

2023 ANNUAL ACTION PLAN



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

Amendment to the AAP – September 2024

Annual Action Plan
2023

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The purpose of the amendment is to add \$300,000 to the First-time homebuyer program. This program was included in the FY22 AAP and funds are nearly all spent. The popular program will be funded from prior year funds to keep it going.

39	Project Name	24C44 First-Start Homebuyer program
	Target Area	City wide
	Goals Supported	Increase supply of affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$300,000
	Description	This project was first funded in FY22. An additional \$300,000 will be added to the FY2023 activities using prior year grant funding that is available. Homebuyers meeting the income guidelines at 80% of median income can qualify for up to \$15,000 for down payment and closing costs and, based on income and debt, may receive an additional \$25,000 to ensure their mortgage loan is affordable.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 homebuyers
	Location Description	city wide
	Planned Activities	Downpayment and closing cost assistance.

In addition, \$100,000 of funds allocated to street improvements around Villa Maria will be used for site clearance to support affordable housing development.

40	Project Name	24C - Villa Marie
	Target Area	CDBG-eligible areas
	Goals Supported	Affordable Housing
	Needs Addressed	Housing
	Funding	CDBG: \$100,000
	Description	Clearance of the site to be used for Villa Marie housing development
	Target Date	11/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	11 households
	Location Description	1900 Market Street
	Planned Activities	Demolition

Executive Summary

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

1. Introduction

One of the requirements for receiving federal funds through the U.S. Department of Housing and Urban Development (HUD) is the development of a five-year Consolidated Plan for Housing and Community Development (CP) to provide policy direction for the next five years of funding decisions. The County prepared a new Five-Year Consolidated Plan for FY 2020-2024. The Consolidated Plan is the basis for allocation priorities and actions for Federal Fiscal Year (FFY) 2023. The City designates this year as FY24. The year runs July 1, 2023 to June 30, 2024.

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 2023:

- CDBG: \$2,244,025
- HOME: \$696,698
- ESG: \$189,282
- HOPWA: \$868,358

In addition, the City anticipates receiving Program Income from CDBG and HOME in the amounts of \$200,000 for CDBG and \$200,000 for HOME.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic 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 burden, 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 FY24:

Improve quality of existing housing stock	75	housing units	rehabilitated
Increase supply of existing housing stock	5	housing units	added
	18	housing units	rental units constructed
Improve public infrastructure	10454	persons	infrastructure
	90	households	housing benefit
Housing/services homeless	233	households	TBRA
	326	persons	overnight shelter
	1188	persons	homeless prevention
Housing/services to the HIV/AIDS population	16	households	housing operations
	107	households	TBRA
Activities for eligible youth and Families	509	persons	services
Planning/Administration	1	other	Other

Table 1 - 2020-2024 Goals

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 2021 and submitted to HUD.

Activities for eligible youth and families	1802	Persons	Services
Housing/services to the HIV/AIDS population	119	Persons	Housing Operations
Housing/services to the homeless and near-homeless	4966	Persons	Services
	48	Persons	TBRA
	3070	Persons	Overnight Shelter

	932	Households	Homeless Prevention
Improve the quality of the existing housing stock	27	Housing units	rehabilitated
	17	persons	Services
Improve public infrastructure	70685	persons	Infrastructure
Increase supply of existing housing stock	1	household	Direct Assistance to homebuyer
Planning/Administration	1	unit	other

Table 2 - Evaluation of Past Performance

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Public Needs Hearing – Two public needs hearings were held on January 19, 2023. One was held at 10 a.m. and the other at 6:00 p.m. Both were conducted 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 FFY 2023 was placed on public display for 30 days beginning March 27 through April 27, 2023.

Public Hearing – The City held a public hearing on April 20, 2023, at 4:30 PM via Zoom to obtain final comments on the proposed use of funds for FFY 2023.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The following needs were expressed by meeting attendees:

First public hearing:

- There is a major crisis of eviction (post Covid help). Housing counseling agencies are equipped to retool the tenants to help them find housing. Programs do not exist for households that are still impacted by Covid. Lots of mediation is required to work with landlords
- Mortgage assistance programs do exist.
- City and others need to include victims of sex or labor trafficking in grants. Domestic violence is included but not trafficking. It is a huge problem in Delaware and it would be great to see the inclusion of these survivors in the future.
- Fair housing law and education is needed in the area of home appraisal as such problems have been cited nation-wide.
- Daycare is unaffordable:
 - Day care reimbursements have not kept pace with costs
 - Reimbursements are not adequate to keep qualified staff
 - Families are earning more due to minimum wage increases and getting less reimbursement

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

Comments and views related to the content of the AAP were accepted. Comments included statements of needs of the community include post –covid rent assistance to help families recover; fair housing education to address the appraisal gap and other issues. Statements outside the coverage of the plan as to needs included a program to address Human Trafficking

7. Summary

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 3 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

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. Individual agencies were contacted to update information on a year to year basis. The City held two public needs meetings on January 19, 2023 and a second public hearing on April 20, 2023. 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(I))

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. For the 5 Year Con Plan, these stakeholders were invited to participate in group interviews. Individual agencies were contacted to update information on a year to year basis.

