



Affordable Housing Production Act

Delaware is short 21,000 affordable rental homes for the lowest income households. Demand for affordable housing far exceeds supply. More unit production is needed.

In DE, the minimum cost to create one new housing units is between \$200,000 - \$250,000 (site prep, construction, land, etc.).

A percentage of funds collected from the Real Estate Transfer Tax (RTT) should be used to create units of affordable housing.

When RTT income increases, it is because the price of homes and/or the demand for homes have increased. Under these market conditions, working families and seniors are most likely to be priced out of the housing market. Health care, child and elder care, school, service industry, and poultry workers are only some of the many working people who cannot afford a place to live in our state.

As of 2022, 10 other states, including PA and NJ, use RTT income for affordable housing.

In 2015 the state of PA created the PHARE (Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund) program. Most PHARE funding is from the state's RTT. In 2020 PHARE funds supported the creation of 3,246 affordable housing units.

Investing in affordable housing development is good for economic growth. According to a 2004 study by Latham Ph.D., for every 1 dollar spent to create an affordable housing unit in DE, \$7 is created in the local economy. Affordable housing production creates jobs and ensures that working families can live and thrive in our communities.

The DE Department of Labor estimates that 55,000 workers in Delaware earn minimum wage. To be able to afford a modest 1-bedroom apartment, a minimum wage worker in DE needs to work 71 hours a week.

According to the U.S. Department of Health and Human Services, housing is one of 7 vital conditions for health and wellbeing.

We are brought together by a shared belief in access to housing.

The Delaware Affordable Housing Coalition (DAHC) is the voice of non-profit organizations that provide housing related services to low-income households. The unifying purpose of the DAHC is to increase access to safe, affordable housing for all.



Housing Alliance Delaware is the backbone organization of DAHC.