



# Annual Action Plan for FY2019 (July 1, 2018 – June 30, 2019)

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**The City of Wilmington**

800 N. French Street, 7<sup>th</sup> FL

Wilmington, DE 19801

302-576-3000

[www.WilmingtonDE.gov](http://www.WilmingtonDE.gov)

# Executive Summary

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

### 1. Introduction

The City of Wilmington has prepared its FY2018 Annual Action Plan to strategically implement Federal programs which fund housing, community development, and economic development activities within the City. The City has developed a Five-Year Consolidated Plan for FY2016 -2020 to encompass the needs of the City related to both housing and non-housing community development activities using the Community Development Block Grant (CDBG) Program, the Home Investment Partnerships Program (HOME), the Emergency Shelter Grants (ESG) Program, and the Housing for Persons with AIDS (HOPWA) Program. The City of Wilmington's program year runs from July 1, 2018 through June 30, 2019.

### 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.

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The FY2019 Annual Action Plan will serve the following functions for the City:

- An application for Federal funds under HUD's formula grant programs, and
- An action plan that provides a basis for assessing performance.

The national goals for the housing and community development programs covered by the Five-Year CP and Annual Action Plan are as follows:

- To provide decent housing,
- To establish and maintain a suitable living environment, and
- To expand economic opportunities for every American, particularly for low- and moderate-income persons.

It is these goals against which the CP and the City's performance under the CP will be evaluated by HUD. The FY2018 Annual Plan furthers the achievement of these goals through the implementation of a variety of housing and community development activities.

The City anticipates that 80% (excluding administrative funds) of its FY2019 CDBG funds will be expended for projects that benefit low- to moderate-income persons in the City.

### **3. Evaluation of past performance**

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

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Specific details about the past performance by the City of Wilmington on priorities are available through the City's Consolidated Annual Performance Evaluation Report (CAPER) that is submitted annually to HUD. The 2017 CAPER was submitted to HUD in September 2017. City most recent CAPER performance table is included as Appendix #, showing performance of year 2 of the City's current five-year Consolidated Plan. The 2017 CAPER will be submitted to HUD in September 2018. The full CAPER is available on City's website at:

[www.wilmingtonde.gov/government/city-departments/department-of-real-estate-and-housing/consolidated-annual-performance-and-evaluation-report](http://www.wilmingtonde.gov/government/city-departments/department-of-real-estate-and-housing/consolidated-annual-performance-and-evaluation-report)

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Wilmington has followed its HUD-approved Citizen Participation Plan in the preparation of the FY2019 Annual Plan. A copy of the City's Citizen Participation Plan, which includes the definitions of the criteria for amendments to the Plan, is on file at the Wilmington Department of Real Estate and Housing and is available for public inspection.

During the development of the Annual Action Plan there was consultation and coordination completed with several service agencies in the City. These conversations were held with several levels of service providers who understood the problems faced by the elderly, needs of affordable housing, homeless, and health services. These conversations were able to provide the City with a keen insight into some of the problems and needs that many of the low to moderate-income citizens were facing.

The City's Department of Real Estate and Housing developed the 2018 Action Plan and conducted a public meeting on January 29, 2017 at the Louis L. Redding City/County Building, 800 N. French Street, 3rd Floor Constituent Services' Conference Room, Wilmington, DE 19801. Community leaders, Sub recipients and representatives of local non-profits attended the public meeting.

In accordance with the City's Citizen Participation Plan, the City held three community development and housing needs public hearings in the Louis L. Redding City/County Building on the corresponding dates and times listed:

Council Chambers, 1st Floor – 4/12/2018, 6:30 pm, 4/26/2018, 5:00 pm and 5/3/2018, 6:30 pm

Hearing sign-in sheets and summaries of the comments are provided in **Appendix A**. Public notice for the meeting and hearings was published in the News Journal, a copy of which is also included in **Appendix B**. In addition, the City sent notification via email the Neighborhood Planning Councils and Civic Association.

A draft of the Annual Plan for FY2019 was placed on public display at the Department of Real Estate and Housing and online via the City's website for 30 days beginning April 12, 2018 and ending May 11, 2018.

To broaden public participation, the public needs hearings related to the development of the Annual Plan were held at the Louis L. Redding City/County Building, which is handicapped-accessible with access to public transportation, which is an issue for many of the City's lower income residents. This public hearing site was centrally located and made participation convenient for as much of the city as possible. Additionally, the building sits on several the City's bus routes, providing residents' access from all areas of the city. The City's Citizen Participation Plan includes provisions for non-English speaking persons or groups to be accommodated during the planning process.

## **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.

Delaware HIV Consortium provided a comment letter which discusses the impact of HIV in Wilmington and their support of the City's Action Plan.

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

This City of Wilmington has accepted all received comments.

## **7. Summary**

This City of Wilmington has accepted all received comments.

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

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

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

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

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Wilmington Department of Real Estate and Housing is the lead agency for the preparation of the Annual Action Plan and administration of the CDBG, HOME, ESG, and HOPWA program.

### Consolidated Plan Public Contact Information

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Real Estate and Housing Department  
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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

#### **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 Department of Real Estate and Housing developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, social media, local broadcasting and telephone interviews. Furthermore, the Department of Real Estate and Housing implements a range of affordable housing and community development activities, including administration of the CDBG and HOME programs; preparation of the CP, the Consolidated Annual Performance Evaluation Report (CAPER), and the Annual Plan; technical assistance for and collaboration with non-profit and for-profit housing developers and social service agencies; and rehabilitation and other affordable housing projects.

#### **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 Statewide Continuum of Care and the Delaware Statewide HIV Consortium both have interagency agreements with the City of Wilmington to manage a select amount of federal entitlement activities. Close cooperation exists between the City, the Continuum of Care, the HIV Consortium, local non-profit agencies, homeless providers, and regional organizations to enhance coordination. The City will continue to support grassroots strategies to meet the needs of homeless persons and those at risk of becoming homeless. A City staff member serves on the Continuum of Care Board.

#### **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**

The City of Wilmington is a participant in the Housing Alliance Delaware formerly the Homeless Planning Council of Delaware, which is the Continuum of Care's lead Agency, in its efforts to address homelessness and the priority needs of homeless individuals and families, including subpopulations. The Continuum of Care's lead Agency also serves on the City of Wilmington's RFP Review Advisory Panel, which reviews and selects projects for Annual Plan funding. The Delaware State-wide Continuum of Care has an extensive network of emergency shelters, transitional housing facilities, and permanent supportive housing units for the homeless. The Housing Alliance Delaware receives funds for operational expenses related to Delaware Homeless Management Information System (DE-HMIS), Point-In-Time Study, and policy work with the Delaware Interagency Council on Homelessness. This policy work includes developing and maintaining performance standards, evaluating outcomes, and strategic planning.

**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 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	THE CITY OF WILMINGTON
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Wilmington uses ongoing and periodic consultation with local housing and community development agencies to improve coordination and outcomes of our programs and services.
2	<b>Agency/Group/Organization</b>	Private Developers
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Wilmington uses ongoing and periodic consultation with housing developers to improve coordination and outcomes of our programs and services.

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

Not Applicable



**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 Annual Action Plan's priority on outcomes, CMIS, services that are targeted to prevent and end homelessness, and permanent supportive housing are all in line with the Continuum of Care's priorities.
Delaware Housing Needs Assessment	Delaware State Housing Authority	The Needs Assessment provided extensive information that was considered in the development of this Annual Action Plan.
10 Year Plan to End Chronic Homelessness	10 Year Plan to End Chronic Homelessness	The Annual Action Plan's priority on outcomes, CMIS, services that are targeted to prevent and end homelessness, and permanent supportive housing are all in line with the 10 Year Plan.
Analysis of Impediments to Fair Housing Choice	All Delaware HUD entitlement jurisdictions	Many of the recommendations from the AI have been incorporated in past Annual Action Plans as well as this Annual Action Plan, especially the recommendation to incentivize various activities in impacted vs. non- impacted areas or Areas of Opportunity.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

With a focus on homeless prevention, the City of Wilmington and local service providers have identified the provision of direct assistance such as rent and utility payments, as well as supportive services to help those potentially at-risk of becoming homeless, as the key priorities for Rapid Re-Housing. In addition, the provision of housing through the inventory of emergency, transitional, and permanent supportive housing facilities is also a priority need in Wilmington. Efforts are underway to encourage a range of housing and supportive services and to work with partner agencies.

There exists an extensive network of shelters and housing programs for area homeless within the City of Wilmington. The homeless population can seek housing access in either short-term emergency shelters, transitional housing units, or longer-term permanent supportive housing that also provides needed services. While inventory data for Wilmington, specifically, is unavailable, the facilities located within New Castle County

are described in the following tables. There is a total of 1,657 beds in New Castle County, with most permanent shelters located in the City of Wilmington.

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## **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**

In accordance with 24 CFR 91.100(4), the City of Wilmington will notify adjacent units of local government of the non-housing community development needs included in its CP. The City continues to interact with the various public and non-profit institutions that provide housing and supportive services to low income residents. Although the agencies are independent of one another, they work together to ensure that their programs and services are coordinated and that residents are served.

The City's goal for citizen participation is to ensure broad participation of City residents; housing, economic development, and other service providers; City departments; nonprofit organizations; neighborhood groups; and other stakeholders in the planning and implementation of community development and housing programs. As such, the City has laid out a Citizen Participation Plan (CPP) to broaden citizen participation. This CPP can be found in Appendix C.