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

Table 4 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	New Castle County Department of Community Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	New Castle County and the City collaborate on a number of activities, including the Lead Reduction Program funded through Healthy Homes Program, the HOME program and homelessness.
2	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 Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public hearing and made application for HOME funds. This agency provides services to city residents by development of affordable housing.
3	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Services-Elderly Persons Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public hearing and submitted a HOME application.
4	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public hearing and submitted a request for funding to address homelessness.
5	Agency/Group/Organization	Family Promise of Northern New Castle County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public hearing and submitted a request for funding to address homelessness.
6	Agency/Group/Organization	Housing Alliance Delaware
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Alliance Delaware is the statewide COC. They participated in the public needs hearing and work closely with the city on issues related to homelessness. They are funded by CDBG and ESG funds.
7	Agency/Group/Organization	THE MINISTRY OF CARING, INC.
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides housing for homeless and Persons living with HIV and AIDS. HOPWA, ESG and CDBG funded.
8	Agency/Group/Organization	LUTHERAN COMMUNITY SERVICES
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public hearing, funded through CDBG.
9	Agency/Group/Organization	YWCA of Delaware, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-Education Services - Broadband Internet Service Providers

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The YWCA provides housing for homeless women and is funded through the City programs.
10	Agency/Group/Organization	Housing Opportunities of Northern Delaware HOND
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis fair housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended public hearing, provides fair housing education and outreach.
11	Agency/Group/Organization	Wilmington Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	WHA and the City work closely together on a number of issues related to RAD, disposition, and community services.
12	Agency/Group/Organization	Delaware HIV Consortium
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The DE HIV Consortium receives HOPWA funds to provide rent assistance and services to persons living with HIV and AIDS.
13	Agency/Group/Organization	WEST END NEIGHBORHOOD HOUSE
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	West End Neighborhood House serves the low income community and is a valuable partner in working to end poverty and educate the community.
14	Agency/Group/Organization	DELAWARE CENTER FOR HORTICULTURE
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DE Center for Horticulture provides job training and tree planting in the City of Wilmington. Representatives attended the public hearing.
15	Agency/Group/Organization	Christiana Cultural Arts
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CAC provides affordable arts, education, instruction, and career pathways for low income residents. They attended the public hearing.

16	Agency/Group/Organization	Ingleside Homes, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ingleside Homes, Inc. is a partner with the city's rehabilitation program; providing assistance to elderly residents with housing rehabilitation and housing safety assessment. They attended the public hearing.

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?
Continuum of Care	Housing Alliance Delaware	The homelessness strategy was created with guidance from Housing Alliance Delaware.
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.
State of Delaware All-Hazard Mitigation	Delaware Emergency Management Agency	Addressing impacts of natural hazards including flooding, hurricanes, and human created disasters.
Delaware Broadband Initiative	Delaware Department of Technology & Information	Addressing issues and disparities in broadband access.

Table 5 – Other local / regional / federal planning efforts

Narrative (optional)

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 – Two public needs hearings were held on January 19, 2023 with one at 10:00 AM and the other at 6:00 PM. Both were held virtually via Zoom to educate residents and organizations about the CDBG, ESG, HOPWA and HOME programs and obtain input on housing and community development needs.

Public Comment Period – A draft of the Annual Plan for FFY2023 was placed on public display for 30 days beginning March 27th through April 27th, 2023.

Public Hearing – The City held a public hearing on April 20th 2023, at 9:00 AM 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 Meeting	Non-targeted/broad community	18 attendees	See comments in Citizen Participation Comments	All comments were accepted	
2	Public Meeting	Non-targeted/broad community	There were no members of the public in attendance	none	n.a.	
3	Newspaper Ad	Non-targeted/broad community	not applicable	The Plan was available for display March 27 to April 27 2023.	None	

Table 6 – Citizen Participation Outreach

Expected Resources

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

Introduction

The following table shows the expected resources the City of Wilmington will receive from FFY 2023 allocations and the anticipated program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,199,153	150,000	3,150,004	5,499,157	2,444,025	Funds for housing and non-housing community development needs. Remainder available is approximately the projected annual allocation and anticipated annual program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	718,522	150,000	602,811	1,471,333	718,522	Funds for rehabilitation of rental and homeowner housing units and rehabilitation. Remainder available is approximately the projected annual allocation and anticipated annual program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	951,239	0	0	951,239	951,239	Funds for homeless services including Centralized Intake, transitional housing/ Rapid Rehousing, emergency shelters, and in-house supportive services. Remainder available is approximately the projected annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	197,266	0	0	197,266	197,266	Funds for housing services for people with HIV/AIDS, including financial assistance, case management, medical care, TBRA, and permanent supportive housing. Remainder available is approximately the projected annual allocation.

