

2022 ANNUAL ACTION PLAN DRAFT



DEPARTMENT OF REAL ESTATE AND HOUSING
800 N. French Street, 7th Floor, Wilmington, DE 19801

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Annually, the City of Wilmington develops its Action Plan to describe the planned investment of federal resources to implement specific activities related to the goals and priorities of the Consolidated Plan. The Consolidated Plan (Con Plan) is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons.

The purpose of the plan is to:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable and accessible neighborhoods, greater integration of low- and moderate-income residents throughout the City, increased housing opportunities, and reinvestment in aging neighborhoods.
- To expand economic opportunities through job creation, homeownership opportunities, façade improvement, development activities that promote long-term community viability and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

The City of Wilmington anticipates receiving the following grant amounts in fiscal year 2022:

- CDBG: \$2,219,037
- HOME: \$579,619
- ESG: \$189,070
- HOPWA: \$824,463

2. Summarize the objectives and outcomes identified in the Plan

As assessed in the 2020-2024 Consolidated Plan, housing needs among residents of the City of Wilmington were determined by analyzing housing problems by income level, tenure, and households with special needs. For the Con Plan, sources included the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is based on the 2011-2015 American Community Survey Five-Year Estimates. This source analyzes households with one or more housing problems (overcrowding, lacking adequate kitchen or plumbing facilities), and households experiencing cost burden and severe cost burden.

The most significant housing issue identified was cost burdened, defined as spending between 30-50% of household income on housing costs such as mortgage and rent payments, and severe cost-burden, defined as households spending more than 50% of their income on housing costs. According to CHAS data, 39.2% of households in the City are cost burdened, particularly households with incomes between 30-80% AMI. An even higher proportion of Wilmington households are severely cost-burdened, consisting 20.8% of households, particularly households with incomes between 0-50% AMI.

To address the identified housing needs, the City has established the following goals and outcomes to be achieved through the investment of its CDBG and HOME resources in fiscal year 2022:

Goal Name	Goal Outcome Indicator
Improve quality of existing housing stock	Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 70 households Homeowner Housing Rehabilitated: 55 housing units
Increase supply of existing housing stock	Homeowner Housing Added: 139 housing units Direct Financial Assistance to Homebuyers: 25 households
Improve public infrastructure	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 10,454 persons Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 90 households
Housing/services to the homeless and near homeless	Homeless Person Overnight Shelter: 479 persons Homelessness Prevention: 1,184 persons
Housing/services to the HIV/AIDS population	HIV/AIDS Housing Operations: 175 households housing units
Housing/services to other special needs population	Public Service activities other than Low/Moderate Income Housing Benefit: 398 persons Public Services activities for Low/Moderate Income Housing Benefit: 33 households Homeless Person Overnight Shelter: 380 persons
Activities for eligible youth and families	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 50 persons Public Service activities other than Low/Moderate Income Housing Benefit: 1,169 persons
Planning/Administration	Other: 100 Other

3. Evaluation of past performance

The summary of past performance reported below was taken from the City’s most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2020 and submitted to HUD.

Goal Name	Goal Outcome Indicator
Activities for eligible youth and families	Public service activities other than Low/Moderate Income Housing Benefit: 1,657 persons assisted
Housing/services to other special needs population	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,159 persons assisted Public service activities other than Low/Moderate Income Housing Benefit: 440 persons assisted
Housing/services to the homeless and near-homeless	Public service activities other than Low/Moderate Income Housing Benefit: 195 persons assisted Homeless Person Overnight Shelter: 33 persons assisted
Improve the quality of the existing housing stock	Homeowner housing rehabilitated: 27 household housing units Public service activities other than Low/Moderate Income Housing Benefit: 17 persons assisted

4. Summary of Citizen Participation Process and consultation process

Public Needs Hearing – One public needs hearing was held on January 27, 2022, at 10:00 AM virtually via Zoom to educate residents and organizations about the CDBG programs and obtain input on housing and community development needs.

Public Comment Period – A draft of the Annual Plan for fiscal year 2022 was placed on public display for 30 days beginning May 2nd through June 2nd, 2022.

Public Hearing – The City held a public hearing on May 25th, 2022, at 4:30 PM via Zoom to obtain final comments on the proposed use of funds for FY 2022.

5. Summary of public comments

The following needs were stated by meeting attendees:

- Need for additional safe decent and affordable housing units in the city.
- The cost for housing, especially rental housing, is increasing at a rapid pace in the city especially over the last two year.

- The higher rents are causing both an affordability issue as well as an inventory issue especially for the rapid re-housing program and supportive housing in general.
- Many landlords are not accepting vouchers or are participating in the rapid re-housing program. There are also increasing barriers for rental households to find adequate housing that is affordable.
- Many of the rental housing stock is being purchased by out-of-town investors who are immediately renting the units at much higher rates with no improvements being done to the condition of the units. This is occurring city-wide.
- Current rents for 1BR units are in the \$1,100 range (up from \$700-\$825 two years ago) and are not affordable for very low-income households. Rents for 2BR units are in the \$1,400 range (up from \$850-\$1,000 two years ago) which are also unaffordable to very low- and low-income households.
- Many of these units that are being rented are not code compliant.
- Need to build additional affordable housing with wrap around supportive services.
- Need for rehabilitation and/or demo/redevelopment of abandoned housing units in the city to allow for the creation of additional affordable housing.
- City needs to better market the Rapid Re-Housing Program to make residents aware of the program.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted. Comments outside the scope of the plan were not addressed.

7. Summary

In summary, the Annual Action Plan has been developed with community input and reflect the needs of the City.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WILMINGTON	Department of Real Estate and Housing
HOPWA Administrator	WILMINGTON	Department of Real Estate and Housing
HOME Administrator	WILMINGTON	Department of Real Estate and Housing
ESG Administrator	WILMINGTON	Department of Real Estate and Housing

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Wilmington developed an outreach effort to maximize input from a large cross-section of stakeholders. The outreach effort included stakeholder meetings, public hearings, and published meeting notices.

The City held a public needs meeting on January 27, 2022 and public hearing on May 25, 2022. Participants included affordable housing providers, neighborhood organizations, homeless and social service providers, and city staff members.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Wilmington encourages public communication and agency consultation to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions include the provision of affordable housing and human services to low- and moderate-income households and persons. These stakeholders were invited to participate in group interviews held for the purpose of developing the Con Plan. The list of stakeholders is included in the Citizen Participation Comments section.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Delaware Continuum of Care and Delaware HIV Consortium both have interagency agreements with the City of Wilmington to manage a select amount of federal entitlement activities supported by ESG and HOPWA, respectively. Close cooperation exists between the City, the CoC, the HIV Consortium, local nonprofit agencies, homeless service providers, and regional organizations to enhance coordination.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Service providers that work with persons experiencing homelessness participated in stakeholder meetings as described above. As mentioned previously, The Delaware Continuum of Care has an interagency agreement with the City of Wilmington to manage a select amount of federal entitlement activities supported by ESG. Homeless services funded by CDBG dollars follow the priorities and review process set by the Delaware CoC when evaluating CoC funding from HUD.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	City of Wilmington
	Agency/Group/Organization Type	Other government - City
	What section of the Plan was addressed by Consultation?	Non-homeless special needs Housing Needs Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Public outreach and consultation, participation in stakeholder meetings.
2	Agency/Group/Organization	New Castle County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-homeless special needs Housing Needs Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Collaboration with public outreach efforts and consultation.
3	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services - Homeless Services - Education Services - Elderly Persons Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment

	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
4	Agency/Group/Organization	Edgemoor Revitalization Cooperative
	Agency/Group/Organization Type	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
5	Agency/Group/Organization	State of Delaware, Division of Human Relations
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
6	Agency/Group/Organization	Good Neighbors Home Repair
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
7	Agency/Group/Organization	HDC Midatlantic
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
8	Agency/Group/Organization	Habitat for Humanity of New Castle County
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
9	Agency/Group/Organization	Woodlawn Trustees
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
10	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services - Homeless Services - Food Assistance Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
11	Agency/Group/Organization	REACH Riverside
	Agency/Group/Organization Type	Services - Housing Services - Education Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
12	Agency/Group/Organization	Interfaith Community Housing of Delaware
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
14	Agency/Group/Organization	First State Community Action Agency
	Agency/Group/Organization Type	Services - Housing Services - Homeless Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Homeless Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
15	Agency/Group/Organization	Leon N. Weiner & Associates
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
16	Agency/Group/Organization	NCALL Research
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
17	Agency/Group/Organization	Delaware State Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
18	Agency/Group/Organization	Breckstone Architecture

	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
19	Agency/Group/Organization	Brandywine Counseling
	Agency/Group/Organization Type	Services - Homeless Services - Education Services - Victims of Domestic Violence Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
20	Agency/Group/Organization	Family Promise of Northern New Castle County
	Agency/Group/Organization Type	Services - Homeless Homeless needs - Families with children
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
21	Agency/Group/Organization	Cinnaire
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
22	Agency/Group/Organization	Battle Cry Ministry
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment

	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
23	Agency/Group/Organization	Central Baptist CDC
	Agency/Group/Organization Type	Services - Housing Services - Employment Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
24	Agency/Group/Organization	Housing Alliance Delaware
	Agency/Group/Organization Type	CoC Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Homeless Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
25	Agency/Group/Organization	Henrietta Johnson Medical Center
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
26	Agency/Group/Organization	United Way of Delaware
	Agency/Group/Organization Type	Services - Education Services - Homeless Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Homeless Needs Assessment

	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
27	Agency/Group/Organization	The Ministry of Caring
	Agency/Group/Organization Type	Services - Housing Services - Homeless Services - Food Assistance
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Homeless Needs Assessment Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
28	Agency/Group/Organization	Wilmington Neighborhood Conservancy Land Bank
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
29	Agency/Group/Organization	Sacred Heart Housing
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
30	Agency/Group/Organization	New Castle County Board of Realtors
	Agency/Group/Organization Type	Business Leaders Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.

31	Agency/Group/Organization	Delaware Transit Corporation
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
32	Agency/Group/Organization	Delaware Center for Horticulture
	Agency/Group/Organization Type	Services - Employment
	What section of the Plan was addressed by Consultation?	Economic Development Non-Homeless Special Needs
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
33	Agency/Group/Organization	Lutheran Community Services
	Agency/Group/Organization Type	Services - Food Assistance Services - Housing Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
34	Agency/Group/Organization	YWCA Delaware
	Agency/Group/Organization Type	Services - Housing Services - Victims of Domestic Violence Services - Education Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
35	Agency/Group/Organization	Warriors Helping Warriors
	Agency/Group/Organization Type	Services - Veterans Non-Homeless Special Needs

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
36	Agency/Group/Organization	West End Neighborhood House
	Agency/Group/Organization Type	Services - Education Services - Employment Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Economic Development Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
37	Agency/Group/Organization	Food Bank of Delaware
	Agency/Group/Organization Type	Services - Food Assistance
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
38	Agency/Group/Organization	University of Delaware, Center for Community Research & Service
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
39	Agency/Group/Organization	Wilmington Alliance
	Agency/Group/Organization Type	Civic leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.

40	Agency/Group/Organization	ACLU - Delaware
	Agency/Group/Organization Type	Civic leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
41	Agency/Group/Organization	STEHM
	Agency/Group/Organization Type	Services - Housing Services - Homeless Services - Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
42	Agency/Group/Organization	Delaware Center for Homeless Veterans
	Agency/Group/Organization Type	Services - Housing Services - Homeless Services - Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
43	Agency/Group/Organization	Neighborhood House
	Agency/Group/Organization Type	Services - Housing Services - Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
44	Agency/Group/Organization	Amerihealth Caritas - LTSS Housing
	Agency/Group/Organization Type	Services - Housing Services - Health

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
46	Agency/Group/Organization	Saint Patrick's Center
	Agency/Group/Organization Type	Services - Homeless Services - Food Assistance Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
48	Agency/Group/Organization	Wilminvest
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
49	Agency/Group/Organization	Daughters of Zion Inc.
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
50	Agency/Group/Organization	Brightfield Inc.
	Agency/Group/Organization Type	Services - Housing Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Market Analysis

	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
51	Agency/Group/Organization	DCRAC - The Money School
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.
52	Agency/Group/Organization	Housing Opportunities of Northern Delaware
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination	Attended stakeholder meetings.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All relevant entities were considered for consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Wilmington 2028 – Comprehensive Plan	City of Wilmington	The affordable housing and anti-poverty goals and strategies of both plans align.
Comprehensive Economic Development Strategy	Delaware Economic Development Office	Economic and workforce development strategies of both plans align.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Public Needs Hearing – One public needs hearing was held on January 27, 2022, at 10:00 AM virtually via Zoom to educate residents and organizations about the CDBG programs and obtain input on housing and community development needs.

Public Comment Period – A draft of the Annual Plan for fiscal year 2022 was placed on public display for 30 days beginning May 2nd through June 2nd, 2022.

Public Hearing – The City held a public hearing on May 25th, 2022, at 4:30 PM via Zoom to obtain final comments on the proposed use of funds for FY 2022.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Needs Hearing	Non-targeted/ broad community	10 attendees	See comments in Citizen Participation Comments	None	
2	Public Meeting	Non-targeted/ broad community	Not yet occurred – May 25, 2022	See comments in Citizen Participation Comments	None	
3	Public Display Period	Non-targeted/ broad community	May 2, 2022 - June 2, 2022	See comments in Citizen Participation Comments	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources: The following table estimates the expected resources the City of Wilmington will receive in FY 2022.

DRAFT

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Acquisition Admin & Planning Econ Development Housing Public Improvements Public Services	\$2,219,037	\$150,000	\$0	\$2,369,037	\$4,438,074	Funds for housing and non-housing community development needs. Remainder available is approximately two times projected annual allocation and anticipated annual program income.
HOME	Public - federal	Acquisition Homebuyer Asst. Homeowner Rehab. Rental New Constr. Rental Rehab. New Const. for Ownership TBRA	\$579,619	\$0	\$0	\$579,619	\$1,159,238	Funds for rehabilitation of rental and homeowner housing units and rehabilitation. Remainder available is approximately two times projected annual allocation and anticipated annual program income.

ESG	Public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$189,070	\$0	\$0	\$189,070	\$378,140	Funds for homeless services including Centralized Intake, transitional housing/ Rapid Rehousing, emergency shelters, and in-house supportive services.
HOPWA	Public - federal	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	\$824,463	\$0	\$0	\$824,463	\$1,648,926	Funds for housing services for people with HIV/AIDS, including financial assistance, case management, medical care, TBRA, and permanent supportive housing.

Table 5 - Expected Resources – Priority Table

If the 2022 awards are higher than the estimated amount, additional funds will be added to the CDBG Housing Rehabilitation Program and future HOME affordable housing development activities, with ESG and HOPWA activities increased in proportion to the awards. If the grants are lower than the estimated amounts, awards will be reduced for all projects in proportion to the decrease.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Additional resources will be leveraged from the Delaware State Housing Authority and local and regional foundations.

DRAFT

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is not using publicly owned land or property to meeting the needs and goals of the Annual Action Plan.

