



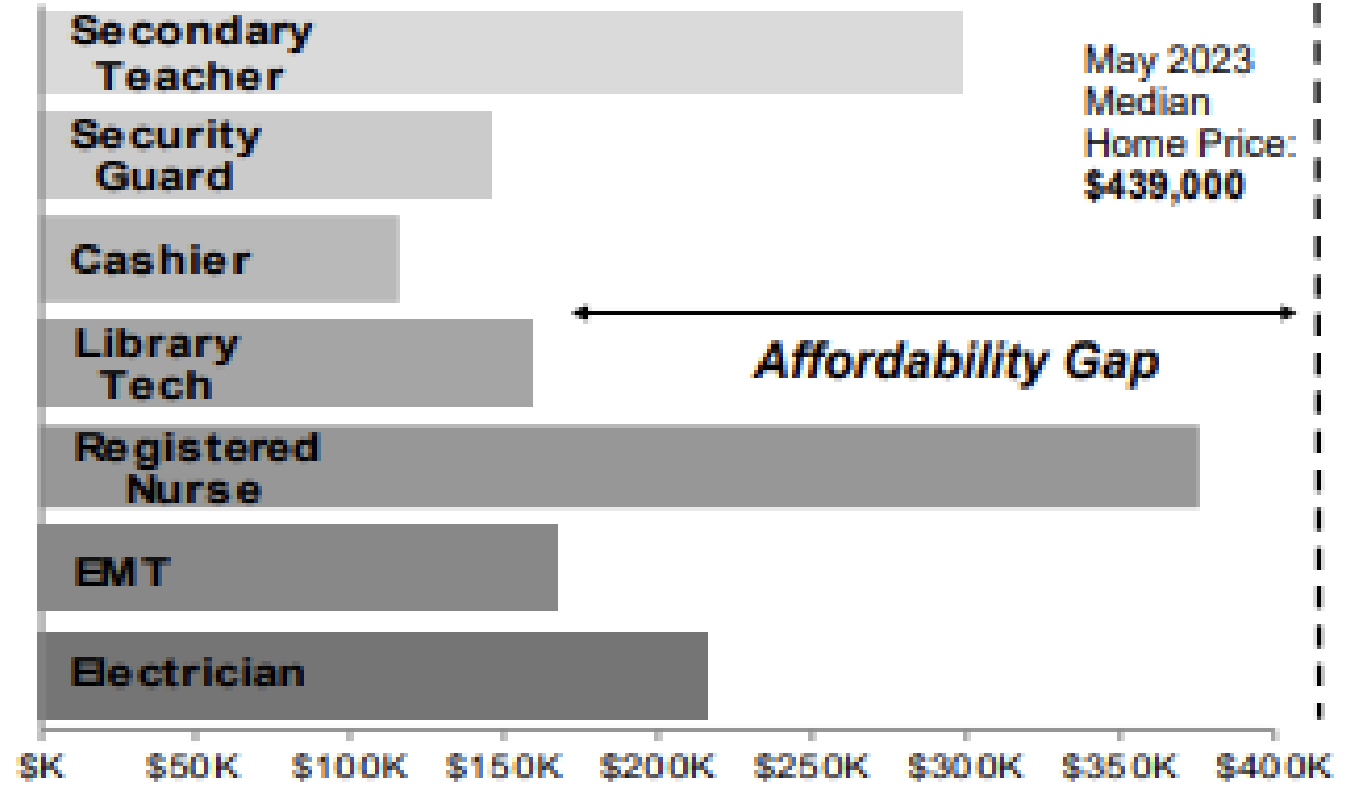
Developing Delaware

Todd F. Lawson

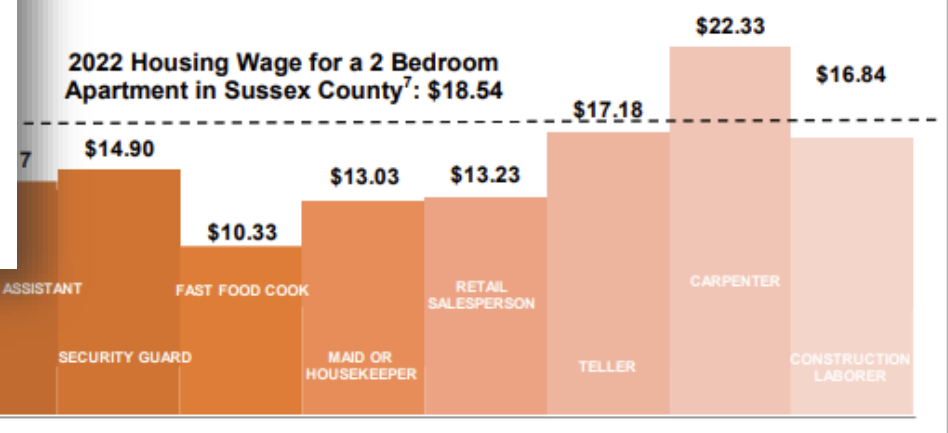
INCOME AND HOUSING COST

HUD AREA MEDIAN FAMILY INCOME	\$94,600
	\$439,000
1-Bedroom	\$840
2-Bedroom	\$1,106
3-Bedroom	\$1,443
1-Bedroom	\$14.10
2-Bedroom	\$18.54
3-Bedroom	\$24.79

Homeownership Affordability¹¹ and Median Home Price⁹



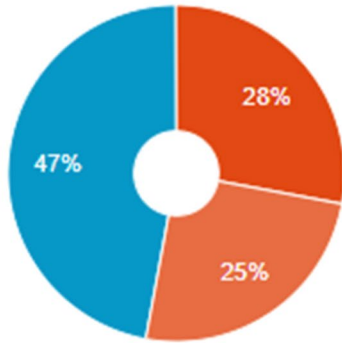
MEDIAN HOURLY WAGE⁶



Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income

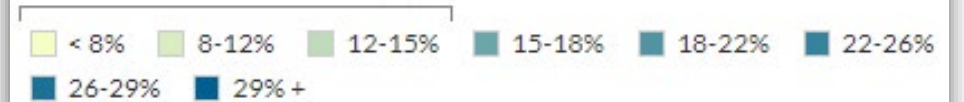


- Total of 55 Bus Routes
 - 34 New Castle County
 - 10 Kent County
 - 6 Sussex County
 - 4 Intercounty
 - 1 Flex
