



# CITY OF WILMINGTON, DELAWARE HOME-ARP Allocation Plan

Submitted to the U. S. Department of Housing and Urban Development  
as a Substantial Amendment to the  
2021 Annual Action Plan

### Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

#### State Use Only:

6. Date Received by State:

7. State Application Identifier:

#### 8. APPLICANT INFORMATION:

\* a. Legal Name:

WILMINGTON, DE

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

51-0176414

\* c. UEI:

FN7FAJ2XMHLS

#### d. Address:

\* Street1:

800 N French St

Street2:

7th Floor

\* City:

Wilmington

County/Parish:

\* State:

DE: Delaware

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

19801-3590

#### e. Organizational Unit:

Department Name:

Real Estate and Housing

Division Name:

#### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Robert

Middle Name:

\* Last Name:

Weir

Suffix:

Title: Director of Real Estate and Housing

Organizational Affiliation:

\* Telephone Number:

(302) 576-3026

Fax Number:

\* Email:

RLWEIR@WILMINGTONDE.GOV

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

### \* 12. Funding Opportunity Number:

14-239

\* Title:

HOME Investment Partnerships Program

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

HOME Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,100,727.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,100,727.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative: \* Date Signed:



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**


**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mr. Michael Purzycki, Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Wilmington	2/24/23



## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**


**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.



9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mr. Michael Purzycki, Mayor
APPLICANT ORGANIZATION City of Wilmington	DATE SUBMITTED 2/24/23



## HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

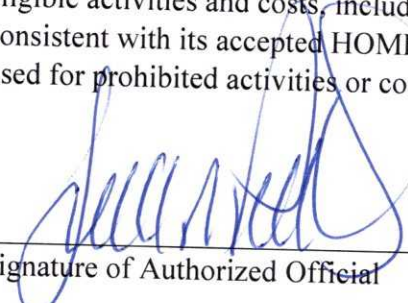
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

  
\_\_\_\_\_  
Signature of Authorized Official

2/24/23  
\_\_\_\_\_  
Date

Mayor of Wilmington, Delaware  
\_\_\_\_\_  
Title



# WILMINGTON, DE

## HOME-ARP Allocation Plan

Submitted to HUD as a Substantial Amendment to the  
Approved 2021 Annual Action Plan

## Consultation

### **Section 1: Describe the consultation process including methods used and dates of consultation**

See Appendix A for all Stakeholder Consultation materials. Stakeholder comments received throughout the various sessions and individual meetings are summarized below and referenced throughout the Needs Assessment & Gaps Analysis section.

The City of Wilmington collaborated with New Castle County and Delaware State Housing Authority in the stakeholder consultations conducted for the HOME-ARP program. The three entities represent the three HOME Participating Jurisdictions (PJs) in the state, and the state represents one Continuum of Care (CoC) for all jurisdictions. In many cases, the same stakeholders cover more than one PJ's service area, most without regard for the jurisdictional boundaries that separate them.

Together, the three jurisdictions engaged in an extensive stakeholder consultation process over the course of five months beginning in June 2022. The first round of consultations focused on identifying the Qualifying Populations (QPs) and their unmet housing and service needs. In addition to meetings scheduled by the PJs for this purpose, the PJs identified other organizations that provide services to the QPs and met monthly or quarterly on a regular basis. Requests were made to be a part of the agendas of these meetings, an effort that broadened stakeholder participation throughout the state. For all stakeholder sessions, a PowerPoint presentation on the HOME-ARP program was presented followed by a series of questions meant to engage participants in identifying the unmet needs among the QPs they served. Details of Round 1 are included in the chart below.

