

# FY 2027 Budget Hearing

**Delaware State Housing Authority**  
**February 12, 2026**



# Delaware State Housing Authority (DSHA)

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.

## Core Services:

- Homeownership
- Rental Housing
- Community Development



# Delaware State Housing Authority (DSHA)

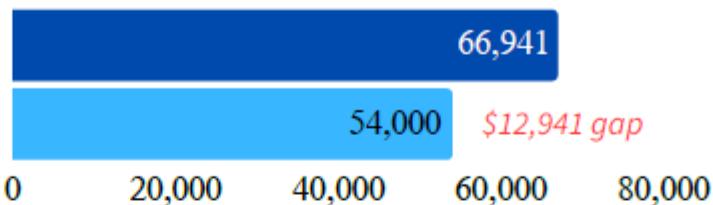
DSHA fulfills three distinct roles, which include:

- Serving as the state's housing finance agency (HFA)
- Serving as the public housing authority (PHA) for Kent and Sussex counties
- Providing programming as the de facto "Department of Housing"

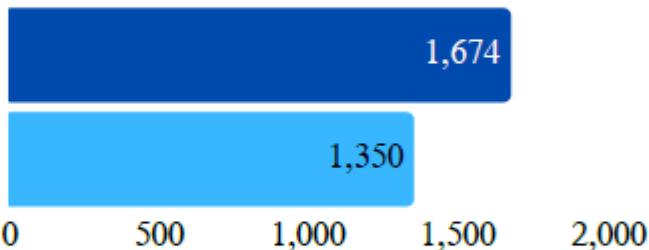


# Housing Affordability

Salary needed to rent 2-bedroom at FMR



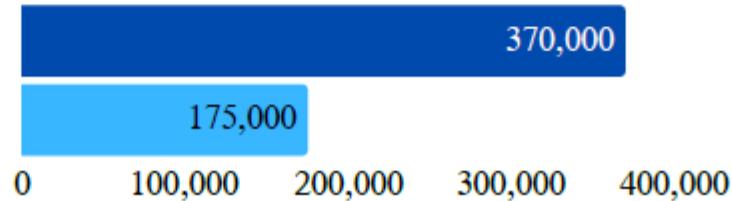
2-bedroom FMR



Max affordable rent on legislators salary

Median home sales price

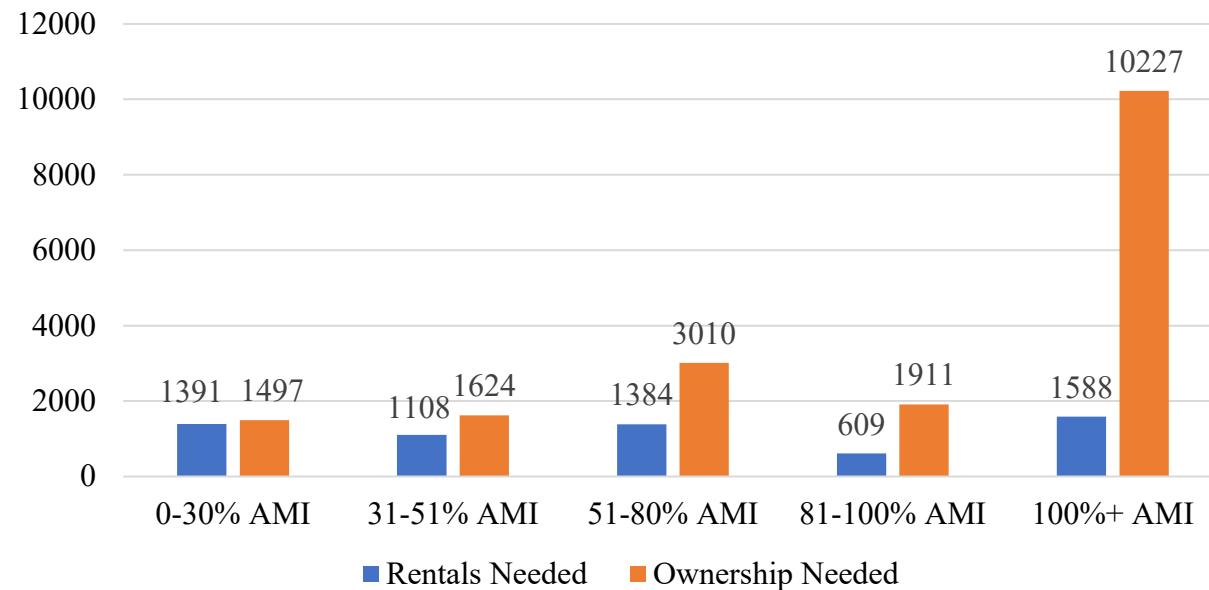
Affordable purchase price



# Housing Supply: Improved Permitting

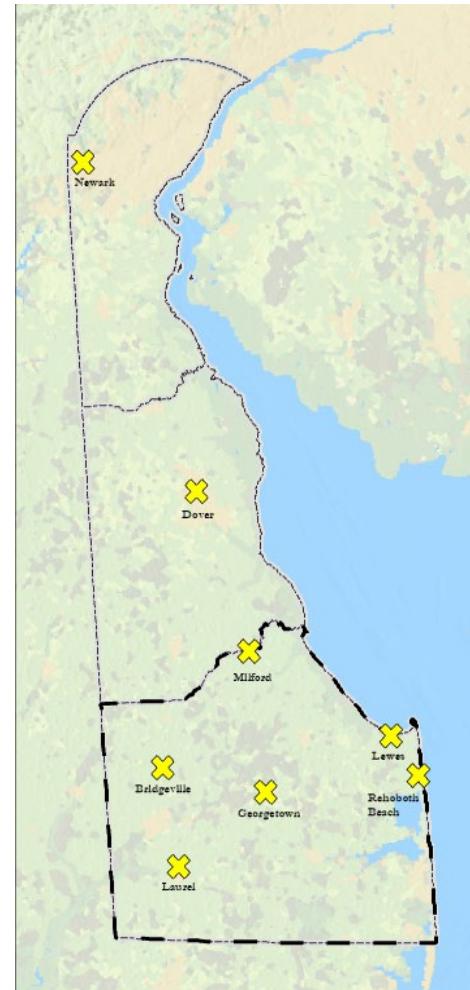
- To increase speed, efficiency, and transparency of the permitting approval process, we are partnering with the State of Delaware and Infilla to modernize and streamline permitting.
- Developers can submit conditional use and rezoning applications faster through Infilla, where review checklists are automatically standardized and updated
- Centralized platform to communicate with stakeholders through permitting process
- By reducing cost and delay, ultimately, more housing can be built faster
