Housing Delaware

FY2028 Budget Hearing

November 5, 2026

Housing Delaware

Legally operating as the Delaware State Housing Authority.

- **Housing Finance Agency**
  - Down-payment and closing costs assistance
- **Public Housing Authority**
  - Public housing communities in Kent and Sussex
  - Housing Choice Vouchers
  - State Rental Assistance Program (SRAP)
- **Community Development Agency**
  - Finance affordable rental & homeownership units
  - Administer federal funding for community development
  - Provide technical assistance on disaster preparedness and zoning/land use reform to local jurisdictions
  - Lead Interagency Collaborative to End Homelessness



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“For decades, DSHA has helped Delawareans find, rent, buy, build and keep their homes, but we have evolved beyond that work. We are leading the state’s efforts on homelessness, strengthening investments in community development and more. We’ve changed a lot in our nearly 60 years, and we needed a new name and logo to reflect that.”

Matthew J. Heckles

Director, Housing Delaware

Housing Delaware

The Next 12 Months

1

Roadmap for Homelessness

Continue executing Collaborative recommendations

2

Open Hope Centers

Open Kent County, secure site(s) in Sussex

3

Update to the QAP

Release new schedule for awarding LIHTC credits after gathering public input

4

Community Growth Financing

Launch new pilot for investing in communities across the state

5

Assisting Local Jurisdictions

Continue work of technical assistance pilots throughout Delaware

Housing Delaware

Summary of Operating Budget Request

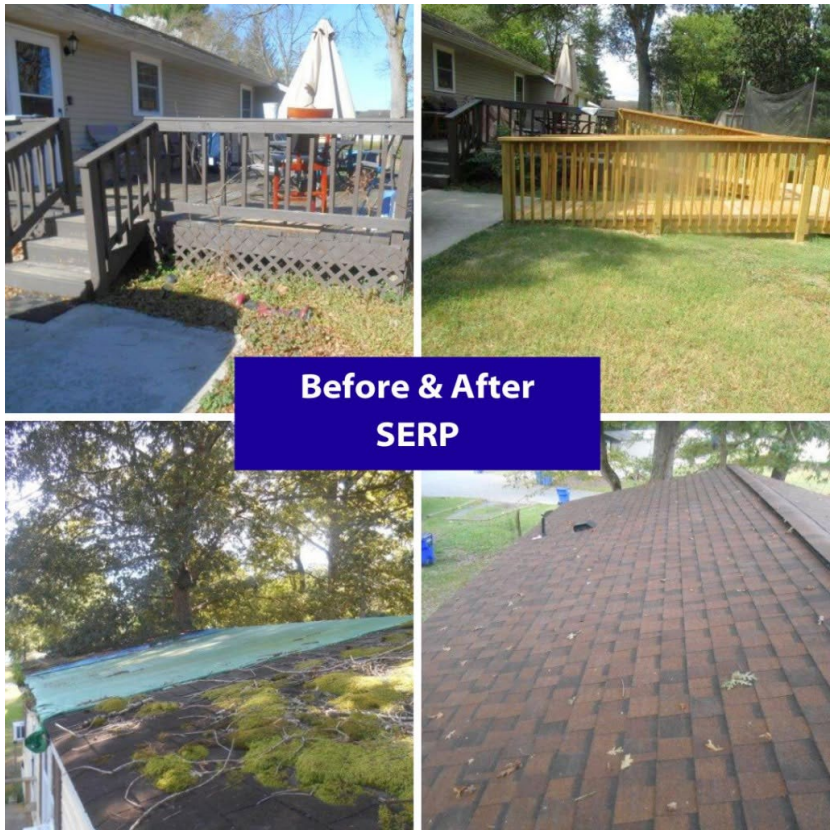
Operating Fund	FY2027	FY2028
Housing Development Fund (HDF)	$4,000,000	$4,100,000
Contractual Services (Infilla)	$800,000	$1,700,000
Emergency Housing/Shelters	N/A	$1,480,600
Total Operating Funds	**$11,850,000**	**$14,330,600**

A decrease of 1% would mean a loss of $100,000 to our affordable housing production work.