 - On-demand Micro-transit DART Connect Georgetown and Millsboro
 - 3 Seasonal Beach Bus Services

Map of Transportation Costs % Income



Location Efficient Areas



Transportation Costs

Developing Delaware

Addressing the Issue

2006 - The County adopted its first affordable housing program, the Moderately Priced Housing Program



2008 - The County adopted the Sussex County Rental Program

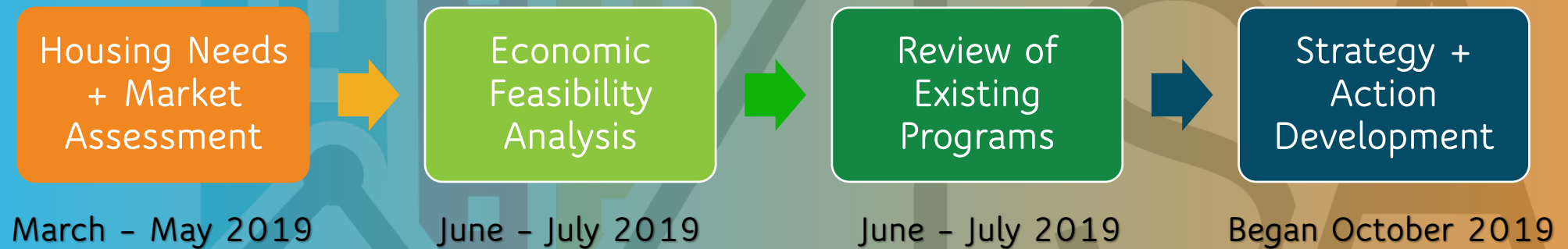


2018 - Comprehensive Plan - the issue of affordable housing came up multiple times



2019 - Issued an RFP for an evaluation of housing needs and programs & make recommendations to improve affordability in the County