- Smaller and alternative developers won't be disincentivized by a slower and more complex permitting process

Projected New Housing Units Needed by 2030



# Housing Supply: Assisting Local Governments

- The Affordable Housing Production Task Force unanimously recommended local zoning and land use reforms
- DSHA is facilitating locally-driven solutions by:
  - Presenting in Millsboro and Milford to discuss housing and affordability
  - Serving on the Sussex County Land Use Reform Working Group, which recommended permitting more diverse housing types in residential zones and allowing mixed-use development in commercial zones
  - Launching and paying for the SJR8 Pilot Program to provide technical assistance to 9 participating local governments with implementing specific land use and zoning reforms.



9 SJR 8  
Participating  
Jurisdictions

- Bridgeville
- Dover
- Georgetown
- Laurel
- Lewes
- Milford
- Newark
- Rehoboth Beach
- Sussex County

# Delaware Interagency Collaborative to End Homelessness

- From April to December 2025, the Collaborative focused on strengthening emergency shelter, navigation, and street outreach for those defined as literally homeless.
- Meetings and recommendations were guided by data, community feedback, and input from individuals with lived experiences.
- Phase 1 Report was released in December. Recommendations focused on:
  - Reaching people where they are
  - Emergency shelter and navigation
  - Enhanced discharged, exit, and transition strategies.