The purpose of the CPP is to establish the process by which citizens, public agencies, and other interested parties can actively participate in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER) and to set forth the City's policies and procedures for citizen participation.

The Citizen Participation Plan provides for and encourages public participation and consultation, emphasizing involvement by citizens and the organizations and agencies that serve low/moderate-income person using HUD programs.

**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	Newspaper Ad	Non-targeted/broad community	None	No Comments	None	
2	Email Notice	Minorities Non-targeted/broad community NPC and Civic Associations	None	No Comments	None	

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)
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	None	None	None	<a href="http://www.wilmingtonde.gov/government/annualplan">www.wilmingtonde.gov/government/annualplan</a>

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)
4	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	None	None	None	<a href="http://www.wilmingtonde.gov/government/housing">www.wilmingtonde.gov/government/housing</a>
5	Social Media	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	None	None	None	<a href="https://www.instagram.com/explore/locations/218576878/wilmington-delaware/">https://www.instagram.com/explore/locations/218576878/wilmington-delaware/</a>

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)
6	Local Broadcasting Channel	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	None	None	None	<a href="http://www.witn22.org/">www.witn22.org/</a>

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City plans to utilize the following resources to achieve the goals set forth in this Annual Action Plan.

#### 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	2,032,335	112,244	124,981	2,269,560	0	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Facilities, Public Services



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	411,998	42,083	66,748	520,829	0	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental, new construction, Multifamily rental rehab, New construction for ownership TBRA

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	725,614	0	0	725,614	0	Facility-Based Housing Subsidy Assistance, Facility-Based Housing Development, TBRA, STRMU, Permanent Housing Placement, Supportive Services, Housing Information Services, Administration, Resource Identification

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	182,615	0	0	182,615	0	Emergency shelter, street outreach, rapid re-housing, homeless prevention, HMIS, Coordinated Entry

Table 5 - 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**

The City of Wilmington will work to effectively utilize local, state and federal resources and make every effort to increase the availability of City resources.

- The City will work with State of Delaware to leverage additional resources to build upon existing patterns of investment in all our neighborhoods. These efforts will continue to focus on growing the variety of housing opportunities available to our residents, increasing neighborhood based retail activities, creating new vibrant mixed-use developments and enhancing community gardens and parks. Participating agencies include the Delaware State Housing Authority, the Delaware Departments of Transportation and Agriculture, the Delaware Department of Justice and the State of Delaware’s Division of Parks and Recreation.

- The City will continue collaborating with New Castle County, the State of Delaware’s General Assembly, Delaware’s Department of Justice and the Wilmington Neighborhood Conservancy Land Bank to help alleviate the City’s growing home mortgage foreclosure crisis.
- In efforts to realize the actions outlined in this plan, the City will coordinate use of its own funds to maximize the abilities of the Wilmington Housing Partnership and Wilmington Neighborhood Conservancy Land Bank to receive private and philanthropic dollars.
- The City will continue participating fulltime in the garnering of Continuum of Care funding for homelessness prevention needs and activities.
- The City will continue using its self-funded Housing Opportunity Fund to stimulate and support neighborhood revitalization efforts and new development projects that serve to promote homeownership and quality-affordable rental housing.

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

- The Department of Real Estate and Housing is participating in “Wilmington 2028 - A Comprehensive Plan for Our City and Communities that will guide growth and development across the city for the next decade.” This planning process is affording the opportunity to address the challenges facing Wilmington today as well as develop a new vision for tomorrow. This community-driven effort is likely to reflect the hopes and priorities of residents and shape where and why public and private investment dollars are spent to make Wilmington a stronger and more prosperous city over the next decade.
- Wilmington’s West Center City area has been identified as having particular strengths given its adjacency to the City’s primary economic center - Downtown. The City is working with the Wilmington Housing Partnership, the Wilmington Housing Authority, the Wilmington Renaissance Corporation, Interfaith Community Housing of Delaware, the Wilmington Neighborhood Conservancy Land Bank as well as numerous lending institutions and foundations to redevelop parcels and encourage home ownership in keeping with the “West Center City Strategic Neighborhood Plan” and “A Vision for Wilmington’s Creative District.” These efforts are an integral part of a larger set of coordinated activities that comprise the Mayor of Wilmington’s Neighborhood Stabilization Initiative. This initiative is initially focused in West Center City and will be expanding to other neighborhoods.
- On the East Side, the City continues to coordinate the use of publicly owned parcels to support the collaborative work of the Wilmington Housing Partnership, Habitat for Humanity, Woodlawn Trustees, Central Baptist Community Development Corporation and the Wilmington Neighborhood Conservancy Land Bank. Together, these entities are focusing on reducing vacancy and blight, while expanding homeownership opportunities for existing residents and developing mixed use projects that will enhance the economic vitality of the East Side.
- Furthermore, both efforts in West Center City and on the East Side are integral parts of Wilmington’s Downtown Development District as designated by the State of Delaware.
- In the Northeast area of Wilmington, the City is continuing efforts to direct the use of publicly owned land to support mixed-use neighborhood oriented projects that can catalyze significant affordable housing development for low-to moderate income residents and attract complementary market-rate investment. This work is being accomplished through collaboration between City departments, planning efforts underway by the Northeast Blueprint Community Team and an Area-wide Planning Grant from the US Environmental Protection Agency, the Wilmington Housing Partnership, Habitat for Humanity, the Ministry of Caring and the Wilmington Neighborhood Conservancy Land Bank.
- **The City is working closely with the Wilmington Housing Authority to plan for the revitalization of publicly held land along the Governor Printz Boulevard.**
- The City is engaged in a pattern of acquisition and stabilization along North Market Street to revitalize this once vibrant neighborhood retail corridor.
- The City of Wilmington has brought together various municipal departments, the Delaware Department of Justice and the Wilmington Neighborhood Conservancy Land Bank to coordinate the acquisition and stabilization of over 1500 vacant properties throughout Wilmington.

- The City in cooperation with the Wilmington Housing Partnership and the Wilmington Neighborhood Conservancy Land Bank are engaged in a pattern of acquisition on Wilmington's West Side. This work is centered along the West 4<sup>th</sup> Street Corridor and supports the planning principals defined in the Westside Grows Together Neighborhood Revitalization Plan. Acquisition strategies continue to build upon parcels already owned by the City.
- In Wilmington's Southbridge neighborhood the City's acquisition patterns are intended to fulfill the objectives of the South Wilmington Neighborhood Plan and the Special Area Management Plan. The City is working with the South Wilmington Planning Network, the Southbridge Civic Association, Habitat for Humanity, the Neighborhood House and local churches and community housing development organizations to use publicly owned land in ways that support these formidable planning initiatives.
- In the City's Browntown neighborhood, publicly owned parcels are being utilized by the Wilmington Housing Partnership to preserve historic homes and construct new townhomes as part of a concentrated effort to increase homeownership in this community.

**Discussion**

Not Applicable

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## 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	Expand the supply of quality affordable housing	2015	2019	Affordable Housing	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside	Improve the quality of the existing housing stock Increase the supply of quality affordable housing	CDBG: \$178,558 HOME: \$240,000	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Mitigate blight from neglected/vacant properties	2015	2019	Affordable Housing Non-Housing Community Development	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside	Engage in targeted neighborhood revitalization Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve the quality of the existing housing stock	2015	2019	Affordable Housing	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside	Improve the quality of the existing housing stock	CDBG: \$625,626	Homeowner Housing Rehabilitated: 30 Household Housing Unit
4	Expand supply of quality affordable rental housing	2015	2019	Affordable Housing	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside	Increase the supply of quality affordable housing	CDBG: \$100,000	Rental units rehabilitated: 5 Household Housing Unit
5	Housing options and services for the homeless	2015	2019	Homeless	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside	Help residents meet basic socioeconomic needs Housing and supportive services	CDBG: \$118,273 ESG: \$182,615	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 485 Beds Homelessness Prevention: 40 Persons Assisted Other: 3432 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing and services for the HIV/AIDS population	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside	Help residents meet basic socioeconomic needs Housing and supportive services	HOPWA: \$725,614	Housing for People with HIV/AIDS added: 156 Household Housing Unit HIV/AIDS Housing Operations: 12 Household Housing Unit
7	Projects/activities for eligible youth and families	2015	2019	Non-Housing Community Development	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside	Help residents meet basic socioeconomic needs Housing and supportive services	CDBG: \$111,000	Public service activities for Low/Moderate Income Housing Benefit: 145 Households Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Expand the supply of quality affordable housing
	<b>Goal Description</b>	To increase the supply of decent, affordable owner homes available for the city's lowest-income households through coordination with the Wilmington Housing Authority (WHA), CBDOs, CHDOs, non-profit and for-profit agencies, and private developers.