Addressing the Issue



Strategies

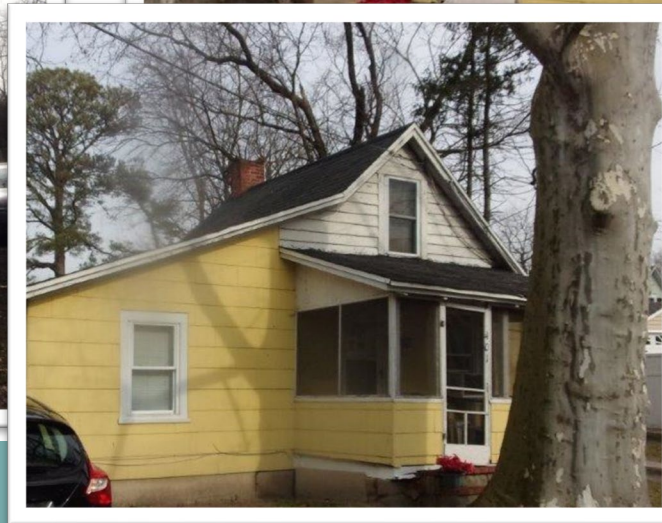
- Preserve the Existing Supply of Affordable Housing
- Modify the Zoning Code to Promote Affordability in Growth Areas
- Establish a Local Housing Trust Fund