# Funding outcomes

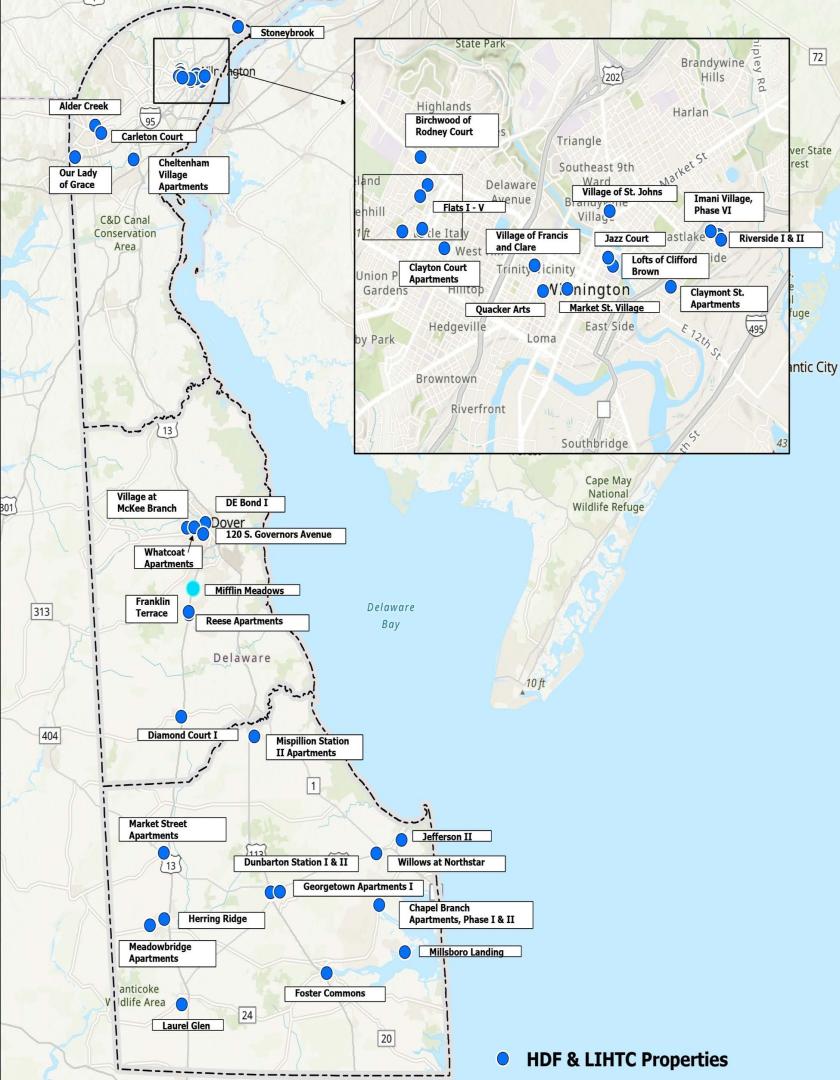
- Support multi-family housing options and growth: **HDF**
- Support individuals and families with rental assistance and independence: **SRAP**
- Consolidate statewide services and fund low-barrier shelters and system realignment: **homelessness**
- Assist Delaware homebuyers with mortgage financing, down payment and settlement assistance and other services to support homeownership: **HDF**
- Protect homeownership by provide financial assistance and supporting related services; **HDF**
- Invest in downtowns through DDDs and our new business lending pilot: **community development**
- Support activities to effectively end homelessness, with a focus on special populations such as veterans and families with school-aged children: **SRAP pilot programs**

# Full budget request

General Fund	FY2027
Housing Development Fund (HDF)	\$4,000,000
State Rental Assistance Program (SRAP)	\$6,000,000
Homelessness Response and Stabilization	\$1,000,000
Student Housing Emergency Assistance Fund	\$50,000
Bond Bill	FY2027
Delaware Workforce Housing Program	\$1,500,000
Housing Development Fund (HDF)	\$19,000,000
Neighborhood Small Business Lending Pilot	\$2,500,000
Strong Neighborhoods Housing Fund (SNHF)	\$4,000,000
Urban Redevelopment (DDD)	\$10,000,000
<b>Total Budget Request</b>	<b>\$48,050,000</b>