2	<b>Goal Name</b>	Mitigate blight from neglected/vacant properties
	<b>Goal Description</b>	Engage in targeted neighborhood revitalization Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties
3	<b>Goal Name</b>	Improve the quality of the existing housing stock
	<b>Goal Description</b>	Provide owner-occupied housing rehabilitation assistance to LMI households with incomes up to 80% of MFI to provide livable environments and retain affordability.
4	<b>Goal Name</b>	Expand supply of quality affordable rental housing
	<b>Goal Description</b>	To construct or rehabilitate rental units throughout the city that is affordable to LMI households. Increase the supply of quality affordable housing.
5	<b>Goal Name</b>	Housing options and services for the homeless
	<b>Goal Description</b>	To provide operating support and other necessary assistance to local homeless service providers through the ESG program who demonstrate thoroughness in reaching the City's homeless population.
6	<b>Goal Name</b>	Housing and services for the HIV/AIDS population
	<b>Goal Description</b>	To provide operating support and other necessary assistance to local service providers through the HOPWA program.
7	<b>Goal Name</b>	Projects/activities for eligible youth and families
	<b>Goal Description</b>	To provide program and operating support to local public service agencies serving the low- and moderate-income community.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects in FY 2019 are expected to address the primary community development and housing issues that can be addressed with limited funding.

#### Projects

#	Project Name
1	CDBG- FACADE DELIVERY (19C14)
2	CDBG- DCH (Street Trees) 19C54
3	CDBG-REHAB DELIVERY (19C09)
4	CDBG- DISPOSITION PROGRAM DELIVERY (19C03)
5	CDBG-WEDCO(19C18)
6	CDBG-PLANNING DEPARTMENT (19C09)
7	CDBG- ADMINISTRATION (19C04)
8	CDBG- FAIR HOUSING (19C16)
9	CDBG - YWCA HOME-LIFE MANAGEMENT (19C30)
10	CDBG - YMCA WALNUT ST. TEEN CENTER (19C70)
11	CDBG- TECH IMPACT -IT WORKS (19C68)
12	CDBG - STEHM- CASE MANAGEMENT (19C65)
13	CDBG-MOC - HOUSE OF JOSEPH I (19C13)
14	CDBG - CCAC: HEART UNDER THE HOODIE (19C75)
15	CDBG- CHALLENGE PROGRAM (19C39)
16	CDBG-NEIGHBORHOOD HOUSE – Housing Intervention
17	CDBG - DCRAC (19C45)
18	CDBG- INTERFAITH - HOUSING COUNSELING (19C36)
19	CDBG- LUTHERAN COMMUNITY SERVICES (19C31)
20	CDBG-CATHOLIC CHARITIES HOMELESSNESS(19C19)
21	CDBG-CATHOLIC CHARITIES - BAYARD HOUSE (19C50)
22	CDBG - W.E.N.H.- ABOVE XPECTATIONS (19C69)
23	CDBG - YMCA MALE RESIDENCE (19C40)
24	CDBG-WENH - LIFE LINES (19C32)
25	CDBG- THE SALVATION ARMY CODE PURPLE(19C27)
26	CDBG-FACADE PROGRAM (19C14)

#	Project Name
27	CDBG - MISCELLANEOUS PROJECTS (19C51)
28	CDBG-INGLESSIDE SR. REPAIR PROGRAM (19C37)
29	CDBG- LACC EVENING ENRICHMENT PROGRAM
30	CDBG- WILMINGTON HOPE COMMISSION
31	CDBG - DUFFY'S HOPE-HOPE AMBASSADOR PROG.
32	CDBG – YMCA TEEN ENGAGEMENT
33	CDBG – CCAC: FUTURE ENTREPRENEURS
34	CDBG – DELAWARE FUTURES SUCCESS ONE STUDENT
35	CDBG – DELAWARE CENTER FOR HOMELESS VETERANS
36	CDBG – SOJOURNERS PLACE – TRANSITIONAL HOUSING
37	ALL ESG Projects
38	HOME - ADMINISTRATION (19H01)
39	HOME - MISCELLANEOUS HOUSING PROJECTS (19H03)
40	HOME – HABITAT FOR HUMANITY – AMALA WAY
41	HOME – WHP – EASTSIDE RISING
42	HOME CHDO SET A SIDE (19H02)
43	HOPWA - ADMINISTRATON (19A01)
44	HOPWA-CECIL COUNTY STRUM & TBRA (19A05 &19A07)
45	HOPWA - DELAWARE HIV SERVICES (19A02)
46	HOPWA -CATHOLIC CHARITIES-HOMELESSNESS(19A04)
47	HOPWA -MOC-HOUSE OF JOSEPH II (19A03)

**Table 7 - Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

DRAFT

1	<b>Project Name</b>	CDBG- FACADE DELIVERY (19C14)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties Engage in targeted neighborhood revitalization
	<b>Funding</b>	CDBG: \$27,940
	<b>Description</b>	STAFF IMPLEMENTATION COSTS FOR COMMERCIAL AND RESIDENTIAL FACADE PROGRAM
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0 Low-income families
	<b>Location Description</b>	Various location in the City.
<b>Planned Activities</b>	Residential Facade and other eligible activities as approved by Citizen Participation Plan.	
2	<b>Project Name</b>	CDBG- DCH (Street Trees) 19C54
	<b>Target Area</b>	Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Engage in targeted neighborhood revitalization
	<b>Funding</b>	CDBG: \$72,167

	<b>Description</b>	Streetscaping and horticultural efforts targeted towards revitalizing Wilmington's Neighborhoods.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 trees placed.
	<b>Location Description</b>	Various locations throughout the City.
	<b>Planned Activities</b>	Streetscaping and horticultural efforts targeted towards revitalizing Wilmington's Neighborhoods.
<b>3</b>	<b>Project Name</b>	CDBG-REHAB DELIVERY (19C09)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties
	<b>Funding</b>	CDBG: \$549,755
	<b>Description</b>	STAFF IMPLEMENTATION COSTS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Low-income families
	<b>Location Description</b>	Not applicable: Non-site-specific
	<b>Planned Activities</b>	Property repair, Rehab: single-unit residential Matrix code: 14A
<b>4</b>	<b>Project Name</b>	CDBG- DISPOSITION PROGRAM DELIVERY (19C03)

	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Reduce the impact of neglected/vacant properties
	<b>Funding</b>	CDBG: \$47,930
	<b>Description</b>	PROPERTY MANAGEMENT STAFF IMPLEMENTATION
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Property Management Staff implementation cost.
	<b>Location Description</b>	Not Applicable.
	<b>Planned Activities</b>	Property Management Staff implementation cost.
<b>5</b>	<b>Project Name</b>	CDBG-WEDCO(19C18)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing
	<b>Needs Addressed</b>	Housing and supportive services
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	CDBG Administration - LOAN COLLECTIONS
	<b>Target Date</b>	6/30/2019



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG Administration - LOAN COLLECTIONS
	<b>Location Description</b>	Not Applicable.
	<b>Planned Activities</b>	CDBG Administration - LOAN COLLECTIONS
<b>6</b>	<b>Project Name</b>	CDBG-PLANNING DEPARTMENT (19C09)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties
	<b>Funding</b>	CDBG: \$50,795
	<b>Description</b>	106 REVIEWS COMPLETED FOR DEPARTMENT OF REAL ESTATE & HOUSING
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	106 REVIEWS COMPLETED FOR DEPARTMENT OF REAL ESTATE & HOUSING
<b>7</b>	<b>Project Name</b>	CDBG- ADMINISTRATION (19C04)

	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Expand supply of quality affordable rental housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock Housing options and services for the homeless Housing and services for the HIV/AIDS population Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties Engage in targeted neighborhood revitalization Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$413,524
	<b>Description</b>	GENERAL PROGRAM ADMINISTRATION AND STAFF IMPLEMENTATION COSTS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration Matrix code: 20
<b>8</b>	<b>Project Name</b>	CDBG- FAIR HOUSING (19C16)

	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing
	<b>Needs Addressed</b>	Housing and supportive services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Planning efforts related to housing and fair housing. Fair housing education and outreach carried out by the Department of Real Estate and Housing and sub-recipients may include other related activities as well.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	VARIOUS
	<b>Planned Activities</b>	Fair housing activities carried out as part of general program administration. Matrix Code: 21D
9	<b>Project Name</b>	CDBG - YWCA HOME-LIFE MANAGEMENT (19C30)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$35,000

	<b>Description</b>	The Home Life Management Center program is to provide quality emergency and transitional housing, coupled with comprehensive case management and supportive services to homeless families and those fleeing domestic violence in the City of Wilmington.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	34 Clients
	<b>Location Description</b>	The address where this activity will be undertaken at the YWCA, located at 709 N. Madison Street, Wilmington, DE.
	<b>Planned Activities</b>	Emergency and transitional housing, coupled with comprehensive case management and supportive services to homeless families and those fleeing domestic violence in the City of Wilmington  Matrix Code: 03T  Public Services - Operating Costs of Homeless
<b>10</b>	<b>Project Name</b>	CDBG - YMCA WALNUT ST. TEEN CENTER (19C70)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	Serves over 90% of the children under the age of 12 in their child care programs whom receive(d) the State of Delaware child care subsidy, Purchase of Care, and low-income families, however most children are no longer eligible for Purchase of Care and low-income families face a lack of affordable and accessible out of school opportunities for their older children.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 Clients
	<b>Location Description</b>	Teen center is at the YMCA, located at 1000 N. Walnut Street, Wilmington, Delaware 19801
	<b>Planned Activities</b>	Serves over 90% of the children under the age of 12 in their child care programs whom receive(d) the State of Delaware child care subsidy, Purchase of Care, and low-income families, however most children are no longer eligible for Purchase of Care and low-income families face a lack of affordable and accessible out of school opportunities for their older children. Matrix Code: 05D
<b>11</b>	<b>Project Name</b>	CDBG- TECH IMPACT -IT WORKS (19C68)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The program is designed to expand economic opportunities for low and moderate income young adults, ages 18 to 26, by providing them with technical training leading to two industry-standard IT certifications, 100+ hours of professional /soft-skills training, a 5-week IT internship, and connections to dozens of potential employees.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	36 Clients
	<b>Location Description</b>	Program will occur at 100 W. 10th Street, Suite 1004, Wilmington, DE

