



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



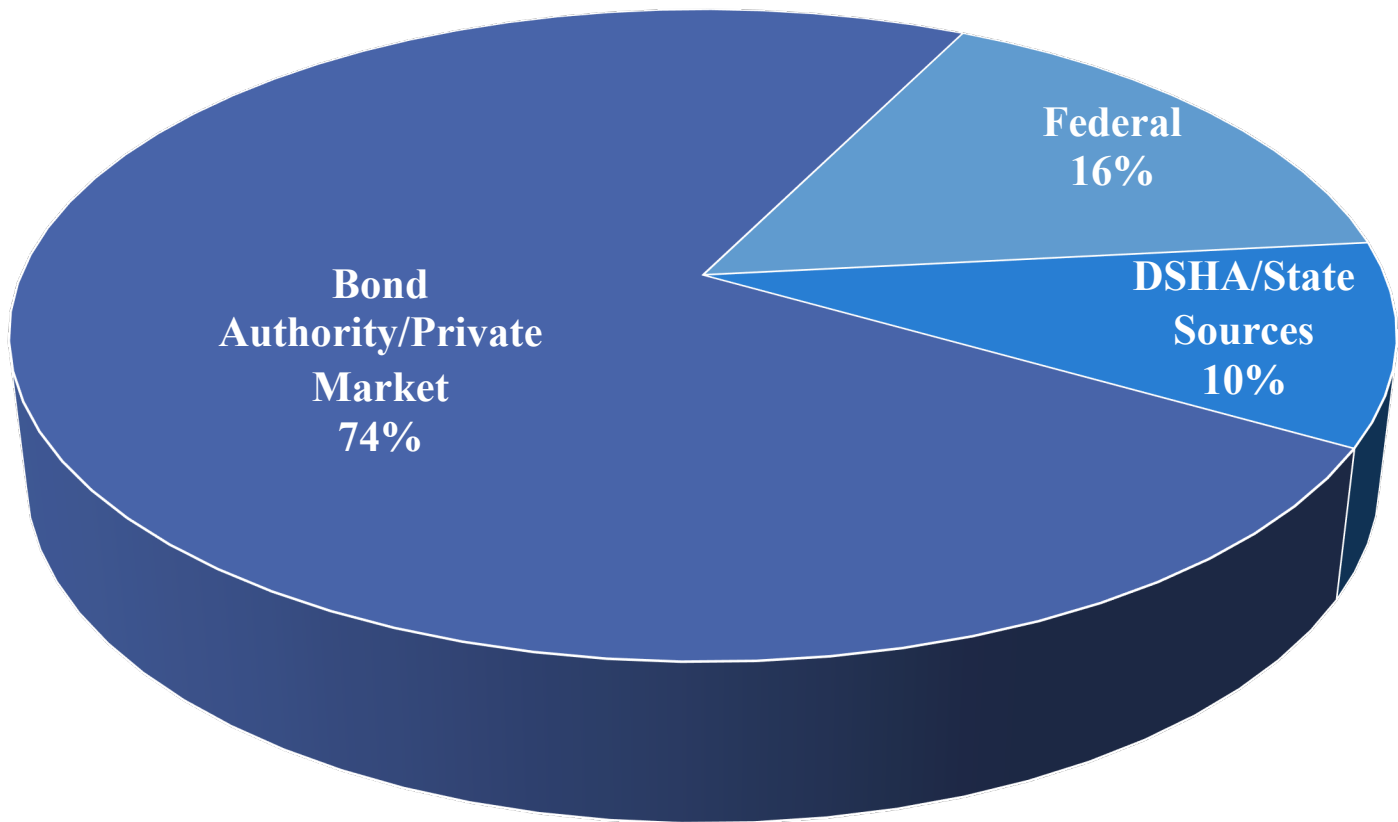
Community Development

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



DSHA Funding Sources FY2021

Program Funding: \$290 million



FY 2022 Budget Request

<u>General Fund:</u>	
Housing Development Fund (HDF)	\$4,000,000
State Rental Assistance Program (SRAP)	\$3,000,000
<i>Total General Fund:</i>	<i>\$7,000,000</i>
<u>Bond Bill:</u>	
Downtown Development Districts (DDD)	\$8,500,000
Affordable Rental Housing Program (ARHP)	\$6,000,000
Strong Neighborhoods Housing Fund (SNHF)	\$4,000,000
<i>Total Bond Bill:</i>	<i>\$18,500,000</i>
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