# Summary of operating budget request

General Fund	FY2027
Housing Development Fund (HDF)	\$4,000,000
State Rental Assistance Program (SRAP)	\$6,000,000
Homelessness Response and Stabilization	\$1,000,000
Student Housing Emergency Assistance Fund	\$50,000
<b>Total General Fund</b>	<b>\$11,050,000</b>



**\$4,000,000  
REQUESTED**

# Housing Development Fund (HDF)

FY25 HDF activities include:

- Leveraged \$6 in other public and private investment for every \$1 in HDF invested

Supported:

- Preservation of **277 existing affordable rental units**
- Construction of **484 new affordable rental units**
- **486 households** to avoid homelessness or exit homelessness to return to permanent housing
- Homeownership counseling for **1,080 households**
- Emergency home repairs for **166 low-income homeowners**

# HDF Additional Community Benefits

- In addition to Low Income Housing Tax Credit (LIHTC) development, the HDF is used to support programming for:
  - Permanent Supportive Housing development;
  - Continuum of Care (CoC) Program;
  - Home4Good;
  - Housing Counseling;
  - Statewide Emergency Repair Program (SERP);
  - homeownership creation and preservation programming for families under 80% AMI;
  - and emergency response funding for critical housing needs.



# HDF Affordable Rentals Initiatives

- **Energy Measures:** We have built in baseline energy efficiency requirements such as energy star into all development guidelines, but we also offer incentives for electing advanced energy efficiencies such as Net Zero Energy, LEED, and National Green Building Standards.
- **Resiliency:** We created a resiliency assessment tool for all developments to complete upon application for funding to determine minimum design and construction features to help make properties more resilient to expected hazards resulting from climate change.
- **Area of Opportunity Land Bank:** DSHA created a low-cost revolving loan program that allows developers to purchase an identified property in advance of achieving construction closing to ensure we can create new affordable housing in these critical areas. DSHA was nationally recognized for this initiative.



# HDF Code Purple Emergency Response

- DSHA was able to deploy approximately \$80,000 to support shelters throughout the State in temporarily expanding operations during the Governor-declared State of Emergency for the winter storm and extended period of sustained below-freezing temperatures.
  - Supported staffing costs, food, hotel stays, secure storage for personal belongings, personal hygiene items, blankets, and pet supplies allowing shelters to support people experiencing homelessness who might not have had a place to go otherwise.
  - We are still collecting the data from these shelters on how many people were served and a breakdown of the deployment of funds but will provide that data as soon as it is available.