	<b>Planned Activities</b>	The program is designed to expand economic opportunities for low and moderate income young adults, ages 18 to 26, by providing them with technical training leading to two industry-standard IT certifications, 100+ hours of professional /soft-skills training, a 5-week IT internship, and connections to dozens of potential employees.  Employment Training  Matrix Code: 05H
<b>12</b>	<b>Project Name</b>	CDBG - STEHM- CASE MANAGEMENT (19C65)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The program addresses emergency and transitional housing and case management services for low income homeless persons located in the City of Wilmington.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 Low-Moderate Clients
	<b>Location Description</b>	Activity will occur at 321 Walden Road, Wilmington, DE
<b>Planned Activities</b>	The program addresses emergency and transitional housing and case management services for low income homeless persons located in the City of Wilmington.	
<b>13</b>	<b>Project Name</b>	CDBG-MOC - HOUSE OF JOSEPH 1 (19C13)

	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$22,500
	<b>Description</b>	House of Joseph I is an emergency housing shelter exclusively for single men, providing safe immediate shelter as well as an array of supportive services to fully assist men in their transitions from homelessness toward attaining self-sufficiency and housing stability.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 Low-Moderate Clients
	<b>Location Description</b>	1328 W 3rd St, Wilmington, DE 19805
	<b>Planned Activities</b>	House of Joseph I is an emergency housing shelter exclusively for single men, providing safe immediate shelter as well as an array of supportive services to fully assist men in their transitions from homelessness toward attaining self-sufficiency and housing stability.
<b>14</b>	<b>Project Name</b>	CDBG - CCAC: HEART UNDER THE HOODIE (19C75)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs

	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	YOUTH VIOLENCE PREVENTION INITIATIVE PROGRAM
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 Low-moderate clients
	<b>Location Description</b>	705 N Market St, Wilmington, Delaware 19801
	<b>Planned Activities</b>	YOUTH VIOLENCE PREVENTION INITIATIVE PROGRAM
15	<b>Project Name</b>	CDBG- CHALLENGE PROGRAM (19C39)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Improve the quality of the existing housing stock Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Improve the quality of the existing housing stock Engage in targeted neighborhood revitalization Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$37,000
	<b>Description</b>	The program serves Wilmington's low-income persons and areas. The training program enrolls low-income youth ages 17-24, many of who are living in high-risk situations. They teach construction techniques and skills while rehabbing low-income housing in the City of Wilmington.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 Low-moderate Clients
	<b>Location Description</b>	1124 East 11th Street, Wilmington, Delaware 19801



	<b>Planned Activities</b>	The program serves Wilmington's low-income persons and areas. The training program enrolls low-income youth ages 17-24, many of who are living in high-risk situations. They teach construction techniques and skills while rehabbing low-income housing in the City of Wilmington.
<b>16</b>	<b>Project Name</b>	CDBG-NEIGHBORHOOD HOUSE – HOUSING INTERVENTION
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The program plans to provide 25 housing counseling sessions to assist homeowners in need. The full range of individualized housing counseling services are designed to help clients understand their personal financial situation and take positive actions to improve or maintain financial health; preserve their financial assets; and/or prepare for successful ownership.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 Low-moderate income clients
	<b>Location Description</b>	1218 B Street, Wilmington, Delaware 19801
	<b>Planned Activities</b>	The program plans to provide 23 housing counseling sessions to assist homeowners in need. The full range of individualized housing counseling services are designed to help clients understand their personal financial situation and take positive actions to improve or maintain financial health; preserve their financial assets; and/or prepare for successful ownership.
<b>17</b>	<b>Project Name</b>	CDBG - DCRAC (19C45)

	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing
	<b>Needs Addressed</b>	Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The program is geared towards fair housing to both consumers and providers. If our consumers and producers of housing know the spirit and intent of the fair housing act have inclusive housing regardless of race, color, religion, sex, familial status, disability, or national origin. We affirmatively further fair housing by referring clients who have faced violations to our appropriate partners in the city.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 Low-moderate Income Clients
	<b>Location Description</b>	601 N Church St, Wilmington, Delaware 19801
	<b>Planned Activities</b>	The program is geared towards fair housing to both consumers and providers. If our consumers and producers of housing know the spirit and intent of the fair housing act have inclusive housing regardless of race, color, religion, sex, familial status, disability, or national origin. We affirmatively further fair housing by referring clients who have faced violations to our appropriate partners in the city.
<b>18</b>	<b>Project Name</b>	CDBG- INTERFAITH - HOUSING COUNSELING (19C36)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside

	<b>Goals Supported</b>	Expand the supply of quality affordable housing Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The program directly addresses the number one priority in the City of Wilmington's commitment to serve the needs of low and moderate-income residents in the area of Housing and Homelessness, according to the City of Wilmington's Five Year Strategic Plan. According to the plan, projects must contribute to the development of a balance and sustainable community by supporting homeownership in order to adhere to the notion of having balanced and sustainable communities.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Low-moderate Clients
	<b>Location Description</b>	613 N Washington St, Wilmington, Delaware 19801
	<b>Planned Activities</b>	The program directly addresses the number one priority in the City of Wilmington's commitment to serve the needs of low and moderate-income residents in the area of Housing and Homelessness, according to the City of Wilmington's Five Year Strategic Plan. According to the plan, projects must contribute to the development of a balance and sustainable community by supporting homeownership in order to adhere to the notion of having balanced and sustainable communities. Housing Counseling Matric Code: 05U
19	<b>Project Name</b>	CDBG- LUTHERAN COMMUNITY SERVICES (19C31)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs

	<b>Funding</b>	CDBG: \$22,500
	<b>Description</b>	2016 LCS Homelessness Prevention Program helps low income people avoid evictions and foreclosures by providing them with grants for back rent, mortgages, and utilities, as well as for utilities deposits and security deposits to obtain decent housing.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 Low-moderate Income Clients
	<b>Location Description</b>	2809 Baynard Blvd, Wilmington, DE 19802
	<b>Planned Activities</b>	LCS Homelessness Prevention Program helps low income people avoid evictions and foreclosures by providing them with grants for back rent, mortgages, and utilities, as well as for utilities deposits and security deposits to obtain decent housing.  Public services: Subsistence Payments  Matrix code: 05Q
<b>20</b>	<b>Project Name</b>	CDBG-CATHOLIC CHARITIES HOMELESSNESS(19C19)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	Homeless prevention helps by providing payments of a security deposit, prepayment of the first month's rent, rental arrears, utility arrears and security deposits for utility connects. These expenses are smaller than the expense of having a family lose their home and experience homelessness.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40Low-moderate Clients
	<b>Location Description</b>	2601 West 4th Street, Wilmington, Delaware 19801
	<b>Planned Activities</b>	Homeless prevention helps by providing payments of a security deposit, prepayment of the first month's rent, rental arrears, utility arrears and security deposits for utility connects. These expenses are smaller than the expense of having a family lose their home and experience homelessness. Matrix code: 05Q
<b>21</b>	<b>Project Name</b>	CDBG-CATHOLIC CHARITIES - BAYARD HOUSE (19C50)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless Housing and services for the HIV/AIDS population Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Bayard House Program addresses and urgent need posing a serious and immediate threat to the health or welfare of the community homelessness pregnant teens. It is the only licensed residential program in Delaware providing service twenty-four hours a day, seven days a week to at-risk, homeless, pregnant, and newly parenting adolescent women and their babies.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Low-moderate Clients
	<b>Location Description</b>	300 Bayard Avenue, Wilmington, Delaware 19805

	<b>Planned Activities</b>	Bayard House Program addresses and urgent need posing a serious and immediate threat to the health or welfare of the community homelessness pregnant teens. It is the only licensed residential program in Delaware providing service twenty-four hours a day, seven days a week to at-risk, homeless, pregnant, and newly parenting adolescent women and their babies.
<b>22</b>	<b>Project Name</b>	CDBG - W.E.N.H.- ABOVE XPECTATIONS (19C69)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	THE PROGRAM IS DESIGNED TO OFFER DISADVANTAGED YOUTH OPPORTUNITY TO COMPETE IN WORLD CLASS TRACK AND FIELD COMPETIONS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	27 Low-moderate Income Clients
	<b>Location Description</b>	710 N Lincoln Street, Wilmington, Delaware
	<b>Planned Activities</b>	THE PROGRAM IS DESIGNED TO OFFER DISADVANTAGED YOUTH OPPORTUNITY TO COMPETE IN WORLD CLASS TRACK AND FIELD COMPETIONS.  Youth services  Matrix code: 05D
<b>23</b>	<b>Project Name</b>	CDBG - YMCA MALE RESIDENCE (19C40)

	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	Homeless prevention through supportive housing and SRO units
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Low-moderate Income Clients
	<b>Location Description</b>	501 W 11th St, Wilmington, Delaware 19801
	<b>Planned Activities</b>	Homeless prevention through supportive housing and SRO units. Matric Code: 05
<b>24</b>	<b>Project Name</b>	CDBG-WENH - LIFE LINES (19C32)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$19,000