Table 7 - Expected Resources – Priority Table

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

There are no CDBG Matching funds requirements. Agencies are encouraged to use CDBG funds to leverage other funds to undertake projects of local significance.

HOME requires a matching fund contribution of 25% as outlined in 24 CFR 92.218. Although the City has a waiver of this requirement, the match is anticipated to be satisfied through interest foregone as a result of developers receiving: a land donation, below market rate loans and DSHA funding

The Emergency Solutions Grant (ESG) program requires a 100% match which will also be met by the individual subgrantees who leverage ESG with private, state and other federal program funds. The City also provides funding through CDBG to some of these programs and agencies including the CoC.

HOPWA does not require a match. However, like CDBG, agencies are encouraged to leverage other funds.

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

Land Bank property is committed to the HOME Habitat project and WHA Property is part of the Imani Village Phase III project.

The City has committed funds for street and sidewalk replacement through the FY 2022 program and amendments herein.

The City does not have any land or property resources that will be used for CDBG needs.

Discussion

The City will amend the FY2023 AAP to add \$300,000 to the First-Start Homebuyer program. The funds are available in prior year funding.

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: \$75	
2	Increase supply of existing housing stock	2020	2024	Affordable Housing Public Housing	CDBG-eligible areas City-wide	Improve Access to Affordable Housing	CDBG: \$300,000 HOME: \$1,256,571	Rental units constructed: 18 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted
3	Improve public infrastructure	2020	2024	Non-Housing Community Development	CDBG-eligible areas	Public Facilities and Infrastructure Improvement	CDBG: \$3,391,823	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1630 Persons Assisted Buildings Demolished: 15 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing/services to the homeless and near-homeless	2020	2024	Homeless	City-wide	Public Services	CDBG: \$225,000 ESG: \$167,677	Tenant-based rental assistance / Rapid Rehousing: 340 Households Assisted Homeless Person Overnight Shelter: 1188 Persons Assisted Homelessness Prevention: 326 Persons Assisted
6	Housing/services to the HIV/AIDS population	2020	2024	Homeless Non-Homeless Special Needs		Improve Access to Affordable Housing	HOPWA: \$922,702	Tenant-based rental assistance / Rapid Rehousing: 107 Households Assisted HIV/AIDS Housing Operations: 16 Household Housing Unit
8	Activities for eligible youth and families	2020	2024	Non-Housing Community Development	City-wide	Public Services	CDBG: \$127,000	Public service activities other than Low/Moderate Income Housing Benefit: 509 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Planning/Administration	2020	2024	Admin	City-wide	Planning/Administration	CDBG: \$469,830 HOPWA: \$28,537 HOME: \$71,852 ESG: \$14,794	Other: 1 Other

Table 8 – 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. Demolition and Street trees are considered infrastructure.
5	Goal Name	Housing/services to the homeless and near-homeless
	Goal Description	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.

6	Goal Name	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.
8	Goal Name	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.
9	Goal Name	Planning/Administration
	Goal Description	Support administration and delivery of CDBG, HOME, HOPWA and ESG 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 2023. The City is reallocating unused funds from prior years and program in addition to the grant funds. A Substantial Amendment to Covid funded activities is also being undertaken and is contained in a separate document.

Projects

#	Project Name
1	24C04 CDBG Administration
2	23c16 - Fair Housing
3	24C19 Catholic Charities Bayard House
4	24c50 Catholic Charities - Homeless Prevention
5	24C75 Christiana Cultural Arts Center - Future Entrepreneurs
6	24c77 Christina Cultural Arts - Heart Under The Hoodie
7	24C55 DE Center for Horitculture - Branches for Chances
8	24C17 Family Counseling Center of St. Paul
9	24C05 Family Promise of Northern New Castle County
10	24C Housing Alliance of DE - Centralized Intake
11	24C82 Latin American Community CEnter - Crisis Alleviation
12	24C81 Latin American Community Center - Day Care and summer camp
13	24C31 Lutheran Community Services - Homeless Prevention
14	24C Ministry of Caring - Homeless Diversion Program
15	24C xx Salvation Army Crisis Alleviation
16	24C41 Sojourner's Place Transitional Housing
17	24C65 STEHM, Inc. - Direct Case Management
18	24C39 The Challenge Program - construction training
19	24C Urban Bike Program
20	24C69 West End Neighborhood House - Above Xpectation Track
21	24C32 West End Neighborhood House - Lifelines
22	24C40 YMCA of Delaware - Supportive Housing
23	24C30 YWCA Delaware - Home Life Management Center
24	ESG23 Wilmington DE
25	24A2 Delaware HIV Services
26	24A06 Ministry of Caring - Housing of Joseph II
27	24A01 HOPWA Admin
28	24H01 HOME Administration
29	Habitat for Humanity Sankofa Place
30	IMANI Village Phase III - PennRose