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Housing Development Fund (HDF): Operating Budget

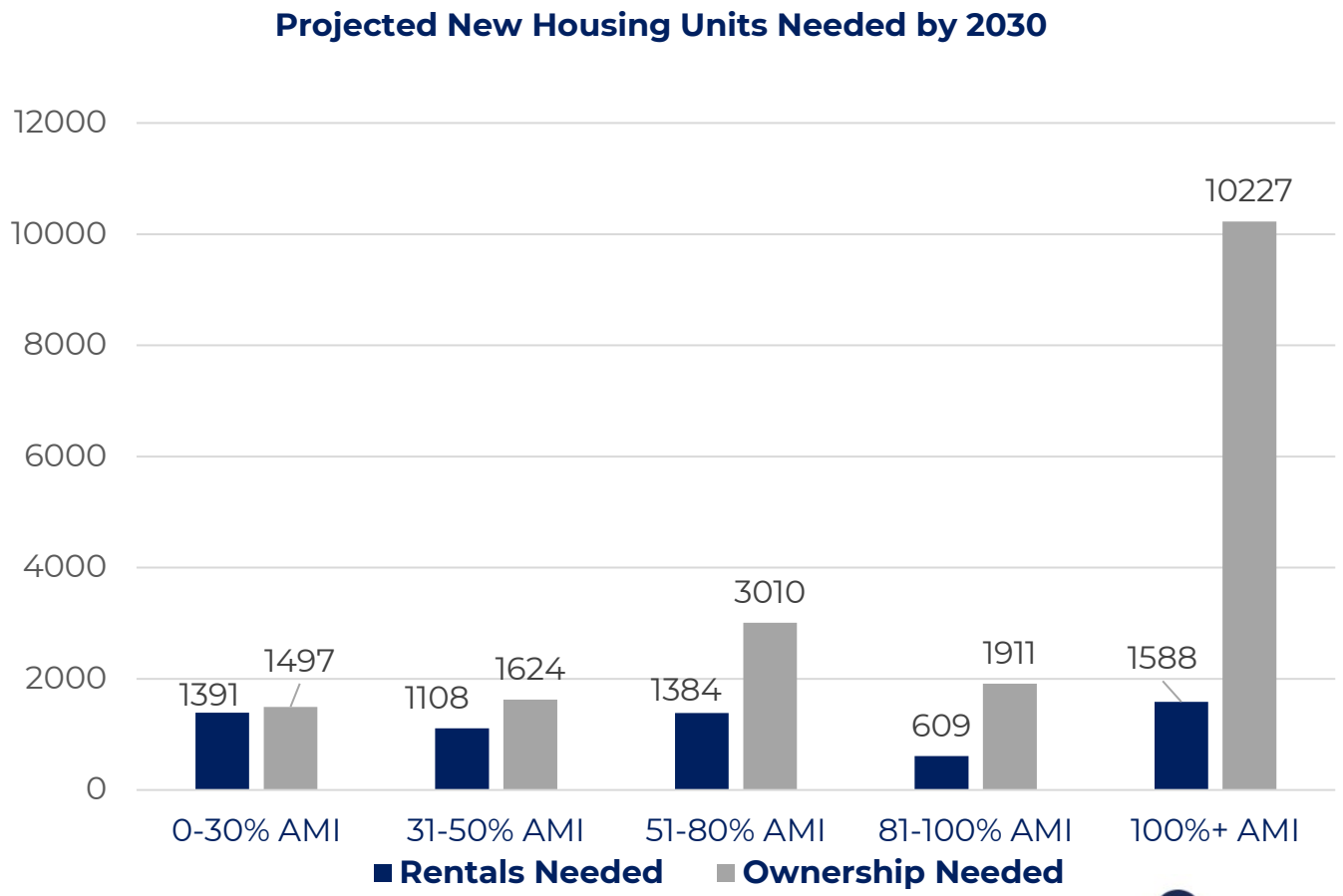
- **254 households** to avoid homelessness or exit homelessness to return to permanent housing
- **860 households** were sheltered during the unprecedented weather events that resulted in the Governor declaring a State of Emergency in Delaware
- Homeownership counseling for **1,124 households**
- Emergency home repairs for **175 low-income homeowners**
- **Extra $100K** used for Home4Good to support homelessness prevention (average about 14 households served).