	<b>Description</b>	The Life Lines Program of WENH, Inc. serves approximately 30 former foster care youth by providing a specialized, statewide housing continuum coupled with specially designed services. 100% of the youth we serve are at or below the income threshold identified as Extremely Low Income, based on the Median Family Income Guide for the Wilmington-Newark Metropolitan Area.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Low-Moderate Income Clients
	<b>Location Description</b>	Activity will occur at 710 N. Lincoln Street, Wilmington, Delaware 19805
	<b>Planned Activities</b>	The Life Lines Program of WENH, Inc. serves approximately 30 former foster care youth by providing a specialized, statewide housing continuum coupled with specially designed services. 100% of the youth we serve are at or below the income threshold identified as Extremely Low Income, based on the Median Family Income Guide for the Wilmington-Newark Metropolitan Area.  Housing for former foster care youth  Matrix code: 05D - Youth Services
25	<b>Project Name</b>	CDBG- THE SALVATION ARMY CODE PURPLE(19C27)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless
	<b>Needs Addressed</b>	Housing and supportive services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The program addresses the immediate needs of homeless men and women when the weather meets certain criteria such as extreme cold and/or snow, ice, wind, that are judged as severe.
	<b>Target Date</b>	6/30/2019



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 Low-income Clients
	<b>Location Description</b>	Activity will occur at The Salvation Army, located at 400 N. Orange Street, Wilmington, DE
	<b>Planned Activities</b>	The program addresses the immediate needs of homeless men and women when the weather meets certain criteria such as extreme cold and/or snow, ice, wind, that are judged as severe.  Emergency Shelter Operations  Matrix Code: 03T
26	<b>Project Name</b>	CDBG-FACADE PROGRAM (19C14)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties Engage in targeted neighborhood revitalization
	<b>Funding</b>	CDBG: \$0.00
	<b>Description</b>	REPLACEMENT OR REPAIR ON EXTERIORS OF PROPERTIES IN SPECIFIED NEIGHBORHOODS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0 Low-moderate income Clients
	<b>Location Description</b>	
	<b>Planned Activities</b>	Residential Facade and other eligible activities as approved by Citizen Participation Plan.

27	<b>Project Name</b>	CDBG - MISCELLANEOUS PROJECTS (19C51)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties
	<b>Funding</b>	CDBG: \$710,565
	<b>Description</b>	FUTURE HOUSING PROJECTS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1-4 Low-moderate Income Household
	<b>Location Description</b>	
	<b>Planned Activities</b>	To be determined.
28	<b>Project Name</b>	CDBG-INGLESSIDE SR. REPAIR PROGRAM (19C37)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock

	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	SENIOR REPAIR PROGRAM
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Low-moderate income clients
	<b>Location Description</b>	
	<b>Planned Activities</b>	PROVIDE OWNER-OCCUPIED HOUSING REHABILITATION ASSISTANCE TO LMI HOUSEHOLDS WITH INCOMES UP TO 80%. Includes program delivery costs.  Property Repair, Rehabilitation: Single-unit residential  Matrix code: 14A
<b>29</b>	<b>Project Name</b>	CDBG- LACC EVENING ENRICHMENT PROGRAM
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	ASSIST MIDDLE AND HIGH SCHOOL AGED YOUTH FROM WILMINGTON'S LOW-INCOME, HIGH CRIME HILLTOP AREA WITH HOMEWORK HELP, DRUG PREVENTION, COMPUTER PROGRAMMING.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Low-moderate income clients
	<b>Location Description</b>	403 N Van Buren St, Wilmington, DE 19805
	<b>Planned Activities</b>	YOUTH ENRICHMENT PROGRAMS Matrix Code: 05D
<b>30</b>	<b>Project Name</b>	CDBG- WILMINGTON HOPE COMMISSION
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	FUNDING FOR FEES AND OTHER COSTS ASSOCIATED WITH ELIMINATING BARRIERS TO SUCCESSFULL RE-ENTRY INTO OUR COMMUNITY
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Low-moderate income clients
	<b>Location Description</b>	38 Vandever Ave, Wilmington, DE 19802
	<b>Planned Activities</b>	Reentry Services Preventing Ex-offender reentry Matrix code: 05
<b>31</b>	<b>Project Name</b>	CDBG - DUFFY'S HOPE-HOPE AMBASSADOR PROG.

	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	CULTURE BASED AFTER SCHOOL BASED MENTORING PROGRAM
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 Low-moderate income clients
	<b>Location Description</b>	
	<b>Planned Activities</b>	Youth mentoring program Matrix code: 03D
<b>32</b>	<b>Project Name</b>	16C61-Christiana Cultural Arts Center: Future Entrepreneurs in Creative Industries
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Engage in targeted neighborhood revitalization Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	The program makes real world connections between school, career, and life skills for high school students in grades 10-12 residing in the 19801, 19802, and 19805 zip codes of the City of Wilmington. The project is designed to increase the number of youth who graduate from high school prepared for career training and/or college.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Targeted number of individuals planned to be assisted is 10.
	<b>Location Description</b>	
	<b>Planned Activities</b>	The program makes real world connections between school, career, and life skills for high school students in grades 10-12 residing in the 19801, 19802, and 19805 zip codes of the City of Wilmington. The project is designed to increase the number of youth who graduate from high school prepared for career training and/or college.
<b>33</b>	<b>Project Name</b>	YMCA of Delaware - Walnut Street Teen Center
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	Serves over 90% of the children under the age of 12 in their child care programs whom receive(d) the State of Delaware child care subsidy, Purchase of Care, and low-income families, however most children are no longer eligible for Purchase of Care and low-income families face a lack of affordable and accessible out of school opportunities for their older children.
	<b>Target Date</b>	6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 Clients
	<b>Location Description</b>	Teen center is at the YMCA, located at 1000 N. Walnut Street, Wilmington, Delaware 19801
	<b>Planned Activities</b>	Youth teen program Matrix code: 03D
<b>34</b>	<b>Project Name</b>	DELAWARE FUTURES SUCCESS ONE STUDENT AT A TIME
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Youth teen program Matrix code: 03D
<b>35</b>	<b>Project Name</b>	Delaware Center for Homeless Veterans Program
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless

	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Delaware Center for Homeless Veterans, Inc. supplies all phases of housing (i.e.: emergency to permanent) and social services to homeless Veterans and Veterans and their families at-risk of homelessness. By providing homeless Veterans and their families with housing, we empower and assist them to family sufficiency, independence and community reintegration.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 clients
	<b>Location Description</b>	1405 Veale Rd, Wilmington, Delaware
	<b>Planned Activities</b>	Shelter operations for homeless veterans. Matrix code: 03T
<b>36</b>	<b>Project Name</b>	SOJOURNERS PLACE – TRANSITIONAL HOUSING
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	The program provides transitional housing and essential supportive services for homeless men and women living. Residents at Sojourners Place are provided with case management services, food services, and other supportive services.
	<b>Target Date</b>	6/30/2019



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 clients
	<b>Location Description</b>	
	<b>Planned Activities</b>	TRANSITIONAL SHELTER
<b>37</b>	<b>Project Name</b>	ALL ESG Projects
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless Housing and services for the HIV/AIDS population
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	ESG: \$182,615

<p><b>Description</b></p>	<p>\$15,000 - The Salvation Army: The program is a thirty-day emergency shelter for single women and women with children mainly from Wilmington and Newcastle County. The Emergency Housing Residence consists of 52 beds in 13 rooms on two residential floors. The shelter operates 24/7, 365 days a year. The purpose is to provide emergency shelter services and to work toward preventing the recurrence of episodes of homelessness. \$20,000 - Ministry of Caring: Hope House I and III: The program is exclusively for single women and their children under the age of 18, providing safe and immediate shelter as well as an array of supportive services to fully assist women and their families in their transitions from homelessness toward attaining self-sufficiency and housing stability. \$17,061 - Family Promise - Day Center and Graduate Pathways: The priority area is to provide services for homeless families and individuals. While the program is statewide, funds awarded will solely be used to support our efforts to serve the City of Wilmington. \$20,000 - Homeless Planning Council of DE: CMIS The priority area is to act as the HMIS Lead Agency collecting data on services for homeless families and individuals. While the program is statewide, fund awarded will solely be used to support our efforts to serve the City of Wilmington. \$20,000 - Homeless Planning Council of DE: Centralized Intake \$76,858 - YWCA Delaware - Rapid Re-Housing The program provides innovative housing and supportive services to homeless families for 25 years and had guided nearly 6,000 families from homelessness to economic and residential stability. In order to provide the best possible programs and services to our target population, we stay apprised of current social, economic and political climates and trends and evolve our program offerings to meet the needs of our community. \$13,696 - Administration of the ESG program</p>
<p><b>Target Date</b></p>	<p>6/30/2019</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>\$15,000 - The Salvation Army - 400 Clients  \$17,061 - Family Promise - Day Center and Graduate Pathways - 75 clients  \$15,000 – Ministry of Caring – Hope House I – 265 clients  \$20,000 - Homeless Planning Council of DE: CMIS - N/A  \$20,000 - Homeless Planning Council of DE: Centralized Intake - 3,000 clients  \$76,858 - YWCA Delaware - Rapid Re-Housing - 20 clients  \$13,696 - Administration of the ESG program - N/A</p>