Date	Method	Agency/Organization Type <i>(required stakeholders in italics)</i>
<b>All Stakeholders</b> June 13, 2022 12:00-1:00 pm	GoToMeeting virtual session	<i>Homeless service providers, Private organizations that address disability rights, Continuum of Care, Public agencies that address the needs of the QPs, Public housing authority, Community development organization, Affordable housing developer</i>
<b>All Stakeholders</b> June 14, 2022 2:00-3:00 pm	GoToMeeting virtual session	<i>Homeless service providers, Private organizations that serve the needs of the QPs, Public agencies that address the needs of the QPs, Public housing authority, Business</i>

WILMINGTON, DE

<b>Housing Alliance Delaware - Sussex Housing Group</b> June 16, 2022 10:00-11:00 am	ZOOM virtual session	<i>Private organizations that address the needs of the QPs, Continuum of Care, Public agencies that address the needs of the QPs</i>
<b>State Council for Persons with Disabilities</b> June 27, 2022 1:00-1:30 pm	ZOOM virtual session	<i>Public agencies that address the needs of the QPs, Public/private organization that address civil rights, fair housing and disability rights</i>
<b>Housing Alliance Delaware - Delaware Affordable Housing Coalition</b> July 7, 2022 10:00-11:00 am	ZOOM virtual session	<i>Private organizations that address the needs of the QPs, Continuum of Care</i>
<b>Delaware CoC – Quarterly Meeting</b> July 20, 2022 11:00 am-12:00 pm	ZOOM virtual session	<i>Continuum of Care, Private organizations that address the needs of the QPs, Public agencies that address the needs of the QPs, Public housing authority, University, State elected official</i>
<b>Housing Alliance Delaware - Community Development Network</b> July 28, 2022 2:00-3:00 pm	ZOOM virtual session	<i>Continuum of Care, Private organizations that address the needs of the QPs</i>

A second round of stakeholder sessions was scheduled in October to provide a summary of the stakeholder comments and the data needs analysis. Each session began with a PowerPoint presentation summarizing key findings from the stakeholder consultations and the data analysis. Details of Round 2 are included in the chart below.

Date	Method	Agency/Organization Type <i>(required stakeholders in italics)</i>
<b>All Stakeholders</b> October 3, 2022 10:00-11:30 am	GoToMeeting virtual session	<i>Public agency that serves the needs of the QPs, Private organizations that address the needs of the QPs</i>
<b>All Stakeholders</b> October 6, 2022 2:00-3:30 pm	GoToMeeting virtual session	<i>Private organizations that address the needs of the QPs</i>
<b>Housing Alliance Delaware - CoC Quarterly Meeting</b> October 19, 2022 10:00 am-12:00 pm	ZOOM virtual session	<i>Continuum of Care, Public agencies that provide services to the QPs, Private organizations that provide services to the QPs</i>

Attempts were made to consult with the Delaware Human Rights Commission on several occasions via phone and email in November and December without success. A stakeholder meeting was held with Delaware Community Legal Aid Services, Inc. (CLASI) on February 13, 2023. CLASI is a private organization that advocates for fair housing and civil rights of all QPs.



Two surveys were conducted for the plan. One was conducted in August 2022 among residents of the Hope Center, an emergency shelter facility in New Castle County. A key finding from the survey was that all residents wanted to move elsewhere with 96% reporting they were working on a plan to do that. In order to move on, 52% said they needed a place they could afford and 17% wanted a job that could pay their rent and expenses. More than half (52%) wanted to remain in New Castle County but outside of Wilmington, 26% wanted to live in Wilmington. Two respondents wanted to live in Kent County, one in Sussex County and two wanted to move out of state.

A stakeholder survey was distributed to all stakeholders on the master list used for this planning initiative. Among several questions, respondents were asked to identify the highest priority needs among the Qualifying Populations. For persons experiencing homelessness, affordable rental housing (99%), permanent supportive housing (87%), and supportive services (77%) ranked highest. For persons at risk of becoming homeless, affordable rental housing (94%), tenant-based rental assistance (81%), and supportive services (77%) ranked highest. Among victims of, or persons attempting to flee from, domestic violence, dating violence, sexual assault, stalking, or human trafficking, affordable rental housing (85%), supportive service (74%), and permanent supportive housing (71%) were identified as priorities. For other Qualifying Populations, affordable rental housing (89%), permanent supportive housing (79%), and tenant-based rental assistance (74%) were noted as the highest priorities.

Survey results are included in Appendix A.

## **Section 2: List the organizations consulted and summarize feedback received and results of upfront consultation with these entities.**

A list of all invited stakeholders is included in Appendix A. Also included in Appendix A are summaries of the comments received during each stakeholder consultation session.

All required stakeholder categories were engaged either through group stakeholder sessions, regular meetings of organizations serving the QPs, individual interviews, or via e-mail to obtain data.

