

community and individual quality of life and effects on family stability, supporting households to move from welfare to work, health, educational achievement, and economic development.

One of the study's most striking findings is the impact of investment in housing on employment. The proposed \$60 million investment would create 3,395 sustainable jobs over the five-year period. If jobs are a priority, investment in housing is an unexpected but logical place to turn. Investment in housing creates jobs in all sectors of the economy, even beyond the construction, banking, real estate, and insurance industries.

**Investment vs. Spending**

There are very few state expenditures that can match the amount of new tax revenue generated by an investment in affordable housing. The \$60 million investment would result in over \$12.5 million in

new state and local taxes, reducing the net investment required to only \$47.49 million over five years.

Few other expenditures by the state of Delaware have any leverage at all. Tax cuts result only in multiplier effects. Capital expenditures such as transportation expenditures, matched by federal funds, generally have smaller leverage ratios than investment in affordable housing. Insuring safe, decent and affordable homes for all Delawareans is an investment that garners significant economic returns to the state and the community. Delaware's housing needs are an *investment opportunity*.

**Action Steps**

Through the FY 2006 budget process, the Working Group and supporters of the Five-Year Plan have advocated for the allocation of an additional \$8 million to the Housing Development Fund. An additional \$8 million for housing in each of the next

four fiscal years, combined with the usual allocation of \$3.4 million and revenues from the document recording fee, would total the proposed \$60 million investment. Supporters can write to Governor Minner and their state legislators in support of investment in housing, as well as endorse the Five-Year Strategic Housing Plan (endorsement form available at <http://www.housingforall.org>).

An important next step in planning to meet Delaware's housing needs in the long-term is to begin discussions to identify ways to increase the amount of funding dedicated to the HDF and potential sources of dedicated revenue.

The Five-Year Strategic Housing Plan as well as the full study *Investing to Meet Delaware's Affordable Housing Needs: An Economic Impact Analysis* are both available at <http://www.housingforall.org>.

FOSTERING A LIVABLE DELAWARE:  
A Five-Year Strategic Housing Plan  
Endorsing Groups (as of January 2005)

Appoquinimink Development, Inc.	Arbor Management, LLC	The ARC of Delaware
Better Homes of Seaford, Inc.	Brandywine Counseling, Inc.	Church Women United in Dover
Cornell Management Corporation	Delaware CRA Council	Delaware Housing Coalition
Delaware Rural Housing Consortium	DE NAHRO	Delmarva Rural Ministries, Inc.
City of Dover	First State Community Action Agency	First State RC & D Council
Gilman Development Company	Governor's Council on Exceptional Citizens	Housing Opportunities of Northern
Ingleside Homes, Inc.	Inter Faith Mission of Sussex County	Interfaith Housing Delaware
Robert Kaplan, AGM Financial Services	Latin American Community Center CDC	League of Women Voters of Greater Dover
Lutheran Community Services of DE	Lutheran Office on Public Policy, DE	Mary Mother of Hope House I
Milford Housing Development Corp.	Millsboro Housing for Progress, Inc.	NCALL Research, Inc.
Neighborhood House, Inc.	Provest Realty Associates, Inc.	Roger P. Pryor and Associates, Inc.
Rebuilding Together Wilmington	Sister Mary Sheehan, IHM, Maryland	St. Helena's Journey to Justice
S.T.E.H.M., Inc.	The Salvation Army	Leon N. Weiner & Associates, Inc.
Westend Neighborhood House	Wilmington Housing Partnership	YWCA of New Castle County