	<b>Location Description</b>	<p>The Salvation Army - 400 N. Orange St</p> <p>Family Promise - Day Center and Graduate Pathways - 100 W. 10th Street</p> <p>Ministry of Caring: Hope House II and III – 121 N. Jackson Street and 515 N. Broom Street</p> <p>Homeless Planning Council of DE: CMIS - 100 W. 10th Street, Suite 611</p> <p>Homeless Planning Council of DE: Centralized Intake - N/A</p> <p>YWCA Delaware - Rapid Re-Housing - 100 W. 10th Street, Suite 515</p> <p>Administration of the ESG program - 800 North French Street, 7th floor, Wilmington, DE</p>
	<b>Planned Activities</b>	<p>\$22,868 - The Salvation Army: The program is a thirty-day emergency shelter for single women and women with children mainly from Wilmington and Newcastle County. The Emergency Housing Residence consists of 52 beds in 13 rooms on two residential floors. The shelter operates 24/7, 365 days a year. The purpose is to provide emergency shelter services and to work toward preventing the recurrence of episodes of homelessness. \$15,000 - Ministry of Caring: Hope House II and III The program is exclusively for single women and their children under the age of 18, providing safe and immediate shelter as well as an array of supportive services to fully assist women and their families in their transitions from homelessness toward attaining self-sufficiency and housing stability. \$16,000 - Family Promise - Day Center and Graduate Pathways: The priority area is to provide services for homeless families and individuals. While the program is statewide, funds awarded will solely be used to support our efforts to serve the City of Wilmington. \$20,000 - Homeless Planning Council of DE: CMIS The priority area is to act as the HMIS Lead Agency collecting data on services for homeless families and individuals. While the program is statewide, fund awarded will solely be used to support our efforts to serve the City of Wilmington. \$20,042 - Homeless Planning Council of DE: Centralized Intake \$76,835 - YWCA Delaware - Rapid Re-Housing. The program provides innovative housing and supportive services to homeless families for 25 years and had guided nearly 6,000 families from homelessness to economic and residential stability. In order to provide the best possible programs and services to our target population, we stay apprised of current social, economic and political climates and trends and evolve our program offerings to meet the needs of our community. \$11,870 - Administration of the ESG program</p>
38	<b>Project Name</b>	HOME - ADMINISTRATION (19H01)

	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Expand supply of quality affordable rental housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties Engage in targeted neighborhood revitalization
	<b>Funding</b>	HOME: \$41,200
	<b>Description</b>	Administration costs for the HOME program
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	800 North French Street, 7th floor, Wilmington, DE 19801
	<b>Planned Activities</b>	HOME Administration.
<b>39</b>	<b>Project Name</b>	HOME – HABITAT FOR HUMANITY – AMALA WAY
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Expand supply of quality affordable rental housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock

	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties Engage in targeted neighborhood revitalization
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	FUTURE HOUSING PROJECTS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 AFFORDABLE HOMEOWNERSHIPS
	<b>Location Description</b>	BENNETT STREET, WILMINGTON, DELAWARE 19801
	<b>Planned Activities</b>	HOMEOWNERSHIP
<b>40</b>	<b>Project Name</b>	HOME – WHP – EASTSIDE RISING
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Expand supply of quality affordable rental housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties Engage in targeted neighborhood revitalization
	<b>Funding</b>	HOME: \$140,000
	<b>Description</b>	FUTURE HOUSING PROJECTS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>41</b>	<b>Project Name</b>	HOME - MISCELLANEOUS HOUSING PROJECTS (19H03)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Expand supply of quality affordable rental housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock
	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties Engage in targeted neighborhood revitalization
	<b>Funding</b>	HOME: \$177,830
	<b>Description</b>	FUTURE HOUSING PROJECTS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>42</b>	<b>Project Name</b>	HOME CHDO SET A SIDE (19H02)
	<b>Target Area</b>	Eastside
	<b>Goals Supported</b>	Expand the supply of quality affordable housing Expand supply of quality affordable rental housing Mitigate blight from neglected/vacant properties Improve the quality of the existing housing stock

	<b>Needs Addressed</b>	Increase the supply of quality affordable housing Improve the quality of the existing housing stock Reduce the impact of neglected/vacant properties Engage in targeted neighborhood revitalization
	<b>Funding</b>	HOME: \$61,800
	<b>Description</b>	HOUSING CHDO PROJECTS
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 units
	<b>Location Description</b>	
	<b>Planned Activities</b>	CHDO eligible activity
<b>43</b>	<b>Project Name</b>	HOPWA - ADMINISTRATON (19A01)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing options and services for the homeless Housing and services for the HIV/AIDS population
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	HOPWA: \$21,768
	<b>Description</b>	Administration of the HOPWA program for housing and services for the HIV/AIDS population.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	800 North French Street, 7th Floor, Wilmington, DE 19801
	<b>Planned Activities</b>	HOPWA Administration

44	<b>Project Name</b>	HOPWA-CECIL COUNTY STRUM & TBRA (19A05 &19A07)
	<b>Target Area</b>	DOWNTOWN AREA
	<b>Goals Supported</b>	Housing options and services for the homeless Housing and services for the HIV/AIDS population Projects/activities for eligible youth and families
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	HOPWA: \$39,000
	<b>Description</b>	The program addresses keeping clients that are HIV positive or PWAs (People with Aids) from homelessness and keep them in stable housing which goes hand in hand with keeping the client in Medical Case Management and Non-Medical Case Management Programs.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 Low-moderate Income Clients
	<b>Location Description</b>	401 Bow Street, Elkton, Maryland
	<b>Planned Activities</b>	The program addresses keeping clients that are HIV positive or PWAs (People with Aids) from homelessness and keep them in stable housing which goes hand in hand with keeping the client in Medical Case Management and Non-Medical Case Management Programs. Tenant Based Rental Assistance and Short-Term Rental, Mortgage and Utility Assistance
45	<b>Project Name</b>	HOPWA - DELAWARE HIV SERVICES (19A02)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing and services for the HIV/AIDS population
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	HOPWA: \$550,000



	<b>Description</b>	The program has operated the Delaware Housing Assistance Program (DHAP), the only statewide tenant-based rental assistance (TBRA) program that is dedicated to serving low-income persons living with HIV/AIDS in Delaware. The HOPWA grant provides affordable, stable rental housing that helps Newcastle County residents living with HIV/AIDS stay connected to health care and supportive services that ensure overall wellness and stability.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	92 Low-moderate income clients
	<b>Location Description</b>	100 West 10th Street, Wilmington, Delaware 19801
	<b>Planned Activities</b>	The program has operated the Delaware Housing Assistance Program (DHAP), the only statewide tenant-based rental assistance (TBRA) program that is dedicated to serving low-income persons living with HIV/AIDS in Delaware. The HOPWA grant provides affordable, stable rental housing that helps Newcastle County residents living with HIV/AIDS stay connected to health care and supportive services that ensure overall wellness and stability. Affordable, stable rental housing that helps Newcastle County residents living with HIV/AIDS stay connected to health care and supportive services that ensure overall wellness and stability.
46	<b>Project Name</b>	HOPWA -CATHOLIC CHARITIES-HOMELESSNESS(19A04)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing and services for the HIV/AIDS population
	<b>Needs Addressed</b>	Housing and supportive services Help residents meet basic socioeconomic needs
	<b>Funding</b>	HOPWA: \$57,423

	<b>Description</b>	Homeless prevention helps by providing payments of a security deposit (normally one-month rent), prepayment of the first month's rent, rental arrears, utility arrears and security deposits for utility connects. These expenses are smaller than the expense of having a family lose their home and experience homelessness.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 Low-moderate income clients
	<b>Location Description</b>	2601 West 4th Street, Wilmington, Delaware 19805
	<b>Planned Activities</b>	Homeless prevention helps by providing payments of a security deposit (normally one-month rent), prepayment of the first month's rent, rental arrears, utility arrears and security deposits for utility connects. These expenses are smaller than the expense of having a family lose their home and experience homelessness.
<b>47</b>	<b>Project Name</b>	HOPWA -MOC-HOUSE OF JOSEPH II (19A03)
	<b>Target Area</b>	DOWNTOWN AREA Browntown/Hedgeville Eastside Northeast Southbridge West Center City Westside
	<b>Goals Supported</b>	Housing and services for the HIV/AIDS population
	<b>Needs Addressed</b>	Housing and supportive services
	<b>Funding</b>	HOPWA: \$57,423
	<b>Description</b>	The program provides permanent housing and essential supportive services for homeless men and women living with HIV/AIDS who are in need of ongoing nursing care. Each resident receives the necessary care to live as fully and independently as possible. Residents at House of Joseph II are provided with case management services, food services, and access to complete medical care.
	<b>Target Date</b>	6/30/2019

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 Low-moderate income clients
<b>Location Description</b>	903 N. Madison Street, Wilmington, Delaware 19801
<b>Planned Activities</b>	The program provides permanent housing and essential supportive services for homeless men and women living with HIV/AIDS who need ongoing nursing care. Each resident receives the necessary care to live as fully and independently as possible. Residents at House of Joseph II are provided with case management services, food services, and access to complete medical care. Operating costs of Homeless/AIDS Patients programs

## **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**

Wilmington will invest its Community Development Block Grant and HOME funds in areas to maximize impact on the quality of life of its low-moderate income residents. Most of the City's Annual Action Plan activities will be directed toward those areas of the City with high concentrations of low-income households to insure funded programs benefit those households most in need of assistance.