The general themes and trends that emerged from the stakeholder sessions include the following:

- More affordable and accessible rental housing for households up to 50% AMI is needed outside of Wilmington
- Many landlords refuse to accept Housing Choice Vouchers for higher market rents and refuse to rent to tenants with criminal histories, evictions, poor credit, and released offenders
- There is an inadequate level of supportive services that increases the potential for returning to homelessness
- The level of Housing Choice Vouchers is inadequate to serve individuals and families in need of subsidized rental housing
- There is an inadequate inventory of Emergency Shelter beds for individuals and families in crisis, especially those fleeing domestic violence
- More supportive services are needed to keep people housed—benefits navigator, mental health, financial counseling, employment training, education, case management, personal care providers, transportation, legal
- There is a lack of affordable housing developers along with obstacles to developing multi-family housing (i.e., public opposition and restrictive zoning)

- Permanent Supportive Housing, including for the chronically homeless, is needed with more units accessible for persons with disabilities and with visitAble features
- Permanent affordable rental housing is needed across DE to house individuals and families who have rental subsidies and access to supportive services
- Many service providers lack staff capacity (understaffing, low pay, inexperience, under-training, etc.) to adequately and appropriately address the needs of the QPs.
- Delaware's source of income protection law specifically excludes government assistance which denies protection from landlord discrimination to Housing Choice Voucher holders. In addition, many landlords do not understand the protections provided by the Violence Against Women Act (VAWA), including the public housing authorities.
- Discrimination against persons with disabilities occurs in shelters and rapid rehousing programs because they cannot be accommodated appropriately.



# Public Participation

See Appendix B for evidence of Public Participation conducted for the plan.

## **Section 1: Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan.**

- *Date(s) of public notice: 12/23/2022*
- *Public comment period: start date - 11/23/2022 end date - 1/12/2023*
- *Date(s) of public hearing: 1/9/2023 and 1/12/2023*

### ***Describe the public participation process:***

Wilmington published a public notice in The News Journal on December 23, 2022. Proof of publication is included in Appendix B. The draft HOME-ARP Allocation Plan was posted online for public review at <https://wilmingtonde.gov>. The notice advertised the 51-day comment period with two public hearings scheduled. The first public hearing was held on January 9, 2023, at 9:00 am via ZOOM. The second public hearing was held on January 12, 2023, at 5:00 pm in the Development & Urban Planning Meeting Room in City Hall and also made available online via ZOOM. A PowerPoint presentation was presented followed by an opportunity for attendees to provide written or oral comments. There were no attendees at either public hearing.

## **Section 2: Describe efforts to broaden public participation.**

To broaden public participation, Wilmington included the following elements in its public notice:

- The priority needs identified through the stakeholder consultation process and Needs Assessment & Gaps Analysis
- The proposed budget for the HOME-ARP allocation amount
- The online link where the public could review the draft allocation plan
- Informed the public that oral comments were encouraged at the public hearing
- Online links to both public hearings for persons wishing to participate remotely
- Accommodation provisions for participants needing language assistance or accommodation due to disability in order to participate in the public hearings

## **Section 3: Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing.**

No comments were received at either public hearing. Two written comments were received from Carrie Casey, General Manager, Department of Community Services, New Castle County. Both comments requested that Wilmington consider providing HOME-ARP funding to the Hope Center where about 50% of the emergency shelter residents previously resided in Wilmington.

## **Section 4: Summarize any comments or recommendations not accepted and state the reasons why.**

No comments or recommendations were not accepted.

# Needs Assessment and Gaps Analysis

This section presents the results of the HOME-ARP qualifying populations' needs and gaps analysis, drawing on statewide HMIS data, Point-In-Time (PIT) count information, public federal data sources, and state or local sources as available. Where appropriate, this information is contextualized with feedback from stakeholders within Wilmington and the statewide Continuum of Care's service system. When possible, data specific to the City of Wilmington was included in this analysis since it is a separate HOME-ARP participating jurisdiction from the remainder of New Castle County. Where separate analysis was not possible, it is indicated within the analysis narrative.