HDF (State Financing): \$1.8 M

Federal Funding: \$2.5 M

Private Funding: \$4.15 M

LIHTC Equity: \$7.95 M

**Total
Develop-
ment
Cost:
\$16.4 M**

HDF and Affordable Rental Housing Program

OVER THE PAST SIX YEARS,

\$60

MILLION

**FOR THE AFFORDABLE RENTAL
HOUSING PROGRAM
HAS LEVERAGED**

\$343

MILLION

IN OTHER FUNDS

**THIS FUNDING WILL
PRESERVE OR LEAD TO
NEW CONSTRUCTION OF**

**1,400
UNITS**

**OF AFFORDABLE
RENTAL HOUSING**



State Rental Assistance Program (SRAP)

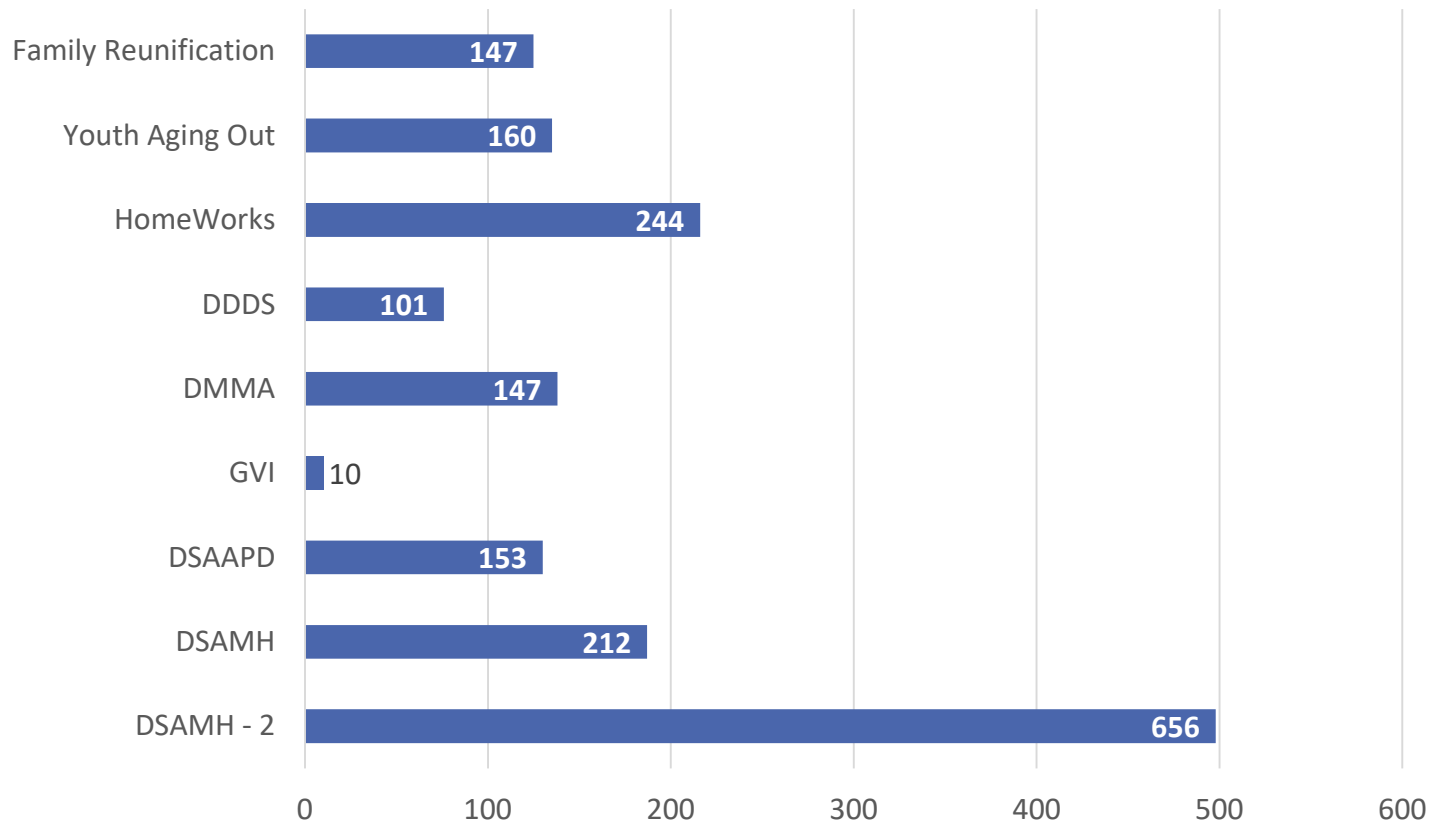


Partner	Population
Base Program	
DHSS	DSAMH – Mental Health Disabilities DSAAPD – Physical Disabilities DDDS – Developmental/Intellectual Disabilities
DSCYF	Youth exiting out of foster care Family reunification
Special Initiatives	
DHSS/VA	Veterans experiencing homelessness
School Districts	Families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



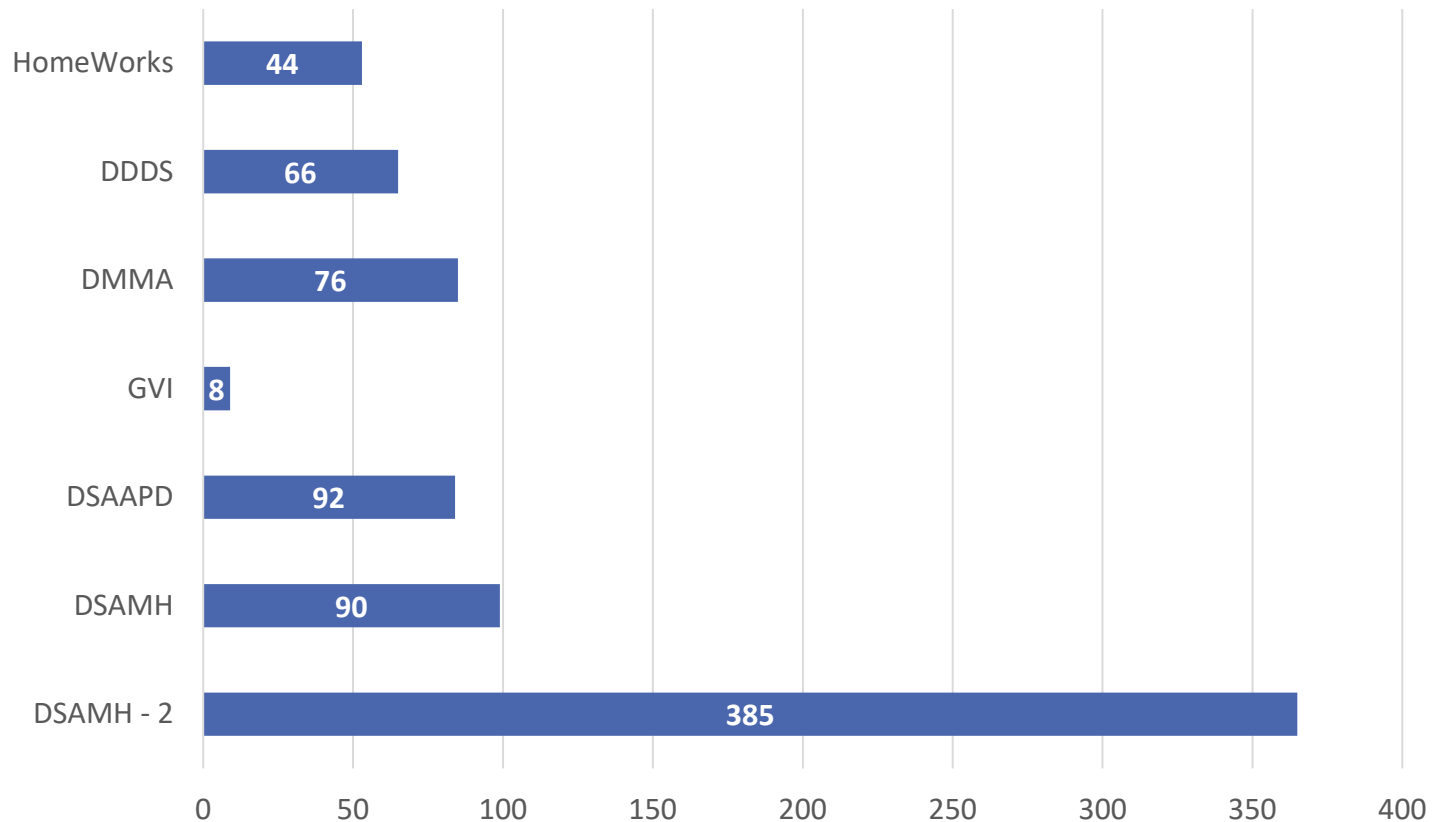
State Rental Assistance Program (SRAP)