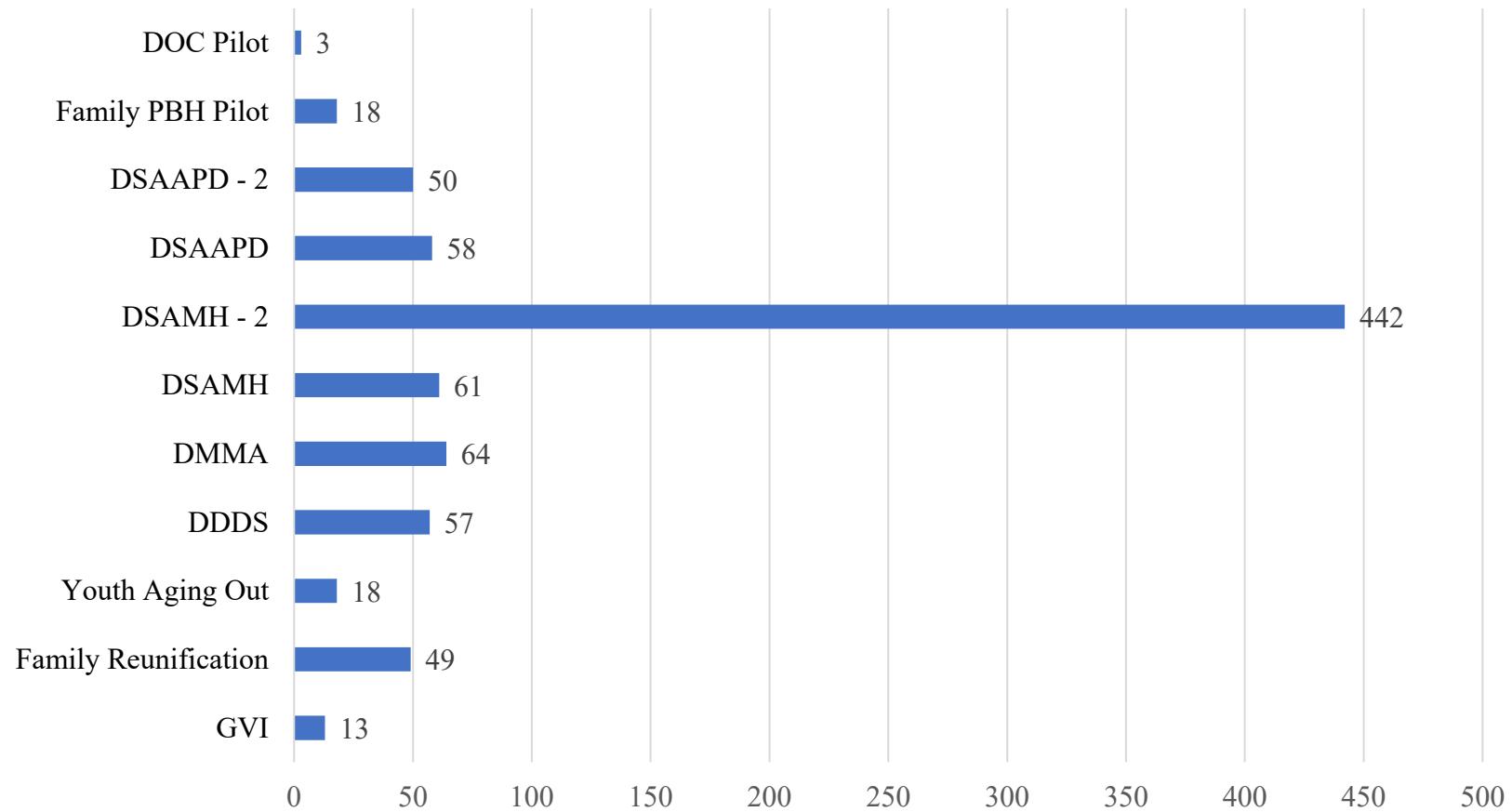
# State Rental Assistance Program (SRAP)

- Helps low-income individuals who require affordable housing and supportive services to live safely and independently in the community
  - Includes: Families for whom the lack of housing is a barrier to reunification, young adults exiting foster care, high-risk individuals with previous involvement in gun crimes, and individuals with disabilities.
- Program participants contribute 28% of their monthly income for rent, and SRAP subsidizes the remaining portion
- Applications must be referred to DSHA by DHSS or DSCYF