The City will continue to prioritize housing and community development needs within the City's Residential Improvement Stabilization Effort neighborhoods. The primary goals of the program are:

- Increase affordable homeownership in the City of Wilmington.
- Raise property values.
- Entice private investment.
- Reduce blight in six targeted At-Risk sections in the City.
- Partner with non-profit and private developers.
- Increase private investment.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
DOWNTOWN AREA	10
Browntown/Hedgeville	15
Eastside	15
Northeast	20
Southbridge	10
West Center City	15
Westside	15

**Table 8 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

Limited Community Development Block Grant funds are available to the City of Wilmington. Therefore, priorities are being established to ensure resources are directed to pressing housing and community development needs.

The City will continue to fund housing rehabilitation programs, new housing construction and various housing-related programs with HOME and Community Development Block Grant funds, including support to homeless service providers and various housing facilities for homeless persons.

The City will affirmatively further fair housing by directing this type of development to a broad range of neighborhoods to combat longstanding, existing patterns of racial and economic segregation.

## **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	7,450
Non-Homeless	950
Special-Needs	120
Total	8,520

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	50
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	100

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

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Wilmington Housing Authority (WHA) provides public housing within the City of Wilmington and is the largest direct provider of affordable housing in the State of Delaware. WHA administers over 1,995 Housing Choice Vouchers, 199 Veteran Assistance Supportive Housing Vouchers, and 1530 Low-Income Public Housing units of which 1,418 units are currently occupied. The Authority also has developed and manages over 300 units of affordable tax-credit residential units directly or in partnership with non-profit affiliate entities.

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

The City and WHA partnered many years ago and will continue their productive working relationship. The two organizations signed a Memorandum of Agreement focused on common goal acquisition and disposition and revitalization strategies, value driven neighborhood planning, development of common action plans, and upgrading of communication systems. Current activities planned at the WHA to support these goals include a Phase III Energy Performance Contract that will retrofit existing units with energy efficient conversions to reduce the cost of utility paid by both the Authority and residents. WHA is also working with the City and stakeholders within the city and “Purpose Built Communities” to revitalize 458 units in the Riverside LIPH development. WHA utilizes Resident Opportunities Self-Sufficiency and Family Self-Sufficiency grant funding to increase case management and social services via the WHA One Stop Shop to promote and assist families with becoming self-sufficient and continuing efforts to promote and assist interested families with becoming homeowners via the Section 32 Homeownership Program.

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

All the communities, which consist of 2 family-site Low-Income Public Housing developments, 4 LIPH and 1 Low-Income Housing Tax Credit (LIHTC) high-rise buildings, with exception to the LIPH scattered site communities of which there are 3 AMPs are represented by resident councils. The Resident Councils serve as a liaison between the resident community and the housing authority bringing forth the concerns, wishes and desires to the Authority for consideration in decision making for the community. In addition to the Resident Council WHA also established a HUD required Resident Advisory Board which is made up of both Resident Council officers and WHA resident members of their communities that work together with WHA planning staff to develop the Authority’s Five Year and Annual Plans. These councils enable resident input and involvement in management operations, modernization needs, family self-

sufficiency programs, and homeownership programs. In addition, resident councils hold regular meetings and participate in surveys for needs assessments. There is also a WHA resident appointed by the Mayor to serve on the Board of Commissioners to ensure that the concerns of the residents are not overlooked and/or misunderstood to enable proper consideration on resolutions brought to the commissioners for their approval. The Authority will continue with its efforts to educate and involve the resident councils to promote and strengthen their partnership with the Authority so that they may be successful at representing the needs of their communities.

**If the PHA is designated as troubled, describe the way financial assistance will be provided or other assistance**

Not applicable

**Discussion**

Not Applicable



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

### **Introduction**

Homelessness is a high priority in the City. The City of Wilmington participates in the Delaware State-wide Continuum of Care, led by the Housing Alliance Delaware, Continuum of Care Lead Agency. Both the City, statewide Emergency Solution Grant Funders and the Continuum of Care place emphasis on chronic homelessness. The City's Rapid Re-Housing program coordinates homeless facilities and service provision at a more localized level.

The City of Wilmington is a participant in the Continuum of Care, which is the state's only CoC, in its efforts to address homelessness and the priority needs of homeless individuals and families, including subpopulations. The Delaware State-wide Continuum of Care has an extensive network of emergency shelters, transitional housing facilities, and permanent supportive housing units for the homeless.

### **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 Delaware Continuum of Care includes a PATH outreach program. PATH's street outreach workers build relationships with people who are unsheltered on the streets of Wilmington, assess their needs, and help connect them to services in the community. The Delaware Continuum of Care's coordinated entry system, Centralized Intake, includes a standardized assessment tool that is used with sheltered and unsheltered people experiencing homelessness in Delaware. This screening tool assesses each household's vulnerability, and prioritizes households for rapid re-housing (RRH) and permanent supportive housing (PSH) resources based on the severity of their service needs. This tool is used by PATH outreach workers, shelter staff, and with clients who visit homeless day centers in the City of Wilmington. Centralized Intake staff assist with ensuring that this assessment tool is completed at day centers in the City, which are popular location for many unsheltered and chronically homeless people in the City of Wilmington. Furthermore, the City of Wilmington's ESG standards for the provision of RRH assistance prioritize households experiencing unsheltered homelessness for RRH assistance, followed by households in emergency shelters.

During the next year, the City of Wilmington's goals include:

- Decreasing the number of chronically homeless people and families in the City of Wilmington;
- Decreasing the length of time that people experience homelessness in City of Wilmington; and
- Maintaining an effective end to veteran homelessness status.

Our activities include...

- Participating in the Delaware CoC's statewide planning efforts, including continuing to hold a seat on the Delaware CoC Board;
- Ensuring the providers of homeless assistance as properly assessing homeless households for housing assistance using the standard assessment tool; and

Continue to require that RRH providers follow the RRH standards, monitor for compliance, and ensure that all projects participate fully in the coordinated entry process.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Considering the limited amount of CDBG and HOME funds available to the City, not all the area's homeless needs can be addressed using federal funds. The City relies on a variety of community agencies to provide basic needs assistance and other support for the local homeless population.

The City of Wilmington continues to implement strategies related specifically to addressing emergency and transitional housing needs for the homeless, the following improvements are necessary:

#### Regionally Expanding/Rehabilitating Emergency Shelters in New Castle County

- Improve and maintain existing shelter facilities
- Support expansion or addition of facilities to meet increased demand

#### Regionally supporting plans for improving day shelter opportunities in New Castle County

Expand available services such as social/case worker availability, facilities, childcare opportunities, improved public and private transportation access, showers.

### **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**

Planned activities in this area include:

- Continuing to bring training opportunities on rapid rehousing program delivery and best practices to Delaware service providers.
- Development of unified policies and standards for rapid rehousing programs in Delaware.

- Improving connections between centralized intake and rapid rehousing programs to reduce the number of households entering homelessness and reduce the length of time people experience homelessness.
- Continue to develop permanent supportive housing resources.
- Partner with the Continuum of Care and HMIS Lead Agency, Housing Alliance Delaware, to monitor and evaluate returns to homelessness from homeless assistance projects in the City of Wilmington, as well as lengths of stay.
- Review project performance reports for ESG and CDBG funded homeless assistance projects
- Partner with Housing Alliance Delaware to support homeless assistance projects as they seek to improve their outcomes.
- Continue to participate in the Statewide Working Group that meets quarterly to monitor outcomes related to veteran homelessness and implement strategies to maintain an effective end to veteran homelessness.

**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.**

In an effort to prevent homelessness, the City of Wilmington works with a host of non-profit organizations that provide programs and services to area youth, the elderly, and persons who are disabled. Together, this network of organizations provides a range of services including food, housing, and household goods; primary medical care and dental care; home health services; job training and placement; financial literacy; integrated mental health and substance abuse treatment; child care services; and other services provided by individualized case management.

Government resources that provide outreach and assessment in the City of Wilmington include the following:

- Delaware’s Department of Health and Human Services aided in placing homeless in emergency shelters.
- “Delaware Helpline,” a toll-free, statewide information telephone hotline, provides referrals related to emergency shelter, crisis alleviation, and low-income housing.
- The Wilmington Police Department often refers homeless to outreach workers or directly to emergency shelter provides.
- Salvation Army provides crisis alleviation and referral services, and implements the City’s “Code

Purple” program to bring the homeless off the streets in unusually cold weather

- Worker with Homeless Prevention and Divergent provides referrals and crisis alleviation
- Community Legal Aid Society provides referrals and legal assistance in cases of landlord/tenant disputes
- Service Providers to shelters, street locations where homeless persons are known to gather, locations that serve meals to the poor, and drop-in centers. They conduct assessments of unsheltered homeless persons and determine the best disposition of each case, either providing direct services or making referrals.

## **Discussion**

In January 2015, Governor Markell announced his intention to join the national Challenge to End Veteran Homelessness in his State of the State Address. The housing and Veteran service providers, as well as State and local leaders came together to end Veteran Homelessness by:

1. Creating State and local working groups - A state working group convened to lead the effort at the state level, and local teams formed in each County to bring together local players.
2. Created and maintained a Statewide Master List of Veterans Experiencing Homelessness.
3. Having Statewide Veteran Housing Provider Meetings.