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve quality of existing housing stock	2020	2024	Affordable Housing	City-wide	Improve Access to Affordable Housing	CDBG: \$1,037,733.75 HOME: \$143,000	Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 70 households Rental Units Rehabilitated: 100 housing units Homeowner Housing Rehabilitated: 55 housing units
2	Increase supply of existing housing stock	2020	2024	Affordable Housing Public Housing	City-wide	Improve Access to Affordable Housing	CDBG: \$382,632.22 HOME: \$321,714	Homeowner Housing Added: 139 housing units Direct Financial Assistance to Homebuyers: 25 households

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve public infrastructure	2020	2024	Non-Housing Community Development	City-wide	Public Facilities and Infrastructure Improvement	CDBG: \$250,000	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 10,454 persons Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 90 households
4	Housing/services to the homeless and near homeless	2020	2024	Homeless	City-wide	Services for Special Needs	CDBG: \$129,000 ESG: \$189,070	Homeless Person Overnight Shelter: 479 persons Homelessness Prevention: 1,184 persons
5	Housing/services to the HIV/AIDS population	2020	2024	Homeless Non-Homeless Special Needs	City-wide	Services for Special Needs	HOPWA: \$799,729	HIV/AIDS Housing Operations: 175 households housing units
6	Housing/services to other special needs population	2020	2024	Non-Homeless Special Needs	City-wide	Services for Special Needs	CDBG: \$86,000	Public Service activities other than Low/Moderate Income Housing Benefit: 398 persons Public Services activities for Low/Moderate Income Housing Benefit: 33 households Homeless Person Overnight Shelter: 380 persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Activities for eligible youth and families	2020	2024	Non-Housing Community Development	City-wide	Help all residents meet basic social and economic needs	CDBG: \$102,000	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 50 persons Public Service activities other than Low/Moderate Income Housing Benefit: 1,169 persons
8	Planning/Administration	2020	2024	Admin	City-wide	Planning/ Administration	CDBG: \$369,823.12 HOME: \$57,962 HOPWA: \$24,734	Other: 100 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve quality of existing housing stock
	Goal Description	Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.
2	Goal Name	Increase supply of existing housing stock
	Goal Description	Fund activities that expand the supply and improve the condition of housing affordable to lower income households, including new construction and leveraging other public and private resources such as Low-Income Housing Tax Credits to make housing more available to low- and moderate-income households.
3	Goal Name	Improve public infrastructure
	Goal Description	The City will use CDBG funds to make improvements to streets, sidewalks, stormwater infrastructure, water and sewer infrastructure, and other public infrastructure over the next several years.
4	Goal Name	Provide housing/services to the homeless and near-homeless population
	Goal Description	The City will use CDBG and ESG funds to support shelter and housing operations. Acquisition, construction, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, veterans, disaster victims, families with children, unaccompanied youth, drug offenders, and formerly incarcerated persons. Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.
5	Goal Name	Provide housing/services to the HIV/AIDS population
	Goal Description	The City will use HOWPA funds to address the housing needs of people living with HIV/AIDS. Activities include TBRA, STRMU, permanent housing, supportive services, case management, and medical services.
6	Goal Name	Provide housing/services to other special needs population

	Goal Description	The City will use CDBG to fund activities addressing the needs of other special needs populations. This includes but is not limited to elderly, youth transitioning out of foster care, victims of domestic violence, and justice-involved individuals facing re-entry. Services encompass childcare services, health and mental health services, broadband access, transportation, non-homeless special needs, and employment training.
7	Goal Name	Provide projects/activities for eligible youth and families
	Goal Description	The City will provide support for services serving non-homeless youths and families in need of assistance to improve their quality of life. Activities include vocational services, life skills training, education assistance programs, and financial literacy programs for both adults and youth.
8	Goal Name	Planning/Administration
	Goal Description	Support administration and delivery of CDBG activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following is a list of CDBG, HOME, ESG and HOPWA activities that the City of Wilmington will undertake in FY 2022.

Projects

#	Project Name
1	CDBG Rental Property Rehab
2	CDBG Down Payment and Closing Costs
3	CDBG Villa Maria - MOC Street Repair
4	CDBG Ingleside Housing Project (Incl. Delivery)
5	DE Center for Horticulture Street Trees CDBG (PI)
6	CDBG Home Repair Program Delivery
7	CDBG Disposition Program Delivery
8	CDBG Administration
9	Fair Housing
10	ERR/106 Reviews
11	Catholic Charities - Bayard House
12	Catholic Charities, Inc. - Homeless Prevention Services
13	Christiana Cultural Arts Center - Future Entrepreneurs
14	Christiana Cultural Arts Center - Heart Under the Hoodie
15	Delaware Futures, Inc. - Success One Student At A Time
16	Duffy's Hope, Inc. – HOPE Ambassador
17	Family Counseling Center of St Paul (FCCSP)
18	Family Promise of Northern New Castle County
19	Housing Opportunities of Northern Delaware
20	Kingswood Community Center - Jimmy Jenkins
21	Latin American Community Center - Homeless Prevention
22	Latin American Community Center - Summer Camp
23	Lutheran Community Services - Homeless Prevention
24	Neighborhood House, Inc - Housing Intervention
25	Neighborhood House, Inc. - Homeless Prevention
26	Sojourners Place - Transitional Housing
27	STEHM, Inc. - Direct Case Management
28	Tech Impact - IT Works
29	Teen Warehouse
30	The Challenge Program - Construction Training Program

#	Project Name
31	The Wilmington HOPE Commission - Reentry Services
32	West End Neighborhood House - Above Xpectation Track
33	West End Neighborhood House Inc - Life Lines
34	YMCA of Delaware - Supportive Housing
35	YMCA of Delaware - YMCA Teen Engagement
36	YWCA Delaware - Home Life Management Center
37	HOME Administration
38	CHDO Project TBD - Homeownership
39	Central Baptist CHDO - Eastside Construction
40	Flats, Phase V
41	Sacred Heart Villa Maria
42	ESG 22
43	HOPWA Administration
44	Catholic Charities, Inc. – HIV Service
45	Cecil County Health Department - TBRA/STRMU
46	Delaware HIV Services, Inc.
47	Ministry of Caring, Inc. - House of Joseph II

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The majority of Wilmington’s projects, including public service, housing, public facility, and public infrastructure activities, are selected through a competitive process. All CDBG projects and programs funded in 2022 were chosen because they address high priority needs in the community. Projects selected for CDBG funding were prioritized on efficient utilization of non-CDBG funds and ability to serve the largest number of beneficiaries.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Rental Property Rehab
	Target Area	City-wide
	Goals Supported	Improve quality of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$500,000
	Description	Assist with rental property repair in qualified census tracts.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 income-eligible households.
	Location Description	City-wide
	Planned Activities	Rehabilitate rental properties for low- to moderate-income households.
2	Project Name	CDBG Down Payment and Closing Costs
	Target Area	City-wide
	Goals Supported	Increase supply of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$300,000
	Description	Down payment assistance.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	25 income-eligible households.
	Location Description	City-wide
	Planned Activities	Program providing homeowner assistance in the form of financial assistance with down payments and closing costs for first-time and income-eligible homeowners.

3	Project Name	CDBG Ingleside Housing Project
	Target Area	City-wide
	Goals Supported	Improve quality of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$150,000
	Description	The project addresses home repairs and safety modifications essential for older homeowners that will enable them to remain independent.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	40 homeowner households
	Location Description	City-wide
	Planned Activities	Rehab services include home safety inspections, home repairs, fall prevention measures, and social services.
4	Project Name	Delaware Center For Horticulture
	Target Area	City-wide
	Goals Supported	Improve public infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$100,000
	Description	Wilmington Neighborhoods Street Tree and Greening Program and Branches to Chances Re-Entry Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	90 households.
	Location Description	City-wide

	Planned Activities	The Neighborhood Street Tree & Greening Program serves to reduce and eliminate urban blight by managing and restoring the urban tree canopy by focusing efforts on low-income areas, which also typically have less trees. Plantings will be timed and coordinated with the completion of housing construction and redevelopment projects to provide equal access to trees as a shared community resource. A strategy to determine best green locations will also be utilized via GIS, taking into account income levels, MVA market indicators, impervious surfaces, current tree canopy, asthma rates, flood claims, major roads, vacant lots, local institutions, public amenities, and public green space.
5	Project Name	Fair Housing
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$25,000
	Description	Planning efforts related to housing and fair housing. Fair housing education and outreach carried out by the Department of Real Estate and Housing and sub-recipients may include other related activities as well.
	Target Date	7/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 individuals
	Location Description	City-wide
Planned Activities	Activities to affirmatively further fair housing in partnership with local organizations such as DCRAC, Interfaith Community Housing, Neighborhood House, and YWCA. Activities may include homebuyer education and foreclosure prevention services available to the public.	
6	Project Name	CDBG Home Repair Program Delivery
	Target Area	City-wide
	Goals Supported	Improve quality of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$387,733.75