Rehabilitation Programs



Laurel

Before



Laurel

After



Milton

Before



Milton

After

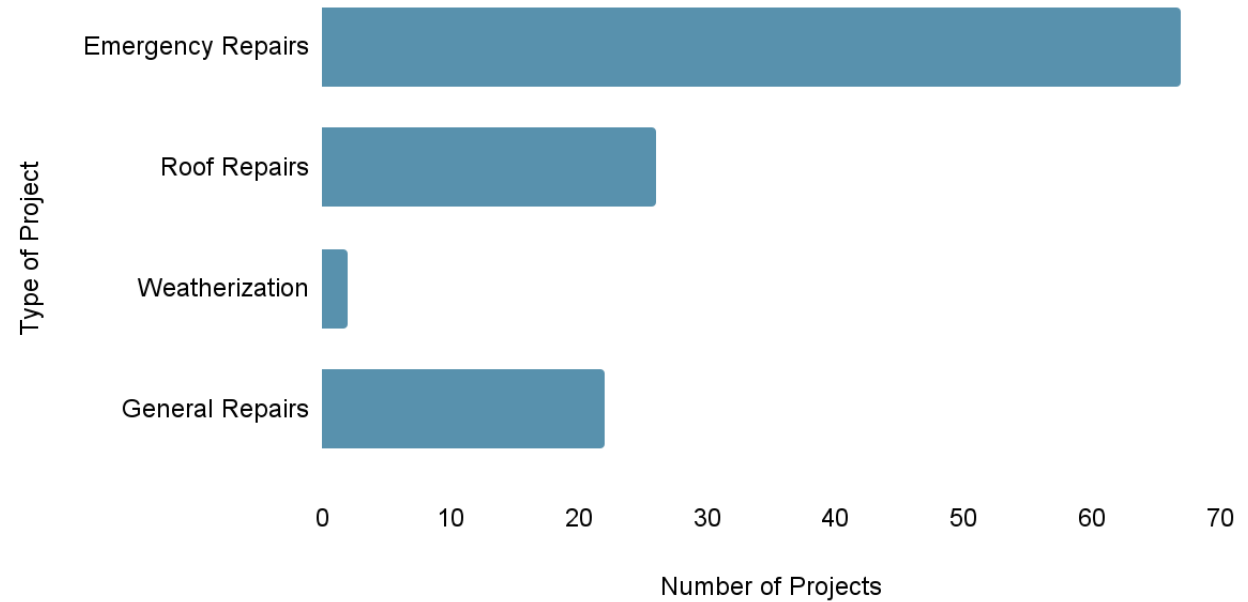


ARPA Rehab Projects

\$1.5 million spent
117 homes repaired

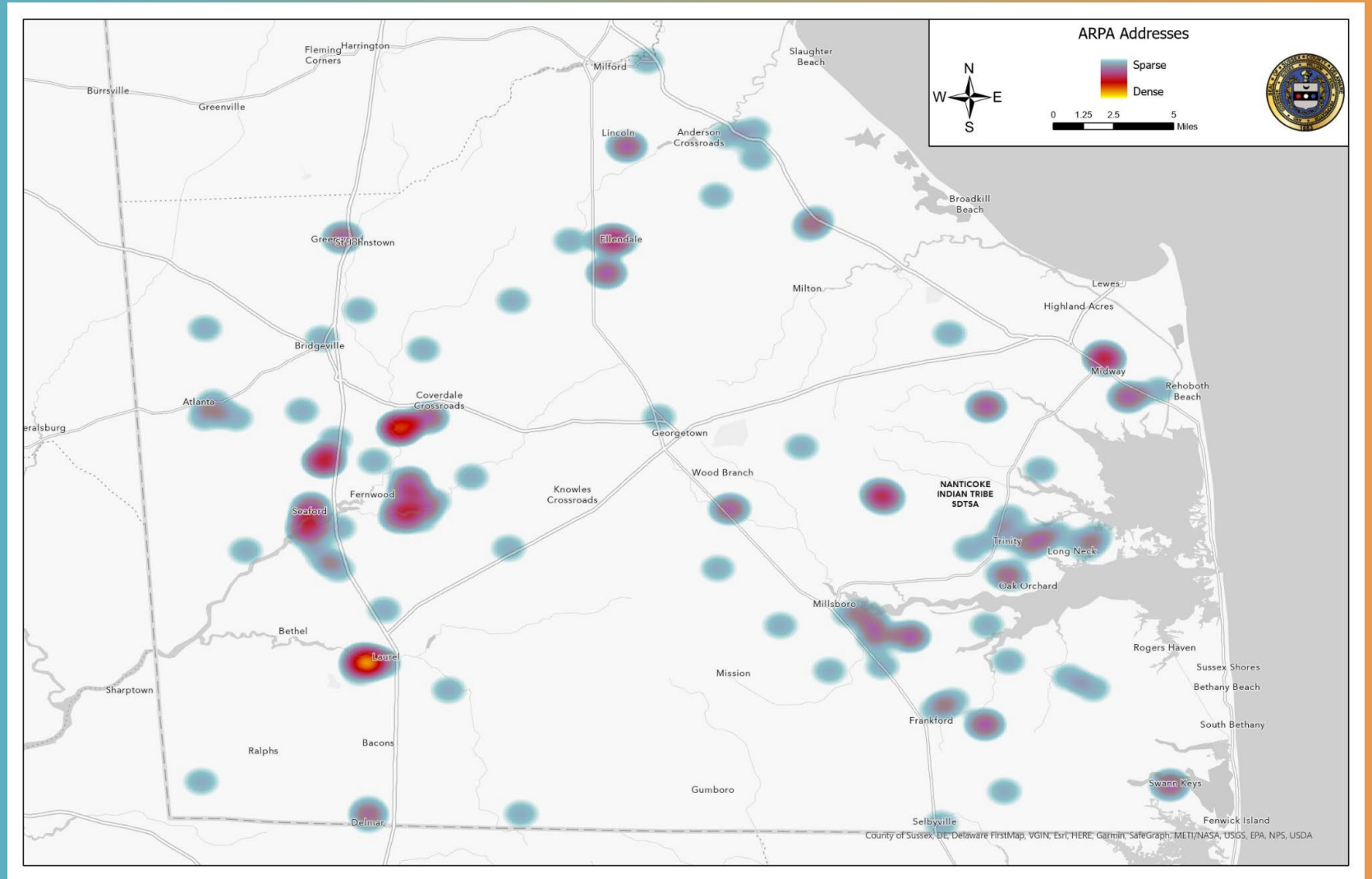


ARPA Home Repairs



ARPA-Funded Home Repairs

April 2022 - September 2023



Housing Trust Fund



Homebuyer Assistance

- \$1.9 million (ARPA and County)
- 51 Households Assisted to date
- <65% AMI = \$30,000
- 66% - 99% AMI = \$20,000
- 100% - 120% AMI = \$10,000

Developer Grants

- \$6 million (ARPA)
- Sussex County Habitat - 20 new homeownership units
- Milford Housing Development Corp. - 30 new homeownership units
- Commonwealth - 35 new rental units
- Georgetown Apartments - 75 renovation of rental units
- Neighborhood Good Partners - 36 new rental units

New Sussex Rental Program



More to come!
Chapel Branch Apartments
+ One New Application

SCRP 1 BEDROOM
\$700/month
Market-Rate
\$1,629+/month

SCRP 2 BEDROOM
\$835/month
Market-Rate
\$1,849+/month

SCRP 3 BEDROOM
\$965/month
Market-Rate
\$2,149/month