Households Assisted Since 2011: 1,830

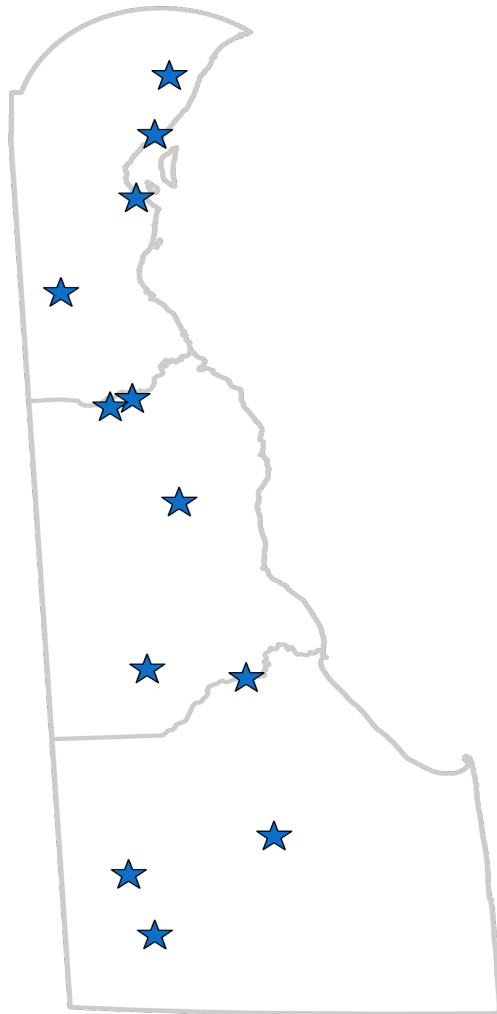


State Rental Assistance Program (SRAP)

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



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)