	Description	Program delivery for RE&H CDBG Property Repair Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	15 income-eligible households.
	Location Description	City-wide
	Planned Activities	Repairs include heating, roofing, plumbing, electrical, handicapped facilities where needed, and any condition where an emergency need exists to provide safe and decent living quarters.
7	Project Name	CDBG Disposition Program Delivery
	Target Area	City-wide
	Goals Supported	Improve quality of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$82,632.22
	Description	Disposition
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	8 buildings disposed.
	Location Description	City-wide
Planned Activities	Program to return vacant or abandoned properties to constructive use.	
8	Project Name	The Flats Phase IV
	Target Area	
	Goals Supported	Improve quality of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: 143,000
	Description	Site improvements for an affordable housing development.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	70 income-eligible households.
	Location Description	600 Block of Ferris Street and Bayard Avenue, Wilmington, DE
	Planned Activities	Street work; water and sewer work to the curb.
9	Project Name	CDBG Administration
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$319,823.12
	Description	CDBG admin costs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 other - Department of Real Estate & Housing
	Location Description	City-wide
	Planned Activities	Admin costs for administrator salaries.
10	Project Name	HOME Administration
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOME: \$57,962
	Description	Program administration costs for HOME-funded projects.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable - admin

	Location Description	City-wide
	Planned Activities	Program administration costs for HOME-funded projects.
11	Project Name	HOPWA Administration
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOPWA: \$24,734
	Description	Program administration costs for HOPWA-funded projects.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 other - Admin
	Location Description	City-wide
	Planned Activities	Program administration costs for HOPWA-funded projects.
12	Project Name	ESG22 - Wilmington, DE
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless Planning/Administration
	Needs Addressed	Help all residents meet basic social and economic Planning/Administration
	Funding	ESG: \$189,070
	Description	ESG-funded projects. ESG project activities include program administration, emergency shelter operations, and Rapid Rehousing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	355 homeless and near-homeless persons.
	Location Description	City-wide

	Planned Activities	Five activities, including admin, have been determined for FY2022. This includes full-service shelters, transitional/Rapid Re-Housing, centralized intake, and HMIS. Of these activities, \$110,000 (58.1% of the 2022 ESG allocation) will be used for activities related to emergency shelter.
13	Project Name	ERR/106 Reviews
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$25,000
	Description	Environmental Review Records and Section 106 consultations
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable - delivery costs.
	Location Description	City-wide
	Planned Activities	Environmental Review Records and Section 106 consultations for federally-funded activities that are not exempt from review.
14	Project Name	Central Baptist CHDO – Eastside Construction
	Target Area	City-wide
	Goals Supported	Increase supply of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$30,000
	Description	
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	59 households
	Location Description	Area bounded by 27th Street, Bowers Street, Todds Lane and Rosemont Avenue

	Planned Activities	New construction of townhouses to revitalize a community by providing new affordable housing opportunities. Plans call for 59 of the townhouses to be affordable units, available to tenants with incomes of up to 60 percent of Area Mean Income (AMI), with the other 15 designated as workforce housing units. Twelve of the units will be fully ADA-accessible and eight will be designed for residents with special needs.
15	Project Name	Sacred Heart - Villa Maria
	Target Area	CDBG-eligible areas
	Goals Supported	Increase supply of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$291,714
	Description	New construction of senior housing in Wilmington's Brandywine Village neighborhood.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	72 low- and moderate-income seniors over the age of 62 years.
	Location Description	1900-2000 block of N. Market Street
	Planned Activities	The new construction of residences will replace vacant and dilapidated buildings on the 1900-2000 block of N. Market Street, with the project extending through the block to Hutton and Race Streets to the north.
16	Project Name	Catholic Charities, Inc. - HIV Services
	Target Area	City-wide
	Goals Supported	Housing/services to the HIV/AIDS population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	HOPWA: \$10,000
	Description	Supportive housing services.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	40 persons living with HIV/AIDS and their families
	Location Description	City-wide
	Planned Activities	Catholic Charities HIV Service supports housing options for persons living with HIV/AIDS (PWA) and provides a short-term safety net for these families when housing is threatened by a financial crisis such as sudden under- or unemployment, medical emergency, mismanagement of debt, or other causes.
17	Project Name	Cecil County Health Department - TBRA/STRMU
	Target Area	City-wide
	Goals Supported	Housing/services to the HIV/AIDS population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	HOPWA: \$37,000
	Description	The Cecil County Housing Assistance Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10 households with persons living with HIV/AIDS
	Location Description	City-wide
Planned Activities	Prevent homelessness in clients that are HIV positive or People With AIDS (PWAs) and keep them in stable housing in Cecil County, Maryland. Clients are offered supportive services that include prevention	
18	Project Name	Delaware HIV Services
	Target Area	City-wide
	Goals Supported	Housing/services to the HIV/AIDS population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	HOPWA: \$672,729
	Description	Delaware Housing Assistance Program (DHAP)

	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	109 households with persons living with HIV/AIDS
	Location Description	City-wide
	Planned Activities	HOPWA funding would be used to reduce the waiting time for rental assistance and increase the number of households being served. DHAP is also seeking to use HOPWA funding for security deposit for low-income households entering the rental assistance program.
19	Project Name	Ministry of Caring - House of Joseph II
	Target Area	City-wide
	Goals Supported	Housing/services to the HIV/AIDS population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	HOPWA: \$80,000
	Description	Permanent supportive housing and services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	16 households with persons living with HIV/AIDS
	Location Description	City-wide
	Planned Activities	House of Joseph II provides permanent housing and essential supportive services for homeless men and women living with HIV/AIDS who are in need of ongoing nursing care to live as fully and independently as possible. Services include case management services, food service, and comprehensive medical care.
20	Project Name	Catholic Charities, Inc. - Bayard House
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$15,000

	Description	Residential Maternity Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	40 households - primarily at-risk, homeless, pregnant, and newly parenting adolescents, young women, and their children
	Location Description	City-wide
	Planned Activities	The Bayard House Program is the only licensed residential maternity program in Delaware providing 24-hour, seven days a week service to at-risk, homeless, pregnant, and newly parenting adolescents, young women, and their children. Supportive services address the root issues contributing to their risk of homelessness, such as domestic abuse, neglect, single parenthood, and poverty.
21	Project Name	Catholic Charities, Inc. - Homeless Prevention Service
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$14,000
	Description	Homeless prevention services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	40 family households
	Location Description	City-wide
Planned Activities	Provide a short-term safety net for Delaware families whose housing is threatened by a financial crisis, such as under- or unemployment, medical emergencies, mismanagement of debt, or other causes.	
22	Project Name	Family Promise of Northern New Castle County, Inc. - RRH
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Help all residents meet basic social and economic

	Funding	CDBG: \$10,000
	Description	Hospitality Center- Transitional/ Rapid Re-Housing
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	40 households of families or individuals
	Location Description	City-wide
	Planned Activities	The Hospitality Center provides temporary shelter for six families or twenty individuals at a time. Meals and hospitality are provided to clients. Each unit contains a bathroom, washer/dryers, a computer room, a common area, and a kitchen area. Wraparound case management services are also provided to help families secure permanent housing in the future.
23	Project Name	Housing Opportunities of Northern Delaware - Predatory Lending and Fair Housing Counseling/Law
	Target Area	City-wide
	Goals Supported	Housing/services to other special needs population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$5,000
	Description	Predatory Lending and Fair Housing Counseling/Law
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	82 households
	Location Description	City-wide
	Planned Activities	The project will provide Fair Housing Law education through outreach activities, workshops, presentation to media, printed materials, forums and face-to-face and group housing counseling sections to City residents, public officials, real estate professionals, landlords, tenants, and City Housing-related Departments.
	Project Name	Latin American Community Center - Homeless Prevention

