROJECTS HAVE BEEN  
FUNDED IN

**\$804.5**

**MILLION**  
TOTAL INVESTMENT  
IN OUR DOWNTOWNS

**12**

**LOCALLY-CONTROLLED**  
DEVELOPMENT DISTRICTS  
**ACROSS THE STATE**



# DDD Projects

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Wilmington



City of New Castle



Middletown



Milford

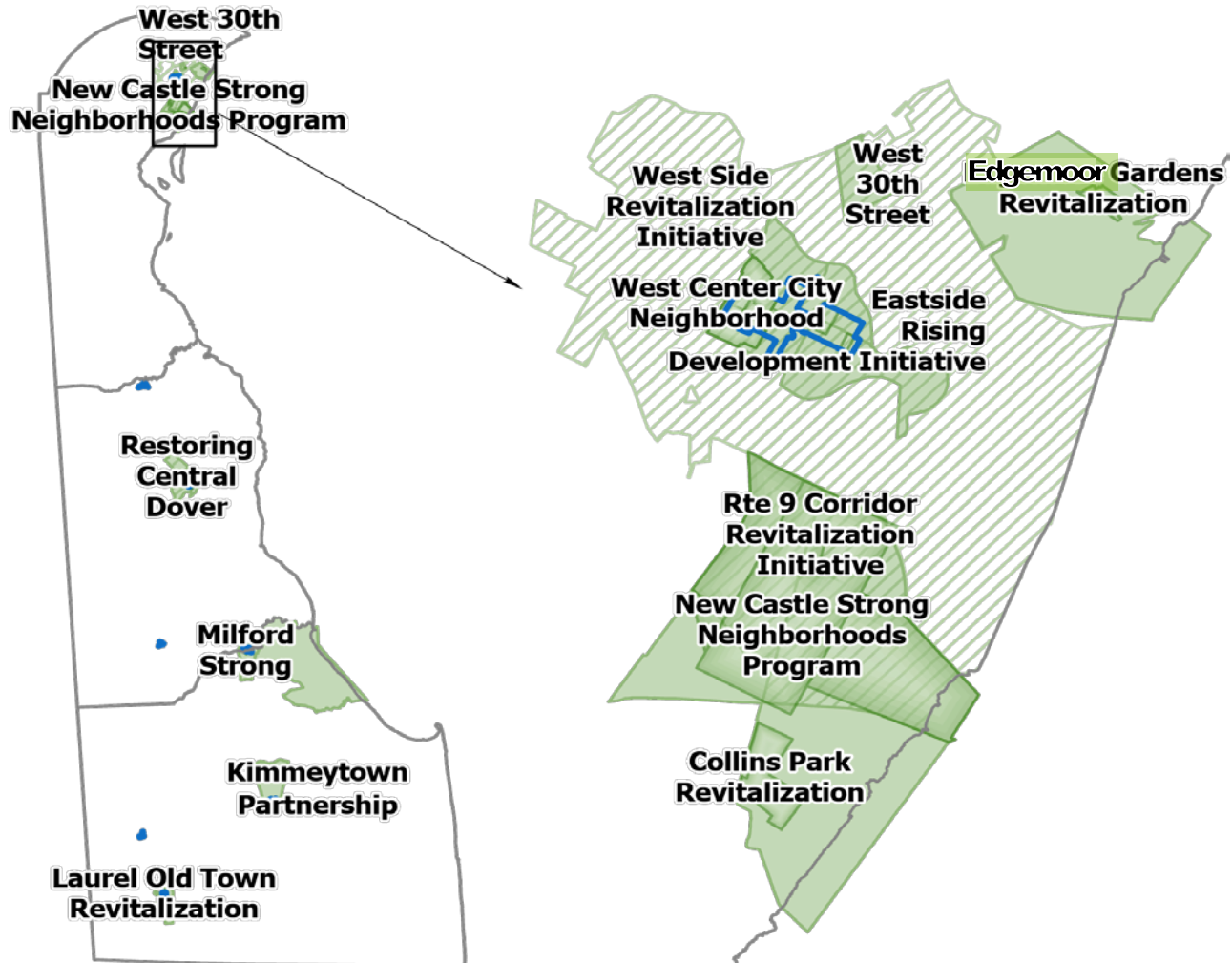


Harrington



# Strong Neighborhoods Housing Fund

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# Strong Neighborhoods Housing Fund

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**SINCE SNHF LAUNCHED  
IN FY2015,**

**\$14.2**

**MILLION**

**IN STATE INVESTMENT HAS  
LEVERAGED**

**\$43.7**

**MILLION**

**THIS FUNDING WILL  
REMOVE OR REHAB  
AT LEAST**

**310**

**VACANT OR ABANDONED  
HOMES IN SNHF AREAS**





# Strong Neighborhoods Housing Fund - Dover

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# Strong Neighborhoods Housing Fund – Rt. 9 Corridor