From January 2015 – January 2017, 453 homeless veterans moved from homelessness to permanent housing – 80% of all veterans who experienced homelessness during this time. This success was possible due to unprecedented interagency coordination, the adoption of best practices, and the creation of a housing first system that works to quickly re-house each person regardless of their needs, histories, or perceived housing barriers. During this time, Delaware implemented several strategic initiatives that helped us to achieve this level of success.

On October 20, 2016, Delaware was notified by the U.S. Interagency Council on Homelessness (USICH), HUD, and the Department of Veteran’s Affairs (VA) that it had effectively ended veteran homelessness. However, the coordination continues and Veteran Services staff and Housing staff continue to work together to ensure that Veteran homelessness is rare, short and non- re-occurring.

**AP-70 HOPWA Goals– 91.220 (I)(3)**

<b>One-year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	25
Tenant-based rental assistance	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	12
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	10
Total	147

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

### **Introduction:**

Limited funding presents a major barrier to advancing affordable housing in Wilmington.

The City continues to utilize the Housing Opportunity Fund, first established in 2008, to promote a broad range of housing projects. However, this funding will need to be replenished.

The City continues to seek grants to supplement federal funding.

State agencies need to work more closely with the City and the Wilmington Neighborhood Conservancy Land Bank to improve the way funds are directed toward revitalizing Wilmington's neighborhoods.

The City needs to identify additional funding sources that can be used to collaborate with the Wilmington Neighborhood Conservancy Land Bank in support of efforts to stabilize or demolish properties as we move forward to address the issues surrounding vacant and abandoned parcels throughout the city.

New flexible funding sources will need to be secured in order to revitalize our neighborhoods. Increasing use of public/private partnerships and enhanced collaboration between government, affordable housing partners and community development corporations is going to play an essential role moving forward.

The City needs to encourage private market reinvestment in the City.

### **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**

The City will continue to move forward with projects and programs that help to overcome existing barriers to affordable housing, including working with Community Housing Development Organizations, the Wilmington Neighborhood Conservancy Land Bank and developers to find suitable sites for infill development of affordable rental and owner-occupied projects. The City will continue with its various acquisition, demolition, and clearance programs to prepare sites for future development.

To address the lack of available land, the City will continue its involvement in planning for the reuse of environmentally contaminated land or Brownfields with the potential for remediation redevelopment as housing.

### **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 of Wilmington will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of City residents.

### **Actions planned to foster and maintain affordable housing**

Wilmington will continue to administer its housing rehabilitation program, which helps increase the supply of decent, affordable housing for low-income households in the City who would otherwise not be able to afford urgent maintenance and repairs. The City's homeowner and rental housing development projects will also foster the development of affordable housing.

The City is working to centralize and coordinate dissemination of information about the multitude of programs that offer financial resources to homeowners interested in maintaining and improving their properties.

### **Actions planned to reduce lead-based paint hazards**

The City will recertify two (2) staff members who were State-Certified for Lead Inspector and Risk Assessor. Issues of lead paint contamination identified during initial visual inspections conducted by City staff will be addressed.

### **Actions planned to reduce the number of poverty-level families**

Wilmington is focusing on addressing unemployment, job training, job creation and retention.

The City, in cooperation with our Federal Delegation, the Delaware State Housing Authority, the Wilmington Housing Authority, the Wilmington Housing Partnership, various affordable housing agencies, community development corporations and the Wilmington Neighborhood Conservancy Land Bank will be focused on finding pathways for poverty-level families to become homeowners throughout the city's neighborhoods. Plans call for increasing access to low-interest lending, expanding lease-to-purchase and live where you work programs, and re-establishing Wilmington's urban homesteading program. These actions will afford Wilmington's poverty-level families the opportunity to acquire equity while building stronger, economically diverse neighborhoods.

The City, through its various departments and commissions, will continue to advocate for improved transportation alternatives, to support organizations that provide job training and placement services, to support crime awareness and prevention activities, to support homeless prevention activities, and to preserve and improve affordable housing options, as part of its strategy to prevent and alleviate poverty in the City of Wilmington.

### **Actions planned to develop institutional structure**



Wilmington will continue to develop its institutional structure and delivery system by working with a host of non-profit organizations that provide programs and services to area youth, the elderly, and persons who are disabled. This network of organizations will provide a range of services including food, housing, and household goods; primary medical care and dental care; home health services; job training and placement; financial literacy; integrated mental health and substance abuse treatment; child care services; and other services provided by individualized case management.

The City will specifically reach out to other organizations that provide services, including crisis alleviation to prevent homelessness, to low-income individuals and families. These include: Connections CSP, Inc.; Latin American Community Center; Neighborhood House, Inc.; and West End Neighborhood House.

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

The City is partnering with strong community serving organizations whose familiarity with and commitment to the city's neighborhoods go a long way toward ensuring that projects achieve the highest positive impact for residents in need. Furthermore, the City will strengthen its efforts to coordinate the work of community serving organizations with investments by financial and philanthropic institutions to address blight, stabilize communities and catalyze investment at the neighborhood level.

#### **Discussion:**

In FY2016, the City reviewed the Analysis of Impediments and reached out to each responsible party for updates on actions towards resolution. The City formed a Fair Housing Task Force, tracked housing complaints within the city, collected board member data to ensure representation and formed an LEP plan (after conducting an analysis) for those City residents who do not speak English "very well," according to the latest Census data. In FY2017 work will began on the City's first Assessment of Fair Housing, which a state-wide collaboration of all CDBG grantees and Public Housing Authorities. In FY2018, City beginning participating in the state-wide Analysis of Impediments. The State-wide consortium was preparing to complete the AFH until HUD notice push the AFH back several years.

In an effort to affirmatively further fair housing and expand affordable housing opportunities on a regional level, the City will continue to provide financial support to the statewide Delaware Housing Search website. This website provides real-time search and availability of affordable and accessible housing. In FY2014, the site saw approximately 1,000 visitors each week, and the City remains part of an advocacy group that meets annually to discuss strategies to continually market the site.

The City of Wilmington follows guidelines to affirmatively further affordable housing through its affirmative marketing program. This set of guidelines used to operate its HOME Investment Partnership Program, a copy of the policy is available for public inspection at the City of Wilmington's Department of Real Estate and Housing.

## Program Specific Requirements

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

#### Introduction:

#### 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	60,000
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
<b>Total Program Income:</b>	<b>60,000</b>

#### 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.	0.00%

##### 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:

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 principle 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.

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

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

See response to previous question.

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

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

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

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

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

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

Centralized Intake (CI) is the process by which Delaware coordinates entry into the homeless response system, including access to emergency shelter, rapid re-housing, and permanent supportive housing. The coordinated entry process ensures that all people experiencing homelessness have equal access to homeless assistance, people with the greatest needs are prioritized for assistance, and that communities have information about needs and gaps in services.

Delaware began implementation of Centralized Intake in January 2014. In February 2015, the following objectives were adopted:

1. Connect clients to available resources with a focus on prioritizing households for rapid re-housing and permanent supportive housing assistance based on their vulnerability and level of need. Identify any gaps between the supply and demand of housing resources for people experiencing homelessness. Prevent families and individuals from entering the homeless response system where possible through diversion. Ensure immediate access to emergency shelter placement based on emergency shelter bed availability. Reduce barriers to accessing emergency shelter beds and other homeless assistance resources. Make centralized intake more accessible to clients most in need.

There are multiple ways that clients can access Centralized Intake services.

1. **2-1-1** If a client is experiencing homelessness they may contact Delaware 211 hotline to be connected to a Centralized Intake housing specialist for assistance.
2. **State Service Center** A client may visit a local State Service Center for assistance with emergency services. Once a household is identified as homeless, a referral is sent to Centralized Intake via [intake@hpcdelaware.org](mailto:intake@hpcdelaware.org) with the client name, household size, and phone number for follow-up.
3. **Homeless/Other Service Provider** A client may visit a local shelter or day center for assistance. Once the household is identified as being homeless, the worker can contact Centralized Intake at 302-654-0126 ext. 112 or send an email to [intake@hpcdelaware.org](mailto:intake@hpcdelaware.org) with the client name, household size, and phone number for follow-up.
4. **Centralized Intake** Any household experiencing homelessness may contact Centralized Intake directly at 302-654-0126 ext. 112 or by emailing [intake@hpcdelaware.org](mailto:intake@hpcdelaware.org) for emergency assistance.

The emergency shelter referral process is a same-day referral process based on real-time bed availability. Households are assessed by phone and referred directly to an open shelter bed.

To be connected to rapid re-housing or permanent supportive housing assistance, a homeless household is assessed with a standard assessment tool that measures the household's severity of service need. The household is then prioritized for assistance based on need, and referred to an available and appropriate housing resource as quickly as possible.

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 Unique Appendix D.

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 Unique Appendix E.

5. Describe performance standards for evaluating ESG.

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

- Desk Audits
- Performed when draw requests are made

- Monthly Performance and Direct Beneficiary Reports
- Tracks and evaluates program performance outcomes
- Onsite HUD compliance reviews
- Conducted annually and includes review of supporting documentation

In addition, working with the Continuum of Care and other Emergency Solutions Grant recipients in the state, Quarterly Project Performance Reports have been created to review 7 components for performance. The Continuum of Care performance and Review Committee has implemented new reports which have been adopted by all Continuum of Care and Emergency Solutions Grant recipients State-wide. See attached Quarterly Project Performance Reports in Unique Appendix F