24	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$10,000
	Description	Homelessness prevention services
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	49 households at-risk of homelessness
	Location Description	City-wide
	Planned Activities	The Latin American Community Center's Homelessness Prevention services targets individuals who are at-risk of becoming homeless if they do not receive financial support. Clients must show evidence of financial need such as an overdue utility bill, letter from landlord/mortgage holder, or eviction notice. Services include short- and medium-term rental assistance, security deposits, advance payment of previous month's rent, and utility deposits and payments. Wraparound services will also be provided, such as job search and placement assistance, English as a Second Language classes, and referrals to the United Way's \$tand By Me Financial Literacy Program to establish long-term financial stability.
25	Project Name	Lutheran Community Services
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$35,000
	Description	Homelessness prevention services
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	55 households at-risk of homelessness

	Location Description	City-wide
	Planned Activities	Grants to assist income-eligible families with utilities, back rent, mortgage, or security deposits.
26	Project Name	Neighborhood House, Inc. - Homeless Prevention and Family Services
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$10,000
	Description	Homeless Prevention and Family Services
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1,000 low- to moderately low-income households
	Location Description	City-wide
	Planned Activities	Program assisting low- to moderately low-income households with crisis alleviation to prevent eviction and utility shutoffs. Additional services, such as a food pantry, after-school programs, financial empowerment workshops and daycare help address immediate needs. Homes in foreclosure will enter Neighborhood House's housing counseling division.
27	Project Name	Neighborhood House, Inc. - Housing Intervention and Outreach Counseling
	Target Area	City-wide
	Goals Supported	Housing/services to other special needs population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$11,000
	Description	Housing Intervention and Outreach Counseling
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	33 households
	Location Description	City-wide
	Planned Activities	Comprehensive housing counseling services in the areas of pre-purchase, homebuyer education workshops, foreclosure intervention and prevention, rental counseling, and Financials Empowerment sessions and workshops. Services are provided in-house and off-site and in English and Spanish to meet the needs of the consumer.
28	Project Name	Sojourners Place - Transitional Housing
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$25,000
	Description	Transitional housing
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	70 homeless adults
	Location Description	City-wide
	Planned Activities	Long-term transitional housing to homeless adults providing comprehensive services addressing issues such as addiction, mental/physical health, incarceration, and a combination of these factors. Housing, meals, intensive case-management, job readiness/training/ placement, education, and life skills trainings are provided to prevent future homelessness.
29	Project Name	Family Counseling Center of St. Paul (FCCSP)
	Target Area	City-wide
	Goals Supported	Housing/services to other special needs population
	Needs Addressed	Help all residents meet basic social and economic

	Funding	CDBG: \$7,000
	Description	Healing Families, Transforming Communities- Expanding the Continuum of Care through Trauma-based Services
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	203 limited English proficiency households, underserved, impoverished, uninsured, or under-insured communities in Wilmington.
	Location Description	City-wide
	Planned Activities	The project will address the severe shortage of bilingual (Spanish-speaking) culturally-responsive mental and behavioral health counseling and case management services available to treat residents of underserved, impoverished, uninsured, or under-insured communities in Wilmington.
30	Project Name	STEHM, Inc. - Direct Case Management Services
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$10,000
	Description	Direct Case Management Services
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	14 low-income homeless persons
	Location Description	City-wide
	Planned Activities	Provide emergency, transitional housing and case management services for low-income homeless persons in the City of Wilmington. Training and counseling are provided to transition clients into independent living situations. Motel vouchers in dire need of emergency shelter are provided through the Motel Ministry program.
	Project Name	The Wilmington HOPE Commission, Inc. - Re-Entry Services

31	Target Area	CDBG-eligible areas
	Goals Supported	Housing/services to other special needs population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$5,000
	Description	Re-entry services
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	285 justice-involved individuals
	Location Description	19801, 19802, and 19805 zip codes
	Planned Activities	A comprehensive range of evidence-based services to individuals released from prison to ensure their successful reentry into the 19801, 19802, and 19805 zip codes. Supportive services include utility assistance, housing security deposits, driver's license fees, GED tests fees, birth certificate fees, transportation assistance, assistance with fines and fees, and a workforce development program.
32	Project Name	West End Neighborhood House Inc - Life Lines
	Target Area	CDBG-eligible areas
	Goals Supported	Housing/services to other special needs population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$15,000
	Description	Life Lines program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	31 emancipated foster care youth
	Location Description	City-wide

	Planned Activities	Life Lines serve to improve the quality of life for emancipated foster care youth by offering a safe, nurturing home environment while empowering residents by teaching them the tools needed to be self-sufficient adults. Services include intensive case management and support using Trauma Informed Care methodology, educational assistance, employment preparation and placement assistance, mental health and drug and alcohol treatment resources and support.
33	Project Name	YMCA of Delaware - Supportive Housing
	Target Area	City-wide
	Goals Supported	Housing/services to other special needs population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$20,000
	Description	Central YMCA Male Supportive Housing Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	300 low-income veterans, homeless men, men with mental health and/or substance abuse issues, and other disabling conditions
	Location Description	
	Planned Activities	The Central YMCA Male Supportive Housing Program provides 180 single-occupancy units for men of all walks of life in need of safe and stable housing. Supportive programs provide needs for low-income veterans, homeless men, men with mental health and/or substance abuse issues, and other disabling conditions. Services include financial assistance, social services, partnerships with healthcare provider to provide education and workshops, and other services to set clients on the path to self-sufficiency.
34	Project Name	YWCA Delaware, Inc. - Home-Life Management Center
	Target Area	City-wide
	Goals Supported	Housing/services to other special needs population
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$30,000
	Description	YWCA Delaware's Home-Life Management Center (HLMC)

	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	80 homeless families and individuals escaping domestic and sexual violence.
	Location Description	Domestic violence shelter; not applicable
	Planned Activities	YWCA Delaware's Home-Life Management Center (HLMC) provides quality emergency and transitional housing, coupled with comprehensive case management and supportive wraparound services, to homeless families and those escaping domestic and sexual violence in the City of Wilmington.
35	Project Name	Christiana Cultural Arts Center, Inc. - Future Entrepreneurs
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$12,000
	Description	Future Entrepreneurs in Creative Industries Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	5 at-risk youth between the ages of 16 to 18 years-old
	Location Description	City-wide
	Planned Activities	The program provides at-risk youth between the ages of 16 to 18 years with workforce development and life skills, including a paid internship providing hands-on experience that may lead to permanent placement. Arts workshops in music, dance, writing, and visual arts are also offered in the fall, along with quarterly community service projects.
36	Project Name	Christiana Cultural Arts Center, Inc. - Heart Under The Hoodie
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic

	Funding	CDBG: \$10,000
	Description	Heart Under The Hoodie, Youth Violence Prevention Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	115 youths
	Location Description	City-wide
	Planned Activities	The after-school youth program provides youth a platform to explore and develop critical life and social skills through the arts. The four-week program provides structured, educational activities including improv, yoga/mindfulness, and a choice of two art forms - music, dance, writing/journaling, or visual art.
37	Project Name	Delaware Futures - One Student At A Time
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$1,000
	Description	One Student At A Time program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	60 economically disadvantaged high school students
	Location Description	City-wide
	Planned Activities	Success, One Student At A Time provides academic, social, and motivational support and cultural enrichment that empowers economically disadvantaged high school students to recognize and fulfill their unrealized potential. Funds will be used for tutors and instructors to deliver high quality academic enrichment, as well as funds to support college tours, group mentoring and parent education sessions, community service, cultural exploration, program supplies, and refreshments.