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# COVID-19 Response

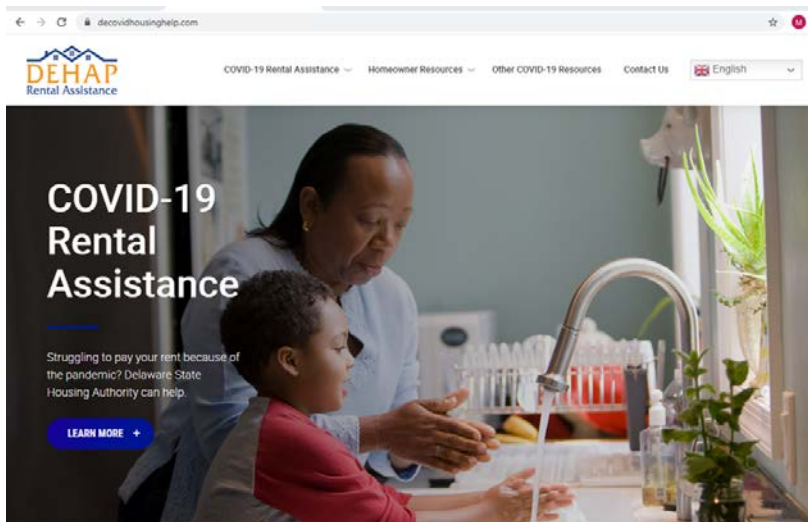
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- Distributed CARES Act funding addressing critical needs in several areas, including to:
  - Homeless shelters in Kent and Sussex counties for essential services and increased costs;
  - Rapid Rehousing providers to help homeless families placed in 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.
- Administering American Rescue Plan Act (ARPA) funding for renters, homeowners and homelessness

# Delaware Housing Assistance Program (DE HAP)

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- Delaware 1<sup>st</sup> State to launch emergency rental assistance in response to COVID-19
- Program has evolved as pandemic, needs and funding have evolved
- Significant impact on rental stability: over \$30 million in assistance distributed since April 2020



# Delaware Housing Assistance Program (DE HAP)

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## 1.0

- **Mar – Aug 2020**
- Up to \$2,000
- 1,300 households

## 2.0

- **Aug – Dec 2020**
- Up to \$8,000
- 3,000 households

## 3.0

- **March 2021 relaunch**
- Up to 15 months
- Federal ERA Funding

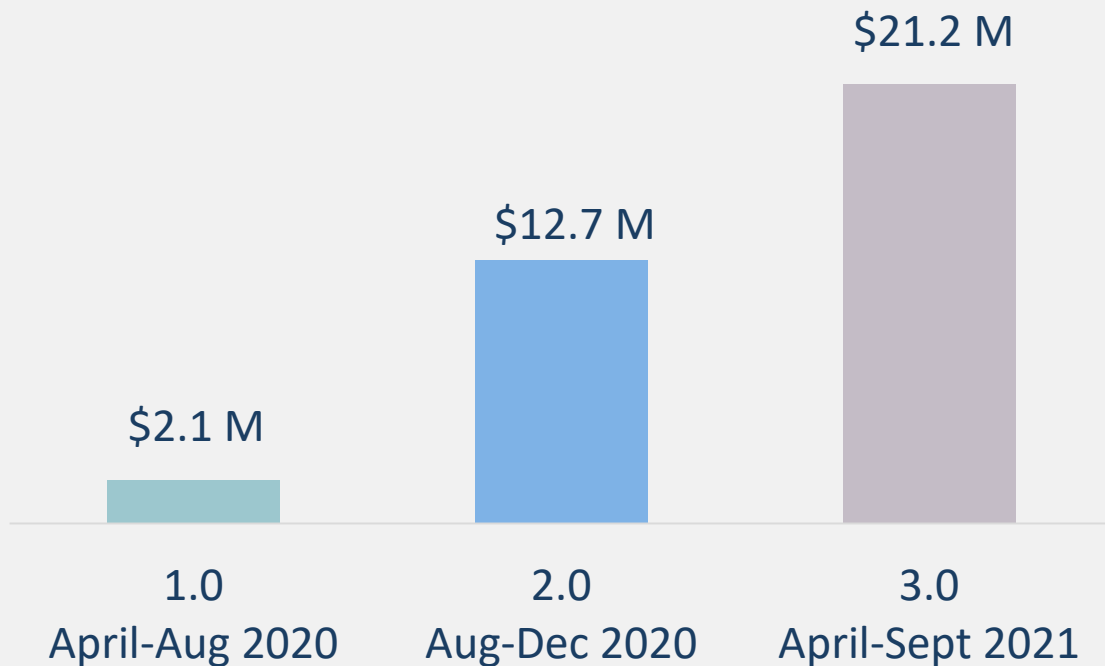
## 3.1

- **August 2021**
- New Portal
- Updated Program Guidelines
- Utilities

# \$36 M for Delaware Renters

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## Rental and Utility Assistance



**\$36 million**  
in rental and utility  
assistance  
distributed by DEHAP  
on behalf of  
Delaware renters  
since March 2020

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# Delaware State Housing Authority

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Eugene Young, Jr., Director

Delaware State Housing Authority

18 The Green

Dover, DE 19901

888.363.8808

[www.destatehousing.com](http://www.destatehousing.com)