\$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

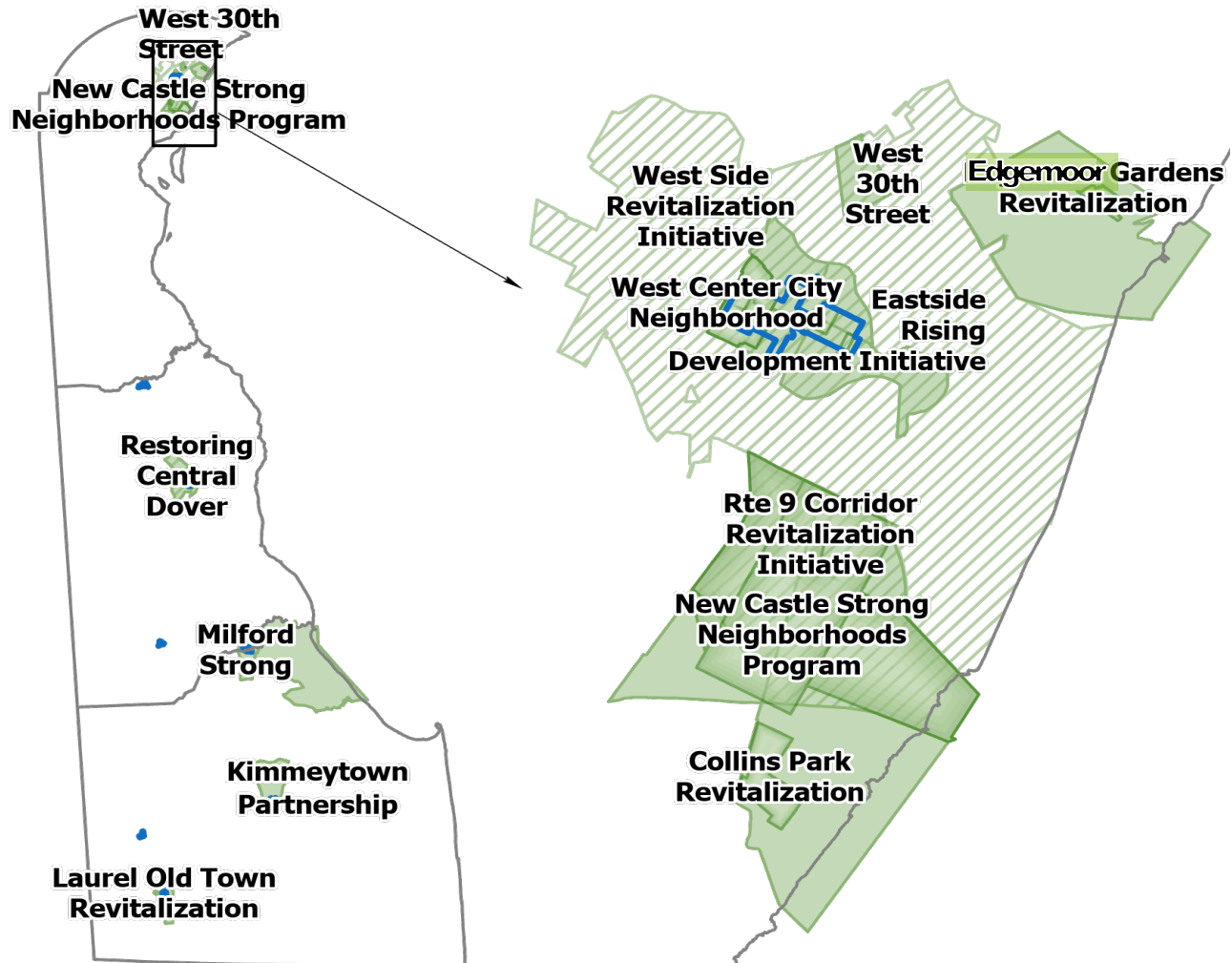


Milford



Georgetown

Strong Neighborhoods Housing Fund



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.

**CORONAVIRUS
(COVID-19)**

**DELAWARE
HOUSING ASSISTANCE
PROGRAM**

**UP TO
\$8,000
EMERGENCY ASSISTANCE
FOR RENTERS**

► For eligible renters affected by shutdowns, closures, layoffs, reduced work hours, or unpaid leave due to COVID-19 public health emergency.

► Payments made directly to the property owner.

ELIGIBILITY INFORMATION AT
www.destatehousing.com/covid19

de.gov/coronavirus

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)**



**DELAWARE
MORTGAGE ASSISTANCE
PROGRAM**



**UP TO
\$10,000**
EMERGENCY ASSISTANCE
FOR HOMEOWNERS

► 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.

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Anas Ben Addi, Director

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