38	Project Name	Duffy's Hope – HOPE Ambassador
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$10,000
	Description	Youth Ambassador Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	50 children of predominately single-parent or grandparent head of households
	Location Description	City-wide
Planned Activities	The Youth Ambassador Program assists children of predominately single-parent or grandparent head of households by providing a structured after-school program centered on prevention, mentoring, and support to lead them toward a productive future	
39	Project Name	Kingswood Community Center - Jimmy Jenkins
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$5,000
	Description	Jimmy Jenkins Senior Center programs
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	50 elderly persons, age 65+
	Location Description	City-wide
Planned Activities	The Jimmy Jenkins Senior Center provides daily transportation and activities for our seniors to support aging-in-place and good health outcomes. Activities include recreational activities such as bowling, art classes, arts and culture trips, and health information sessions.	

40	Project Name	Latin American Community Center – Summer Camp
	Target Area	CDBG-eligible areas
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$15,000
	Description	Youth Achievement Center
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	75 youths ages 12-18 years from low-income, inner-city minority households
	Location Description	CDBG-eligible areas
	Planned Activities	The Youth Achievement Center serves youth ages 12-18 years from low-income, inner-city, minority households considered at-risk of gang recruitment, bullying, substance use, and dropping out of school. This program provides a safe haven for these youth through educational, enrichment, and physical activities. Hot meals, tutoring and homework help, workforce development training, and activities supporting other interests are provided.
41	Project Name	Tech Impact - IT Works
	Target Area	CDBG-eligible areas
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$5,000
	Description	IT Works Technology Job Training Program for At-Risk Young Adults
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	21 young adults at-risk of lifelong poverty
	Location Description	CDBG-eligible areas

	Planned Activities	Tech Impact is an innovative technology education and job training program addressing the unemployment and underemployment of young adults at-risk for lifelong poverty. The free program provides at-risk young adults educational career training opportunities in both hard and soft skills to become gainfully employed.
42	Project Name	Teen Warehouse - Teens In Motion
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$5,000
	Description	Teens In Motion
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	55 teens aged 13-19 years
	Location Description	City-wide
	Planned Activities	The Warehouse serves teens aged 13 to 19 with a range of programs that encourage discovery, empowerment, and ambition to help prepare teens for the workforce and higher education opportunities.
43	Project Name	The Challenge Program - Construction Training Program
	Target Area	CDBG-eligible areas
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$24,000
	Description	The Challenge Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	40 youths ages 17-24 years from low-income communities
	Location Description	CDBG-eligible areas

	Planned Activities	The Challenge Program provides education and job training for high-risk youth ages 17-24 years from low-income communities. Trainees participate in hands-on, paid construction training on projects which including rehabbing residential properties and greening of vacant lots to eliminate blight and increase affordable housing options in low-income communities.
44	Project Name	West End Neighborhood House Inc - Above Xpectatons
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$3,000
	Description	Above Xpectatons Track program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	145 young people from disadvantaged circumstances
	Location Description	City-wide
	Planned Activities	Above Xpectations provides young people from disadvantaged circumstances the opportunity to compete in world class track and field competitions and, more importantly, prepare them for post-secondary education. The program reaches out to parents of the current team members and periodically conducts instructional and training workshops at local schools.
45	Project Name	YMCA of Delaware - Teen Engagement
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Help all residents meet basic social and economic
	Funding	CDBG: \$5,000
	Description	YMCA Teen Engagement Program
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	400 teens ages 13-18 years
	Location Description	City-wide
	Planned Activities	Year-round youth programming for Wilmington teens ages 13-18 at the Walnut Street YMCA. Opportunities include enrichment programs for homework help, step club, drumline, workforce development, Black Achievers, Youth in Government, and more. During the Summer, free access to the YMCA Teen Center is provided along with teen programming that includes field trips, worksite visits, and on-the-job experience.
46	Project Name	CDBG Villa Maria – MOC Street Repair
	Target Area	
	Goals Supported	Improve Public Infrastructure
	Needs Addressed	Public facilities and infrastructure improvement
	Funding	CDBG: \$100,000
	Description	Funds will be used to construct 20-25 curb cuts
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10,454 persons
	Location Description	
	Planned Activities	Curb cuts
47	Project Name	CHDO Project TBD - Homeownership
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$56,943

Description	
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Future Community Housing Development Organization (CHDO) activity.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Wilmington overall has a significant number of low- and moderate-income persons, consisting of 63.25% of all Wilmington residents. As a result, a majority of city-wide projects will provide benefits to low- and moderate-income households. Low- to moderate-income block groups and racially/ethnically concentrated areas of poverty (R/ECAPs) have been identified to determine areas with the most need.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Use of funds specifically directed to CDBG-eligible areas is limited. However, the majority of city-wide projects are intended to provide benefits to low- and moderate-income households. Additionally, areas of higher opportunity are selected for certain projects to deconcentrate poverty and improve access to opportunities for low- and moderate-income households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	194
Special-Needs	0
Total	194

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	139
Rehab of Existing Units	55
Acquisition of Existing Units	0
Total	194

Table 10 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The WHA manages and maintains 1,816 units, with 1,390 units occupied. While most of these properties are in areas of concentrated poverty and/or minorities, most of Wilmington also falls within these categories. Demand for public housing far outweighs supply of housing; the waiting list for public housing is closed. WHA is looking at other financing sources and housing opportunities to fulfill the demand for affordable housing.

Actions planned during the next year to address the needs to public housing

The following strategies were outlined in WHA's most recent update to their five-year and annual plan:

- Maximize the number of affordable units available to the PHA within its current resources by expediting repairs, constant monitoring, implementing energy efficiency programs, expedite the issuing, processing, and transition of HCV holders, and setting reasonable payment standards and occupancy standards
- Increase the number of affordable housing units by applying for additional Section 8 units should they become available, pursue housing resources other than public housing or Section 8, replace units lost through the Section 32 Homeownership Program and mixed finance development, and use Replacement Housing Factor funds to construct/purchase new affordable housing
- Target available assistance to families by continuing admissions preferences aimed at working families, enforcing rent policies supporting and encouraging work, apply for special-purpose vouchers for the elderly and persons with disabilities, carry out modifications based on Section 504 needs, and affirmatively marketing to local nonprofits that assist families with disabilities
- Conduct activities to affirmatively further fair housing by joining the Delaware State Consortium on Affirmatively Furthering Fair Housing, counseling, and assisting Section 8 tenants on units available outside of racially and ethnically concentrated areas of poverty (R/ECAPs), and market the Section 8 program to owners residing outside of R/ECAPs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Each public housing property has a resident advisory board to discuss and make recommendations on PHA plans. Additionally, WHA has a Resident Services Department that partners with community agencies to provide vital services for clients at Crestview Apartments.

Services include a job-resource library, hands-on instruction in using computers, financial literacy, homeownership counseling, and access to health and social service professionals. These services serve to give clients the opportunity share information, network, and grow as individuals to become employable and live independently.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

WHA is not designated as troubled.

DRAFT

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City maintains support for the YMCA, YWCA, Catholic Charities, Ministry of Caring, Homeless Planning Council, Family Promise, Connection CSP and Salvation Army, which work together to provide outreach to the homeless population, including unsheltered persons. Several of the nonprofit social and human service agencies that provide services to the homeless and those at risk of becoming homeless leverage additional private funds used to operate emergency shelters, transitional housing facilities, and supportive housing facilities within Wilmington. These funds are also used to provide supportive services such as case management, counseling, job training, and life skills classes.

Addressing the emergency shelter and transitional housing needs of homeless persons

Wilmington is a member of the Delaware Continuum of Care (CoC), the primary program in the State addressing homelessness led by Housing Alliance Delaware. In their most recent 2021 report entitled “Housing and Homelessness in Delaware: Crisis To Recovery,” Housing Alliance Delaware identified that there was a 35% increase in homelessness on the night of the Point in Time Count. More than 500 children under the age of 18 were sleeping in homeless shelters or hotels and motels due to a lack of safe housing.