**\$6,000,000  
REQUESTED**

# State Rental Assistance Program (SRAP) as of 12/31/25

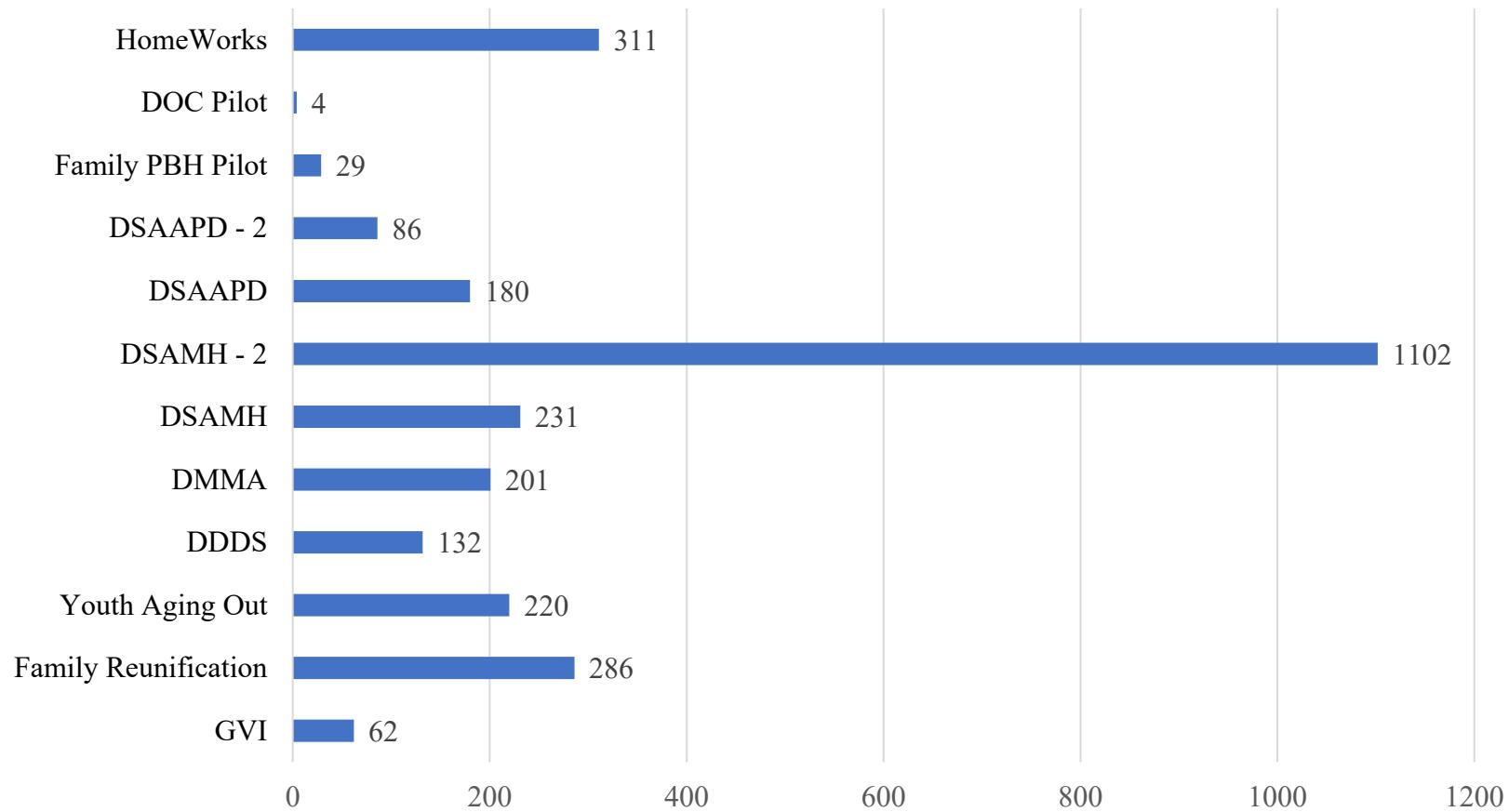
833 Vouchers Issued/Units Leased



# State Rental Assistance Program (SRAP)

## 2011-2025

2,844 Vouchers Issued/Units Leased Assisted Since 2011



# SRAP Special Initiatives: Supporting at-risk Delawareans

- Dual Generations at Stubbs:
  - Located in Wilmington within the Stubbs Early Education Center, the Dual Generation Center strives to serve the whole family by offering wraparound services in one location.
  - Being able to utilize SRAP vouchers will pair housing assistance with coordinated, family centered supports, helping families find stability
- DSCYF-Family Prevention and Behavioral Health (PBH): Prevention and early intervention programs to keep families unified while receiving required service through DSCYF.
- Department of Veterans Affairs
- DOC: Qualifying individuals recently released from a State Correctional Facility





# Homelessness Response and Stabilization

- On a single night in January 2025, the Point-In-Time (PIT) Count volunteers tallied 1,585 people in Delaware who were experiencing literal homelessness. That's a 16% increase over the prior year.
- More than 19% of homeless households had children under age 18, and children made up 27.3% of Delaware's unhoused population.
- Provide funding for low-barrier homeless services to ensure immediate support and stability to the individuals and families who need help the most.

**\$1,000,000  
REQUESTED**

# Summary of operating budget request

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