2023 Delaware Qualified Allocation Plan Map
Reference Guide

Overview

DSHA uses the QAP to expand housing choice and opportunity by minimizing additional affordable housing in areas with high concentrations of affordable housing and/or poverty. Instead, DSHA seeks to encourage affordable housing in areas that contain little or no affordable housing, but offer economic opportunity, high performing schools and supportive infrastructure. The following information pertains to the 2023 Delaware Qualified Allocation Plan Map application hosted online at https://arcg.is/0GXD8j0

AREA	INDICATORS	HOUSING STRATEGY
Areas of Opportunity	Delaware Market Areas A, B, and C Strong School Proficiency	Strong, high value markets, many with high performing schools, where new affordable housing opportunities should be supported.
Stable	Delaware Market Areas D and E	Areas where a balance of market rate with subsidized housing should be supported.
Distressed	Delaware Market Areas F, G, H and I	Weak markets, suffering from blight and concentrated poverty, where new affordable housing opportunities should be limited. These same areas should encourage sustainable homeownership.
Saturated Distressed	Census Tracts or Block Groups where at least 10% of all housing units are assisted or subsidized	Highly distressed areas that have a disproportionate share of affordable housing. New affordable housing that would further highly concentrated areas of poverty and exacerbate racial inequities should be discouraged. Instead investment should focus on stabilizing neighborhoods.

Data Sources

Delaware Market Value Analysis (MVA)
As identified in the 2019 Market Value Analysis, developed by Reinvestment Fund

School Proficiency Index >85
Index prepared by HUD using school-level data on high-performing elementary schools.

Link: https://hudgis-hud.opendata.arcgis.com/datasets/school-proficiency-index

NOTE REGARDING *STATE STRATEGIES FOR POLICIES AND SPENDING*

Delaware *Strategies for State Policies and Spending* identify the State's goals and policies for land use, infrastructure investment and other priorities. DSHA promotes the use of the *Strategies* by tailoring programs based on its identified Investment Levels. For example: in order for a developer to apply for Low Income Housing Tax Credits, it is a threshold requirement that proposals for newly constructing or rehabilitating affordable rental communities be located in Investment Levels 1, 2, or 3. The map's Market Areas are only those located within Investment Levels 1, 2, and 3.

Data Layers

AREA	DEFINITIONS AND SOURCES
-----------	**Transit Routes** As defined by Delaware Transit Corporation (DTC) as of January 2022. ▪ **Emerging Routes** Transit routes in Areas of Opportunity in Kent or Sussex County which benefit from efficient densities to improve transit service, connect fast-growing areas and/or address service gaps.
	Difficult to Develop Areas Areas with high land, construction and utility costs relative to the area median income and are based on Fair Market Rents, income limits, the 2020 census counts, and 5-year American Community Survey (ACS) data. HUD User link: https://www.huduser.gov/portal/datasets/qct.html
	Qualified Census Tract Low-Income Housing Tax Credit Qualified Census Tracts must have 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. HUD User link: https://www.huduser.gov/portal/datasets/qct.html
	Downtown Development District Highly distressed areas targeted by local governments for redevelopment and designated by the Governor under the Downtown Development Districts Act of 2014. FirstMap link: https://firstmap-delaware.opendata.arcgis.com/datasets/downtown-development-district-boundary
	Delaware Opportunity Zones Economically-distressed communities where new investments, under certain conditions, may be eligible for preferential tax treatment. Opportunity Zones were designated by the state in 2018 and certified by the U.S. Treasury via delegation of authority to the Internal Revenue Service. FirstMap link: https://firstmap-delaware.opendata.arcgis.com/datasets/delaware-opportunity-zones-1
	'Racially/Ethnically Concentrated Areas of Poverty' (R/ECAP) As defined by U.S. Department of Housing and Urban Development, census tracts with: ▪ A family poverty rate >= 40% or ▪ A family poverty rate >= 300% of the metro tract average* (whichever is lower) ▪ <u>AND</u> a majority nonwhite population (>50%) HUD Link: https://hudgis-hud.opendata.arcgis.com/datasets/HUD::racially-or-ethnically-concentrated-areas-of-poverty-r-ecaps/about