Housing Alliance Delaware administers Centralized Intake services to coordinate access to emergency shelter, rapid re-housing, and permanent supportive housing. The CoC practices a Housing First model, providing shelter for individuals regardless of personal hardships or circumstances. Homeless services can be accessed through the Delaware 211 hotline, State Service Centers, or local homeless service providers such as a shelter or day center. In 2021, Housing Alliance Delaware was contacted by 9,500 households experiencing homelessness or a housing crisis. Of those households, 2,400 reported that they were unsheltered, sleeping in a car, park, or other place not meant for human habitation.

According to Housing Alliance Delaware’s 2021 report, the number of emergency shelter beds, both cold-weather beds, temporary beds, and year-round beds, decreased in Delaware in 2021.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Housing Alliance Delaware identified that in FY19, 19% of people in the State who moved from homelessness to housing returned to homelessness. This is a decrease of 4% from the previous year. Supportive services including health, mental health, and employment services are provided for a wide range of special needs through various homeless service providers in Wilmington. These programs serve to not only provide immediate shelter but also help homeless individuals obtain future permanent housing by providing job and life skills training, case management services, educational opportunities, and other supportive services that allow them to pursue these opportunities. The following agencies address the homeless, special needs population by subpopulation:

Families

Family Promise of Northern New Castle County (FPNNCC) is a nonprofit with a mission of preventing and ending homelessness for families. Their primary goals to transition the families using their services to permanent housing in less than sixty days. In November 2018, FPNNCC opened their Hospitality Center, providing temporary shelter for up to six families (or 20 individuals). FPNNCC's other facility, the Day Center, can also house six families. Strongly volunteer-driven, services include mentorship, case management, financial literacy courses, job assistance, housing assistance, and advocacy.

Veterans

The Delaware Center for Homeless Veterans (DCHV) provides safe and affordable permanent housing for veterans. DCHV also provides supportive services to reintegrate and educate homeless veterans and their families to obtain recovery, self-sufficiency, independence, and community integration. Additionally, outreach for recruiting more landlords willing to accept HCVs is conducted to expand housing options for veterans.

Unaccompanied Youth

CHILD, Inc is a nonprofit serving dependent, neglected, and abused children and their parents since 1963. The mission of their Governor Terry Children's Center is to "reduce the possibility, incidence, or reoccurrence of child abuse or neglect by providing an emergency home, food, clothing and age-appropriate counseling to children, ages six through seventeen years." The Center offers 10-beds for a maximum 30-day stay. Supportive services include psychosocial

assessment, individual counselling, advocacy, referrals, collateral involvement, and therapeutic family interactions. Transportation to and from school, group activities, evening study time, and recreational activities are offered to help provide a home-like environment. CHILd, Inc also operates an anger management program for youth, a specialized foster care program, 24-hour runaway and homeless youth hotline, and counseling and mediation services for families dealing with divorce, separation, custody, or visitation issues.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

According to Housing Alliance Delaware, the highest risk of returning to homelessness after moving into housing occurs in the first twelve months. As a result, availability of services is most critical in the first year after returning to housing. The services mentioned previously also serve to help formerly individuals from becoming homeless again and maintain permanent housing. Additionally, stakeholders frequently mentioned the need for wraparound services to prevent homeless individuals from re-entering the system. Many of the projects providing homelessness prevention services for the upcoming program year intend to implement wraparound services.

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	40
Tenant-based rental assistance	109
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	16
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	10
Total	175

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Stakeholders reiterated the lack of quality jobs and homes makes affordable housing unobtainable for many Wilmington residents. Other needs such as childcare, physical disabilities, and mental disabilities further restrict affordable housing options for many residents.

Developers cite high costs for new construction as their biggest barrier to developing affordable housing. Wilmington is almost entirely developed, making new construction costly. There is a need for sufficient secondary subsidies if the City wants to pursue new construction. As a result, rehabilitation will be the primary focus for generating new affordable housing options, especially due to the age of housing in the City. It is also important to note that funding is limited in terms of quantity and flexibility. The City is look for additional funding sources to expand the scope of projects they can pursue. For Housing Choice Voucher holders, it is also difficult to find quality affordable housing in high-opportunity areas in the private real estate market, and many port out of Wilmington as a result.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In Wilmington’s 2028 Comprehensive Plan, the City sets forth a goal to “ensure all residents have access to quality housing that is affordable and offers choice.” The goal identifies a need to both retain and attract diverse residents, with lower income residents facing difficulties in securing and maintaining housing. To strengthen their communities, Wilmington looks to not only promote pathways to maintain and improve homeownership, but also provide a broader range of housing choices through new affordable housing development, new housing products, and promoting incentives and programs for the purchase and rehabilitation of existing housing stock.

The City’s Department of Real Estate and Housing offers a Home Repair Loan Program for families below 80% AMI who are looking to improve their homes by bringing them up to code. The loan can be used for heating, roofing, plumbing, electrical, handicapped facilities, and any other emergency needs. A similar program is offered for exterior code violation repairs, which has a maximum value of \$4,999 but will be forgiven after one year if there is no change in property ownership. As previously mentioned, the City will also pursue rehabilitation and infill development for affordable rental and owner-occupied housing in partnership with CHDOs and other developers.

AP-85 Other Actions – 91.220(k)

Introduction:

Over the next year, Wilmington plans the following actions to help address the housing and community development needs of City residents, especially low and moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

The City will continue to cooperate with various non-profit agencies and developers to implement its Five-Year Strategy and to address the specific needs of special needs populations identified in the plan. One of the strengths of the delivery system is the existing collaborative network of service providers and housing providers. This includes the CoC, nonprofit and private developers, and other government agencies. In addition, the Department of Real Estate and Housing provides an experienced staff and well-organized program for initiating public programs that can be affirmatively marketed to special needs populations and persons experiencing homelessness. Assistance to support recovery from the COVID-19 pandemic will also continue to be provided.

Actions planned to foster and maintain affordable housing

In FY 2022, 90% of HOME funds will be allocated toward the rehabilitation of rental and homeowner housing units and new construction. Additionally, CDBG funds will be used to facilitate implementation of the City's commercial and residential façade program, home rehabilitation, demolition/disposition, and other programs to help maintain affordable housing.

Actions planned to reduce lead-based paint hazards

On September 30, 2019, New Castle County was awarded \$3.3 million through HUD's Lead-Hazard Reduction Grant Program and a \$300,000 supplemental grant for a Healthy Homes Program. These grants will allow New Castle County to conduct lead abatement on over 130 homes. Priority will be given to households with pregnant women or children under the age of six, low- and moderate-income households, homes built before 1978, properties already confirmed to contain lead-based paint hazards, and six specific zip codes identified to be at high risk of lead-based paint hazards. Zip codes in Wilmington include: 19801/Southbridge, 19802/Northeast, 19805/West Side/Hilltop, and 19806/West Wilmington. The remaining two zip codes, 19703/Claymont and 19720/New Castle, border Wilmington's city limits.

Eligible families will receive a Lead Risk Assessment for their homes. If the home is tested positive for lead, the program will relocate the family for up to ten days while the lead paint is

being removed, along with fixing any additional health hazards found during the assessment. Each zip code will contain fully furnished units to accommodate relocated families.

Actions planned to reduce the number of poverty-level families

The City of Wilmington and local service providers have developed goals, programs, and policies to reduce poverty and improve access to affordable housing. In Wilmington's 2028 Comprehensive Plan, which was updated in July 2019, the City set forth a goal area for the creation of "Strong and Safe Neighborhoods." Goals under this umbrella addressing poverty and its effects include promoting walkable neighborhoods to improve access to jobs, services, and amenities; increasing access to quality housing that is affordable and offers choice; reducing neighborhood blight and crime; ensuring neighborhoods have access to high quality, welcoming public spaces and recreation; and supporting neighborhood character cohesion and pride. Established programs that will be continued or created to address this goal include the Neighborhood Stabilization Program, the Wilmington Community Advisory Committee, and partnerships with between local businesses, institutions, and organizations.

