



## 2021 Delaware Qualified Allocation Plan Map Reference Guide

### Overview


In order to balance housing investments and encourage the creation of affordable housing opportunities within the State of Delaware in areas that contain little or no affordable housing, but which may offer economic opportunity, proximity to the workplace, high performing schools, or supportive infrastructure, DSHA uses the Qualified Allocation Plan (QAP) to incentivize development in Areas of Opportunity. The following information pertains to the 2021 Delaware Qualified Allocation Plan Map application hosted online at <https://arcg.is/11TWyS>.






AREA	INDICATORS	HOUSING STRATEGY
<b>Areas of Opportunity</b>	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.

### NOTE REGARDING STATE STRATEGIES FOR POLICIES AND SPENDING

DSHA promotes the use of the *State 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 Market Areas shown on the 2021 Delaware Qualified Allocation Plan Map show the full census tracts or block groups. In many areas, those may extend into Level 4 areas that would not meet that threshold requirement. Map users should be sure to look at where potential sites fall in relation to all map layers.

### Map Data Layers

AREA	DEFINITIONS AND SOURCES
	<p><b>Areas of Opportunity:</b>  <b>Delaware Market Value Analysis – A, B, C Markets</b>            As identified in the 2020 Market Value Analysis, developed by Reinvestment Fund  <i>and/or</i>  <b>School Proficiency Index &gt;80</b>            Index prepared by HUD using school-level data on high-performing elementary schools.</p> <p>Link: <a href="https://hudgis-hud.opendata.arcgis.com/datasets/school-proficiency-index">https://hudgis-hud.opendata.arcgis.com/datasets/school-proficiency-index</a></p>

	<p><b>State Strategies Investment Levels 1, 2, and 3</b>  Delaware Strategies for State Policies and Spending identify the State’s goals and policies for land use, infrastructure investment and other priorities.</p> <p>Link: <a href="https://strategies.stateplanning.delaware.gov/app/65576d9a42cf416b8801a5545329f336">https://strategies.stateplanning.delaware.gov/app/65576d9a42cf416b8801a5545329f336</a></p>
	<p><b>Difficult to Develop Areas</b>  Areas with high land, construction and utility costs relative to the area median income and are based on Fair Market Rents, income limits, the 2010 census counts, and 5-year American Community Survey (ACS) data.</p> <p>HUD User link: <a href="https://www.huduser.gov/portal/datasets/qct.html">https://www.huduser.gov/portal/datasets/qct.html</a></p>
	<p><b>Qualified Census Tract</b>  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.</p> <p>HUD User link: <a href="https://www.huduser.gov/portal/datasets/qct.html">https://www.huduser.gov/portal/datasets/qct.html</a></p>
	<p><b>Downtown Development District</b>  Highly distressed areas targeted by local governments for redevelopment and designated by the Governor under the Downtown Development Districts Act of 2014.</p> <p>FirstMap link: <a href="https://firstmap-delaware.opendata.arcgis.com/datasets/downtown-development-district-boundary">https://firstmap-delaware.opendata.arcgis.com/datasets/downtown-development-district-boundary</a></p>
	<p><b>Delaware Opportunity Zones</b>  An economically-distressed community 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 Secretary of the U.S. Treasury via delegation of authority to the Internal Revenue Service.</p> <p>FirstMap link: <a href="https://firstmap-delaware.opendata.arcgis.com/datasets/delaware-opportunity-zones-1">https://firstmap-delaware.opendata.arcgis.com/datasets/delaware-opportunity-zones-1</a></p>