#	Project Name
31	Be Ready CDC Solomon's Court Phase II
32	HOME CHDO Set Aside
33	24C14 Street Improvements - Eastside Bennet
34	24C14 Street Improvements - Villa Marie
35	24C03 Clearance
36	24C10 Code Repair Program and 24C09 Delivery
37	24C37 Ingleside Housing Rehabilitation
38	24C55 DE Center for Horticulture Street Trees
39	24C44 Downpayment and Closing Cost Assistance
40	24C02 Demolition – Villa Maria

Table 9 - 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 2023 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	24C04 CDBG Administration
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$443,830
	Description	Ongoing program support for the grant program, activity monitoring, citizen participation and staffing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	not applicable
	Location Description	City Hall, 800 N. French Street Wilmington
	Planned Activities	Program Administration
2	Project Name	23c16 - Fair Housing
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$25,000
	Description	The City will contract with a third party to provide education, counseling and outreach around Fair Housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 30 persons will benefit
	Location Description	to be determined
	Planned Activities	Fair Housing activities
3	Project Name	24C19 Catholic Charities Bayard House
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	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.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	29 households- primarily at-risk, homeless, pregnant, and newly parenting adolescents, young women, and their children
	Location Description	2061 W. 4th St. Wilmington
	Planned Activities	Residential Maternity Program for homeless women
4	Project Name	24c50 Catholic Charities - Homeless Prevention
	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	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	36 family households
	Location Description	2601 W. 4th
	Planned Activities	Homeless Prevention, Subsistence payments
5	Project Name	24C75 Christiana Cultural Arts Center - Future Entrepreneurs
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$11,000
	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	20 at-risk youth between the ages of 16 to 18 years-old
Location Description	705 N Market St Wilmington	

	Planned Activities	The program provides at-risk youth between the ages of 16 to 18 years with workforce development and life skills.
6	Project Name	24c77 Christina Cultural Arts - Heart Under The Hoodie
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$12,000
	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	35 youth
	Location Description	705 N Market St Wilmington
	Planned Activities	Youth focused program
7	Project Name	24C55 DE Center for Horitculture - Branches for Chances
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	Job training program for persons after incarceration
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	12 Persons
	Location Description	1810 N Dupont Wilmington
	Planned Activities	Job Training
8	Project Name	24C17 Family Counseling Center of St. Paul
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$8,000

	Description	The project will address the severe shortage of bilingual (Spanishspeaking) 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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	20 limited English proficiency households, underserved, impoverished, uninsured, or under-insured communities in Wilmington.
	Location Description	301 N Van Buren Wilmington
	Planned Activities	counseling
9	Project Name	24C05 Family Promise of Northern New Castle County
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	82 persons in family households who are homeless
	Location Description	2104 St. James Church Rd. Wilmington
	Planned Activities	Shelter
10	Project Name	24C Housing Alliance of DE - Centralized Intake
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Centralized Intake is a requirement of the HUD Continuum of Care. Additional funding to be provided through ESG CV.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	1428 households
	Location Description	100 W. 10th St. suite 611
	Planned Activities	Centralized Intake
11	Project Name	24C82 Latin American Community Center - Crisis Alleviation
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	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 shortand 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 Stand By Me Financial Literacy Program to establish long-term financial stability. Additional funds may be provided through the CDBG CV funding.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	50 households at-risk of homelessness
	Location Description	403 N. Van Buren Wilmington
	Planned Activities	Homeless Prevention
12	Project Name	24C81 Latin American Community Center - Day Care and summer camp
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000

	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	50 youths ages 12-18 years from low-income, inner-city minority households
	Location Description	403 N. Van Buren Wilmington
	Planned Activities	Youth Achievement Center
13	Project Name	24C31 Lutheran Community Services - Homeless Prevention
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Grants to assist income-eligible families with utilities, back rent, mortgage, or security deposits. Additional funding may be provided through CDBG CV funds.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	50 Households at risk of homelessness
	Planned Activities	Homeless Prevention
14	Project Name	24C Ministry of Caring - Homeless Diversion Program
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Homelessness Diversion case managers work with at risk households to identify resources and where appropriate provide direct relief for rent and utilities. Funding for each household served is anticipated to be \$3,750 per household based on our experience to date. Additional funding may be provided through ESG CV funding.