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Infilla: Improved Permitting

- To increase speed, efficiency, and transparency of the permitting approval process, Housing Delaware partnered with Infilla to modernize and streamline permitting
- Centralized platform to communicate with stakeholders through the permitting process
- By reducing cost and delay, more housing can be built faster



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Emergency and Transitional Housing Program

- Program shifts from DHSS to Housing Delaware
- The program provides operating subsidies to homeless service providers
- Housing Delaware will assume responsibility in July 2027



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Current Budget Items

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State Rental Assistance Program (SRAP)

Dual Gen Pilot

- **20 two-year vouchers have been allocated**
- Referred through Stubbs Early Education Center to provide wrap-around services
- Pairs housing with opportunities for adults in parenting skills, literacy, financial education, GED preparation, and job training.

Department of Education Pilot

- Finalizing MOU with DOE
- Will be for **20 to 25 two-year vouchers**
- Designed to move families with school-aged children out of temporary shelters and motels and into stable, long-term rental housing

Other notable SRAP updates:

- **3,007 households assisted** since the program launched
- Currently **839 total active vouchers** in use
- **193 new move-ins** so far in 2026
- New pilot coming out: **Healthy Women, Healthy Babies**
  - Two-year vouchers for expecting mothers in their first trimester

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Student Emergency Housing Fund

Supporting Housing-Insecure Students: The Korey Thompson fund provides critical financial assistance to undergraduate students at Delaware colleges and universities who are experiencing homelessness or housing insecurity.

Participating Institutions: University of Delaware, Delaware State University, Goldey-Beacom College, Wilmington University and Delaware Technical Community College.

Funding and Impact: $48,936 has been distributed since May 2026 to assist 8 students, helping secure summer and fall semester housing, prevent evictions, and address emergency housing situations.

Application Process: Housing Delaware has provided institutions with guidance on implementing HB 240, while allowing each institution flexibility in establishing application criteria. Institutions submit monthly ledgers and receipts to ensure appropriate use of funds.

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Homelessness Response & Stabilization

Home4Good Program: Assisted a total of **254 households** through Prevention, Rapid Rehousing, Diversion, Re-Entry, and Innovative Program activities.

Emergency Funding Program January – February 2026: Served **860 households.** Housing Delaware provided this funding through its Emergency Fund as a one-time grant to support the subgrantee's Homeless Outreach Program budget during an unprecedented weather event that resulted in the Governor declaring a State of Emergency in Delaware.

Emergency Funding Program June - Present: Assisted **10 households.** This funding supported individuals residing at Christina Park and efforts to provide short-term housing assistance and stabilization services to residents displaced by the park's closure.



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Summary of Capital Budget

Capital Fund	FY2027	FY2028
Housing Development Fund (HDF)	$19,000,000	$19,000,000
Strong Neighborhoods Housing Fund (SNHF)	$4,000,000	$4,000,000
Urban Redevelopment (DDD)	$10,000,000	$10,000,000
Delaware Workforce Housing Program	$1,500,000	$1,500,000
Total Capital Funds	**$34,500,000**	**$34,500,000**

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Housing Development Fund (HDF): Capital Budget

FY26 HDF activities include:

- **Leveraged $4.5** in other public and private investment for **every $1 in HDF** invested

Supported:

- Rehabilitation or new construction of **243 affordable rental units**

- Below-market amortizing debt to several developments to make them financially feasible. Without this flexibility, several deals may not have been in a position to move forward.



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Strong Neighborhoods Housing Fund

Fresh Start Communities

Will provide funding to support municipalities in their efforts to address dilapidated and nuisance properties and “land bank” the parcels for a variety of uses including future redevelopment for affordable housing creation.

Bridging the Gap

Will provide sales gap subsidy funding to support developers who are working in eligible target areas when the cost of development exceeds the resale value of the property.

Targeted efforts that support community development and/or transform neighborhoods.

- **188 homes created** since the program launched
- **23 homes created** and sold to eligible buyers in FY26.
- **32 homes** anticipated in FY26.

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Downtown Development Districts

Three new districts

- Claymont, Newport and Millsboro

Since its creation:

- **495** residential, commercial and mixed-use projects have been completed

- **$47.4 million in state investment** leveraged approximately **$693 million in private investment**







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Delaware Workforce Housing Program

The program will provide reimbursements to developers who create units affordable for households making up to 100% of Area Median Income for projects located in Investment Levels 1 and 2.

In April 2026, draft guidelines were published for public feedback. Based on that feedback we are working with Senator Huxtable to update the legislation:

- Flexibility on funding structure
- Eligible locations
- Public process

Anticipate launching program in late spring 2027.



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Thank you

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