The Wilmington HOPE Commission serves to reduce "the impact of violence and promote well-being in [the Wilmington] communities by advocating for, supporting, empowering, and assisting ex-offenders to positively integrate back into [their] communities." Re-entry services are important to re-integrating justice-involved individuals who are more likely to face economic and life-altering burdens as a result of a criminal record, along with returning to their original circumstances that led to their criminal record.

Programs offered by the HOPE Commission include the Enhanced Workforce Development Program (EWFD), and the Winner's Circle. EWFD is a free twelve-week comprehensive program teaching basic workforce development skills such as presentation, interview skills, and resume writing along with how to maintain employment and other key employment skills. The Winner's Circle is a peer-led, peer-drive support group that draws on real experience to motivate others during the re-entry process.

These poverty reducing measures serve improve access to affordable housing choice by preventing and mitigating the effects of poverty. Stakeholders mention high eviction rates and inability to obtain quality employment and wages as major barriers to obtaining affordable housing. The HOPE Commission's re-entry programs directly mitigate these barriers for the formerly incarcerated, and the RISE programs serves to prevent these effects through youth engagement. The City is looking to develop new measures and strategies to create more resilient communities, as outlined in their comprehensive plan.

Actions planned to develop institutional structure

To address the shortage of affordable housing options by improving service delivery, both the City and WHA are pursuing options to increase supply. The City is continuing rehabilitation and home repair efforts along with partnerships with local developers to efficiently make use of federal and non-federal dollars. WHA is planning to apply for additional Section 8 units should they become available, pursue other housing resources besides public housing or Section 8 tenant-based vouchers, replace lost public housing units using the Section 32 Homeownership Program and mixed finance development, and use Replacement Housing Factor funds for acquisition and new construction

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to cooperate with various non-profit agencies and developers to address the specific needs of special needs populations identified in the plan. One of the strengths of the delivery system is the existing collaborative network of service providers and housing providers. This includes the CoC, nonprofit and private developers, and other government agencies. In addition, the Department of Real Estate and Housing provides an experienced staff and well-organized program for initiating public programs that can be affirmatively marketed to special needs populations and persons experiencing homelessness.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Wilmington does not intend to use other forms of investment to fund HOME programs.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In addition to the following information, the City of Wilmington's Program Policies and Procedures Manual and HOME Resale and Recapture Policy is also attached.

The City of Wilmington imposes resale restrictions on the total HOME investment, which includes direct acquisition, construction, or development contributions, soft costs, and project delivery costs (if any) made to both the developer and the homebuyer. Resale restrictions require deed restrictions and covenants, which are attached to the property and restrict the homeowner's sale of the property (during the period of affordability) only to a low-income family that will use the property as their principal residence. The term "low-income family" shall mean a family whose gross annual income does not exceed 80% of the median family income for the geographic area as published annually by HUD. As a guideline, the purchasing family should pay no more than 30% of its gross family income towards principal, interest, taxes, and insurance for a property on a monthly basis. The housing must remain affordable to a reasonable range of low-income buyers for the period described in the HOME regulations. At a minimum, the subsequent property owner will be subject to the remaining affordability period on the property. Resale guidelines are allowed in situations where there is a development subsidy only. If the homeowner receives a homebuyer subsidy, then the recapture guidelines must be followed. The original homebuyer, now the seller, must receive a "fair return" on their investment, which is defined as the homebuyer's initial investment of down payment and settlement costs and the cost of any capital improvements.

Recapture Guidelines

The amount of HOME funds subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This includes any assistance that reduced the purchase price from the fair market value to and affordable

price but excludes the amount between the cost of producing the unit and the market value (development subsidy). For first-time homeowner loans, the City of Wilmington has adopted the recapture method, with forgiveness, based on the length of time the homebuyer occupies the home in relation to the affordability period.

Lease Purchase

The City of Wilmington has adopted a lease/purchase policy for the federally funded projects including CDBG and HOME. A copy of the policy is available for public inspection at the City of Wilmington Department of Real Estate and Housing.

In addition, information may be received from The Department of Real Estate and Housing's HOME Policy and Procedure manual.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See previous question.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. The City does not plan to refinance any existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

See attached written standards and the RFP process in the Appendix.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Beginning in 2014, all communities receiving homeless assistance funds from the U.S. Department of Housing and Urban Development (HUD) are required to have a coordinated process by which households experiencing homelessness are assessed and prioritized for services and housing. Housing Alliance Delaware administers Centralized Intake in partnership with a variety of homeless assistance providers throughout the state. Centralized intake services can be accessed through the following methods:

- Direct phone call to CI staff at Housing Alliance DE
- Delaware 211 hotline
- State service center
- Local shelters or day centers

Clients are assessed in-person using VI-SPDATs (Vulnerability-Index Service Prioritization Decision Assistance Tool) as a triage tool to determine the most appropriate housing intervention. Assessment prioritizations are conducted as follows according to CI Policies and Procedures:

A. Emergency Shelter

Entry into emergency shelter, is not prioritized based on the severity of service needs of clients/households. Any client who is literally homeless can be referred for an opening at a shelter. No vulnerability assessment is needed for referral to emergency shelter.

Entry into emergency shelter is prioritized for households who are currently sleeping in a place not meant for human habitation (car, park, abandoned building, tent, street, etc).

Intake staff keep a daily log of households that report living in an unsheltered situation and follow up with those clients each day to determine if they are still in need of shelter

and offer open shelter beds to those households first each day.

B. Permanent Housing Resources

Entry into Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH) programs is prioritized by severity of service need. Centralized Intake refers directly to Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH) resources in all 3 counties in Delaware. The VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool) is Delaware's standard assessment tool. Clients and households are prioritized for RRH and PSH in Delaware based on the severity of their service needs - as determined by the VI-SPDAT - and in alignment with the Delaware CoC's RRH and PSH program standards. Once HAD staff receives the VI-SPDAT the score is recorded, along with identifying information, client location, household composition, veteran status, and other pertinent information as necessary. HAD staff reviews responses in the VI-SPDAT and all other available information, including the client's profile in CMIS, to assess if the client may meet the criteria for chronic homelessness (as defined by HUD). All PSH resources in Delaware are prioritized or dedicated to serving people experiencing chronic homelessness. If the client appears to meet the criteria for chronic homelessness, the client will be assessed by a Housing Specialist to see if they are indeed chronically homeless. If they are, they are added to the Permanent Supportive Housing (PSH) priority list in CMIS. Housing Specialists work to assist these clients with obtaining the proper documentation to verify their chronic homeless status. In some cases, full documentation is not required in order to be referred to a PSH program. Any household that is not chronically homeless is added to the RRH prioritization list.

C. Transitional Housing

Entry into Transitional Housing (TH) is prioritized by severity of service need, which is determined – in part – by VI-SPDAT score. Centralized Intake refers directly to two TH providers in New Castle County that serve households with minor children. Households are identified as potential candidates for open units of TH from the RRH by-name priority list.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

See attached written standards and the RFP process in the Appendix.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with

homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

See attached written standards and the RFP process in the Appendix.

5. Describe performance standards for evaluating ESG.

Each program is reviewed for meeting project goals and benchmarks during:

- Desk Audits
- Performed when draw requests are made
- Monthly Performance and Direct Beneficiary Reports
- Tracks and evaluates program performance outcomes
- Onsite HUD compliance reviews
- Conducted annually and includes review of supporting documentation

In addition, working with the Continuum of Care and other Emergency Solutions Grant recipients in the state, Quarterly Project Performance Report have been created to review 7 components for performance.