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	40 Households at risk of homelessness
	Location Description	1100 Lancaster Ave. Wilmington
	Planned Activities	homeless prevention
15	Project Name	24C xx Salvation Army Crisis Alleviation
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	The Salvation Armys Crisis Alleviation program is designed to support people at risk of homelessness to maintain their existing tenancy or accommodation where possible by providing rental assistance including rental arrears, security deposits, utility arrears and deposits. Additional funding may be provided by the CDBG CV program.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	10 Households at risk of homelessness.
	Location Description	400 Orange St. Wilmington
	Planned Activities	Homeless Prevention
16	Project Name	24C41 Sojourner's Place Transitional Housing
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Transitional housing for adults 21 and above for stays of 9 to 12 months. Comprehensive services addressing issues such as addition, 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.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	70 homeless adults
	Location Description	
	Planned Activities	291 Northeast Blvd Wilmington
17	Project Name	24C65 STEHM, Inc. - Direct Case Management
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Provide emergency, transitional housing and case management services for low-income homeless persons in the City of Wilmington. Two housing facilities, Martha's House I and II, provide housing for women and their children experiencing homelessness. 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
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	10 homeless persons
	Location Description	confidential location
	Planned Activities	Case management and counseling in homeless shelters
18	Project Name	24C39 The Challenge Program - construction training
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	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 and non-residential properties and greening of vacant lots to eliminate blight and increase affordable housing options in low income communities.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	20 youth ages 17-24 years from low-income communities
	Location Description	1124 E. 7th St. Wilmington
	Planned Activities	Job training
19	Project Name	24C Urban Bike Program
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Urban Bike Project works with 200 youth a year through our weekly Youth Shop, two week-long summer camps, and school outreach programs. We also employ two youth mechanic interns. Participants learn bicycle mechanics, earn free bikes, and volunteer in the community.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	220 youth from low income communities
	Location Description	1500 N. Walnut St. Wilmington
	Planned Activities	Youth program
20	Project Name	24C69 West End Neighborhood House - Above Xpectation Track
	Target Area	City-wide
	Goals Supported	Activities for eligible youth and families
	Needs Addressed	Public Services
	Funding	CDBG: \$11,000
	Description	West End's Above Xpectations (AX) track team provides young people from disadvantaged circumstances the opportunity to compete in world class track and field competitions and, more importantly, to prepare them for post-secondary education. The team includes approximately 165 boys and girls in grades K-12, the majority of whom are African-American and reside in and around the city. College tours and orientation provided.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	132 Youth from low income communities

	Location Description	Area High School tracks
	Planned Activities	Youth activities
21	Project Name	24C32 West End Neighborhood House - Lifelines
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	Life Lines helps connect foster care youth to public services in order to meet their most basic needs. West End's Life Lines program has 13 homes composed of 33 beds and three sites. .
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3 sites around the city
	Planned Activities	Homeless shelter
22	Project Name	24C40 YMCA of Delaware - Supportive Housing
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	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. This program may receive additional funding under CDBG CV.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	160 low-income veterans, homeless men, men with mental health and/or substance abuse issues, and other disabling conditions
	Location Description	100 W. 10th St. Wilmington
	Planned Activities	180 SRO beds
23	Project Name	24C30 YWCA Delaware - Home Life Management Center
	Target Area	City-wide

	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	YWCA Delaware's Home-Life Management Center (HLMC) provides quality emergency and transitional housing, coupled with comprehensive case management and supportive wraparound services, for homeless families and those escaping domestic and sexual violence in the City of Wilmington. This program may received additional CDBG CV funding.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	240 homeless persons in families escaping domestic and sexual violence.
	Location Description	confidential
	Planned Activities	Homeless shelter for DV
24	Project Name	ESG23 Wilmington DE
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless and near-homeless
	Needs Addressed	Improve Access to Affordable Housing Public Services
	Funding	ESG: \$197,266
	Description	ESG-funded projects. ESG project activities include program administration, emergency shelter operations, and Rapid Rehousing
	Target Date	9/1/2025
	Estimate the number and type of families that will benefit from the proposed activities	893 people assisted; 553 Shelter and 340 Rapid Rehousing
	Location Description	Shelters: Family Promise, Ministry of Caring, Salvation Army, Rapid Rehousing: West End Neighborhood House and YWCA of DE HMIS services provided by the Housing Alliance of Delaware.
	Planned Activities	Shelter, Rapid Rehousing, Administration and HMIS services
25	Project Name	24A2 Delaware HIV Services
	Target Area	City-wide
	Goals Supported	Housing/services to the HIV/AIDS population
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOPWA: \$749,148

	Description	HOPWA funding will be used for Tenant Based Rental Assistance (TBRA) to reduce the waiting time for Section 8 rental assistance and increase the number of households being served. DHAP is also seeking to use HOPWA funding for security deposit for lowincome households entering the rental assistance program and for the provision of social services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	107 households will benefit from TBRA and services.
	Location Description	City of Wilmington
	Planned Activities	TBRA and services
26	Project Name	24A06 Ministry of Caring - Housing of Joseph II
	Target Area	City-wide
	Goals Supported	Housing/services to the HIV/AIDS population
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOPWA: \$173,554
	Description	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.
	Target Date	7/1/2026
	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 of Wilmington
	Planned Activities	Permanent supportive housing and services
27	Project Name	24A01 HOPWA Admin
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOPWA: \$28,537
	Description	Program administration costs for HOPWA-funded projects
	Target Date	7/1/2026

	Estimate the number and type of families that will benefit from the proposed activities	not applicable
	Location Description	City Hall 800 N. French St. Wilmington
	Planned Activities	Program administration
28	Project Name	24H01 HOME Administration
	Target Area	City-wide
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOME: \$71,852
	Description	Program administration costs to develop and implement HOME-funded projects.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	not applicable
	Location Description	City Hall 800 N. French St. Wilmington
	Planned Activities	Administration
29	Project Name	Habitat for Humanity Sankofa Place
	Target Area	CDBG-eligible areas
	Goals Supported	Increase supply of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$336,500
	Description	Sankofa Place, the Southbridge Affordable Homeownership Program, will provide 5 affordable homeownership opportunities. Delivery cost of \$10,000 added to budget for Environmental review and project management and oversight.
	Target Date	11/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 new homeowners
	Location Description	Southbridge 501-509 New Castle Ave.
	Planned Activities	Construction of 5 new affordable housing units
30	Project Name	IMANI Village Phase III - PennRose
	Target Area	CDBG-eligible areas
	Goals Supported	Increase supply of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing

	Funding	HOME: \$535,200
	Description	163 unit townhouse family new construction to replace existing public housing on part of the site. Three separate parcels will be developed in this phase. Delivery cost of \$20,702.09 added to the budget for the Environmental Review and project management. 11 HOME assisted units.
	Target Date	11/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Of the 163 units to be constructed, 11 will be HOME assisted units.
	Location Description	Between 25 and 28th Streets and Claymont and Bowers St.
	Planned Activities	Construction of new rental units
31	Project Name	Be Ready CDC Solomon's Court Phase II
	Target Area	CDBG-eligible areas
	Goals Supported	Increase supply of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$250,000
	Description	Construction of 3 story building with 12 units of 1 and 2 bedroom apartments for persons with disabilities; first floor commercial space included. Delivery costs of \$10,000 budgeted for the ERR and project management. 5 HOME assisted
	Target Date	11/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	7 of the rental units will be HOME units.
	Location Description	Between Rodney and 4th Street - 1500-1508 W. 4th St.
	Planned Activities	Construction of new rental units
32	Project Name	HOME CHDO Set Aside
	Target Area	City-wide
	Goals Supported	Increase supply of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$107,779
	Description	A CHDO Activity will be identified
	Target Date	11/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The CHDO project has not yet been identified but is expected to create 1 homeownership unit

	Location Description	TBD
	Planned Activities	Rehabilitation or construction of a new homeownership unit
33	Project Name	24C14 Street Improvements - Eastside Bennet
	Target Area	CDBG-eligible areas
	Goals Supported	Improve public infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$1,826,823
	Description	Streets, sidewalk, and lighting improvements on Bennet Street. Funding includes delivery costs for engineering, environmental review, bidding, labor compliance, and management. Engineering is also funded under 22C14.
	Target Date	11/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	585 people in the Census block group
	Location Description	Eastside neighborhood - Bennett St.
	Planned Activities	Street, sidewalk, lighting improvements
34	Project Name	24C14 Street Improvements - Villa Marie
	Target Area	CDBG-eligible areas
	Goals Supported	Improve public infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$500,000 amended to \$400,000
	Description	Street improvements around the Villa Marie housing development, CT 6.02 BG3
	Target Date	11/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	955 people
	Location Description	1900 Market Street
	Planned Activities	Street improvement
35	Project Name	24C03 Clearance
	Target Area	City-wide
	Goals Supported	Increase supply of existing housing stock
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$950,000

	Description	Demolition of vacant buildings that are unsuitable for rehabilitation. The City will lien the properties so that future development can comply with 570.505 and either repay the value of the property to the City for return to CDBG or to meet a new National Objective. Includes \$30,000 for delivery including the ERR, bidding and oversight.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Slum and Blight activity. Removing blight will benefit the neighborhood and the City.
	Location Description	To be determine
	Planned Activities	demolition
36	Project Name	24C10 Code Repair Program and 24C09 Delivery
	Target Area	City-wide
	Goals Supported	Improve quality of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$640,500
	Description	Single Family Owner Occupied housing rehabilitation program. The program will focus mainly on roof, heating and electrical work to address these critical needs. Funding includes existing prior year funds, additional \$200,000 in prior year funds, and any program income received in FY24 funds (HUD 2023) up to \$120,000. Delivery costs are included.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	35 homes will be rehabilitated.
	Location Description	Citywide
Planned Activities	Rehabilitation of owner occupied housing	
37	Project Name	24C37 Ingleside Housing Rehabilitation
	Target Area	City-wide
	Goals Supported	Improve quality of existing housing stock
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$110,000
	Description	Ingleside Housing Corp. provides make home repairs and safety modifications essential for older homeowners that will enable them to remain independent.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	40 homeowners
	Location Description	city wide
	Planned Activities	housing rehabilitation
38	Project Name	24C54 DE Center for Horticulture Street Trees
	Target Area	CDBG-eligible areas
	Goals Supported	Improve public infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$85,000
	Description	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.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	90 trees
	Location Description	city wide
	Planned Activities	DE Center for Horticulture Street Trees uses CDBG funds to plant of street trees in locations determined by the City to assist low income residents.
39	Project Name	24C44 First-Start Homebuyer program
	Target Area	City wide
	Goals Supported	Increase supply of affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$300,000

	Description	This project was first funded in FY22. An additional \$300,000 will be added to the FY2023 activities using prior year grant funding that is available. Homebuyers meeting the income guidelines at 80% of median income can qualify for up to \$15,000 for down payment and closing costs and, based on income and debt, may receive an additional \$25,000 to ensure their mortgage loan is affordable.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 homebuyers
	Location Description	city wide
	Planned Activities	Downpayment and closing cost assistance.

40	Project Name	24C02 - Villa Marie
	Target Area	CDBG-eligible areas
	Goals Supported	Affordable Housing
	Needs Addressed	Housing
	Funding	CDBG: \$100,000
	Description	Clearance of the site to be used for Villa Marie housing development
	Target Date	11/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	11 households
	Location Description	1900 Market Street
	Planned Activities	Demolition

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
CDBG-eligible areas	100
City-wide	100

Table 10 - 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.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	340
Non-Homeless	101
Special-Needs	107
Total	548

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	447
The Production of New Units	26
Rehab of Existing Units	75
Acquisition of Existing Units	0
Total	548

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Rental assistance includes 340 RRP through ESG and 107 HOPWA units

New units are HOME units although construction is not expected to be completed for several years; 1 CHDO unit

Rehab includes Code Rehab by the City and Ingleside's program

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.

The WHA goals and activities support homeownership.

ü Continue to partner with agencies that provide financial management/credit services and housing counseling. This effort continues to foster relationships with new partners; HOND (Housing Opportunities of Northern Delaware), ABC Consulting, Interfaith Community Housing of Delaware, Neighborhood House, Meridian Bank, Artisans Bank, Huntington Valley Bank, PNC Bank, TD Bank, Stand-By-Me, Fresh Start and Kiss your Landlord Goodbye, Service Source, Credit Repair with Steven Byrd, Community Powered FCU, Keller Williams, eXp Realty LLC and Stepping Stones FCU.

ü The Section 32 Comprehensive Homeownership (HO) Program

We will continue to provide active case management services to our ROSS and FSS participants in the HO program to become ready future homebuyers or future market renters. Over the past ten years, we have assisted a total of eighty-five (85) LIPH and HCV program participants to purchase homes who completed their Homeownership journey thru the Section 32 Comprehensive Homeownership program. Of the 85, fifteen (15) Section 32 homes have been sold to participants in the Low-Income Public Housing (LIPH) program and Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) programs who completed their Homeownership journey. Forty-five (45) participants of the sixty (60) participants in the Comprehensive Homeownership program purchased a home in the open market. We also assisted twenty (20) Category 4 participants (non-WHA program participants) to purchase homes. Of the eighty-five (85) homebuyers, we have not had any Foreclosures, to date. Case management is ongoing through the Section 32 Comprehensive Homeownership program.

ü Re-structure Section 32 Comprehensive Homeownership Program

The Section 32 Program will concentrate on 17 units for sale from the WHA scattered site inventory. The tenants in those units had the First Rights of Refusal to purchase the home in which they resided. Residents of ten (10) of the units chose purchase their units. Four are pre-approved and ready to close. The WHA has been working with the other six that have opted to buy to prepare them for homeownership. Two families are still within the 18 month option period. The remaining 5 families that chose not to purchase their unit by the November 2022 deadline have been rehoused.

ü Long-term Scattered Site units

WHA has 42 vacant parcels, some with homes and other vacant lots, that are ready for disposition. HUD has approved the transfer of 22 of these parcels from the public housing inventory to the Delaware Affordable Housing Group (DAHG), a non-profit of the WHA. The vacant homes will be rehabilitated and sold to homebuyers. Additional phases are ongoing.

WHA also has 200 scattered site occupied homes. Over the next several years, WHA will transfer these to DAHG as well for rehabilitation and eventual sale.

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.

Discussion

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, Housing Alliance Delaware, Family Promise, and Salvation Army, which work together to provide outreach to the homeless population, including unsheltered persons. In addition, there are street outreach efforts through Brandywine Counseling Center and BRIDGE Clinics funded through SAM. 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. On the night of the 2022 PIT (February 23, 2022), 2,369 people were experiencing homelessness in Delaware. This is double the pre-pandemic levels. In the prior year, in a 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.

In a 2022 update to the Family Homeless report, it was stated: “This increase in the number of homeless families in Delaware provides this study with a starting point for examining family homelessness and corresponding homeless services in Delaware. A closer look at the data indicates that this increase is not due to increased numbers of families becoming homeless, but rather to the extended stays in temporary housing that families are experiencing once they are becoming homeless (Section 2). Much of the increase in demand has been absorbed by the State of Delaware’s Division of State Service Centers, which has become the largest source of temporary housing in Delaware as it provides hotel and motel vouchers to more homeless families than all the other emergency shelter (ES) and transitional housing (TH) facilities in the state combined. This system-wide shift from congregate ES and TH beds to non-congregate hotel/motel facilities has yielded public health benefits and is more desirable to many homeless families.”

The extended length of stay in homelessness is evident in the Performance Measures captured by the HMIS. In 2021, the average length of stay in shelter was 87; that grew to 112 nights. Difficulties finding and affording housing is increasing pressure on the system.

In late 2020, New Castle County (NCC) purchased a vacant, 190-room Sheraton Hotel facility and within six weeks had repurposed it into what instantly became Delaware’s largest shelter. Along with accommodating households (single and family) in former hotel rooms, the now-rechristened NCC Hope Center provides office and clinical space where various organizations make an array of in-house services

available for these households.

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. For the year ending June 30, 2022, the Coordinated Entry System registered 2,493 persons, including 668 children under age 18. In January 2023 alone, HAD reported that:

- 1,428 households contacted Centralized Intake, who were having a serious housing crisis, either homeless, couch surfing, or at risk of losing their housing
- 20% of them - more than 300 - reported sleeping in a place not meant for human habitation, like a car, bench, abandoned building, shed, or encampment.

The number of first-time homeless is also measured. Of those entering the system, 78% were not homeless within the past 24 months.

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. In 2022, this decreased to 10%. 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 goal is 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 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 provide wraparound services.

Discussion

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	0
Tenant-based rental assistance	107
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	16
Total	123

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

Introduction:

During the Five Year Plan meetings, 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 looking 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.

The City provides funds to Ingleside Homes, Inc. to also conduct a minor housing rehabilitation program focused on low-income senior citizens who need assistance with smaller projects.

By substantial amendment during FFY 2022, the City approved \$350,000 for a homebuyer assistance program to help lower income households overcome the high cost of entry into homeownership. The administration of this program has not yet been determined.

Discussion:

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

The City will hire new rehabilitation program staffing during FFY2023. Through retirement and attrition staffing has been reduced. However, Ingleside, Habitat and other agencies are poised to assist in the rehabilitation program. The rehabilitation program will be modified to address major systems such as roofing and heating which constitute the most critical needs of City homeowners. The HOME program will continue to deliver quality affordable housing. The three applications approved for funding include one homeownership project to be undertaken by Habitat for Humanity to deliver 5 new affordable units and two rental developments that are new phases of on-going projects. Both Imani Village Phase III to be undertaken by PennRose and Solomons Court Phase II will build on the successes of prior phases to improve the neighborhoods in which they are located. These projects will provide 18 new HOME rental units and 175 units in total. A new CHDO project will be identified which will also contribute to the affordable housing stock.

Actions planned to reduce lead-based paint hazards

On December 1, 2022, New Castle County was awarded a second grant through HUD's Lead-Hazard Reduction and Healthy Homes Grant Program of \$8.7 million. This grant will allow New Castle County to conduct lead abatement and safety improvements on 330 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. This grant differs from the previous grant in that rehabilitation to address unsafe conditions that trigger childhood asthma and illness such as radon, noise, insulation, carbon monoxide, moldy carpeting, mold, lighting, and more is included. Rental and homeowner units are included. Eligible families will receive a Safety and Lead Risk Assessment for their homes. If the home is tested positive for lead or has other hazards, 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.

During 2023 the County expects to undertake at least Lead Hazard remediation in 60 homes using funds from the \$3.3 million grant awarded in 2019 and the new grant.

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 mentioned 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 Challenge Program, a CDBG funded activity, likewise uses job training in the field of construction to effect radical change in high risk populations and develop job skills. Other organizations funded with CDBG funds have similar outcomes using job training, sports, arts and recreation to effect change. 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, both the City and WHA are pursuing options to increase the supply of housing. 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 nonprofit 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.

Discussion:

Program Specific Requirements

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

Introduction:

The City administers the CDBG program, ESG Program, HOPWA Program and HOME Program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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 overall benefit 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.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(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 an 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.

Additional information may be found in 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.
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**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 Re-Housing (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.

Coordinated Entry continued on attachment.

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. Representation by a person who is homeless or formerly homeless is provided through the CoC.
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, the City is working with the Continuum of Care and other Emergency Solutions Grant recipients in the state. A Quarterly Project Performance Report has been created to review 7 components for performance.

HOPWA: Has the grantee included an identified method for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)?

The City issued an RFP for all local organizations for CDBG, ESG and HOPWA. Availability of the RFP was advertised in the local paper and extensively discussed at the first public hearing. Notice of the hearing was also sent out to numerous organizations. An email announcement of the RFP was sent to approximately 29 agencies and organizations. The City maintains a list of organizations that have requested RFPs in the past or have otherwise expressed an interest in receiving correspondence on the programs. The RFP was posted on the City's website for anyone to obtain. Any 501(c)(3) organization was eligible to apply for the funds including faith-based organizations.