## **Section 1: Housing Inventory**

Delaware, like many states, has a shortage of affordable housing resources. In Wilmington, 24% of entries to homeless service clients remain in the system for six months or longer. Longer lengths of stay may increase the need for beds, as there is less movement for new clients to be able to use those resources. The bed shortage is mainly for families experiencing homelessness, especially for households with two or more members. A quarter of these households experience a length of stay greater than six months compared to 18% of single households.

***Table 1: Wilmington Homeless Needs and Gaps Analysis***

	Current Inventory	Homeless Population		
	# Beds	Total	Fleeing Domestic Violence	Veterans
Emergency Shelter	973			
Transitional Housing	82			
Permanent Supportive Housing	98			
Rapid Re-Housing	68			
Other Permanent Housing	0			
Unsheltered Count		205	11	23
Sheltered Count		1,138	24	39

*Data Sources: 1. HMIS; 2. Continuum of Care Housing Inventory Count (HIC) 2021*

Wilmington also has a need for affordable housing for other household types. The shortage of units both affordable and available for renter households at 0-30% AMI and 31-50% AMI increases housing insecurity and rent pressure on extremely low-income households.

Within Wilmington's rental housing inventory, there is a housing gap for households at 0-30% and 31-50% AMI (see Table 2). Analyzing the household occupancy of rental units by income tier provides additional information. According to CHAS data, there are 6,100 renter households at 0-30% AMI. For this income tier, there is a total of 3,515 rental units affordable to this group of households. However, only 2,155 of the 3,515 units are occupied by 0-30% AMI households. The remaining 1,360 units are occupied by households with incomes above 30% AMI. ***This results in a housing gap of 3,945 rental units affordable to 0-30% AMI renter households.***

Moving up the income spectrum, there are 2,605 renter households at 31-50% AMI. For this income group, there is an oversupply of 5,025 units that are affordable to them. However, only 975 of the 5,025 units are occupied by 31-50% AMI households. The remaining 4,050 units are occupied by households of other income tiers, likely including some of the 0-30% AMI households who are living in units outside of their income tier which would cause them to be cost-burdened. ***This results in a housing gap of 1,630 rental units affordable to 31-50% AMI renter households.***

**Table 2: Wilmington Non-Homeless Housing Needs and Gaps Inventory**

Renter Households	0-30% AMI	31-50% AMI
Total Households	6,100	2,605
Affordable Housing Units	3,515	5,025
Units Occupied by Appropriate Income Tier	2,155	975
Units Occupied by Other Income Households	1,360	4,050
<b>Gap</b>	<b>3,945</b>	<b>1,630</b>

<sup>1</sup> Number of housing units occupied by a household of the same income tier (i.e., a 0-30% AMI household occupies a unit that is affordable to a 0-30% AMI household)

<sup>2</sup> Number of housing units occupied by a household that is not of the same income tier (i.e., a 0-30% AMI unit is occupied by a household above 30% AMI)

<sup>3</sup> Total Number of Households minus Units Occupied by Appropriate Income Tier equals the number of units needed to house the balance of the households within that income tier that are occupying units affordable to households above their income tier (i.e., the housing gap).

Data Source: 2014-2018 Comprehensive Housing Affordability Strategy (CHAS)

## **Section 2: Size and Demographics Composition of Qualifying Populations**

To analyze the size and demographic composition of homeless qualifying populations, the Homeless Management Information Systems (HMIS) data for the calendar year 2021 was analyzed. While Delaware operates as a unified Continuum of Care statewide, the location of clients was determined by the project location in HMIS to understand needs specifically in Wilmington. HMIS data was supplemented with other state and local reports and plans, as appropriate, for the other three HOME-ARP qualifying populations.

### ***1. Homeless as defined in 24 CFR 91.5 (only homeless categories 1, 2, 3)***

Under the HOME-ARP program, the homeless QP is defined to include:

- An individual or family who lacks a fixed, regular, and adequate nighttime residence
- An individual or family who will imminently lose their primary nighttime residence within 14 days
- Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition

Based on 2021 HMIS data, there are 1,844 people and 1,379 households experiencing homelessness within the city (see Table 3). There are significant racial disparities as Black/African American individuals are overrepresented in homelessness data.



**Table 3: Demographics in the Homeless Population, Wilmington**

	Homeless Population	General Population
Male	48%	47%
Female	52%	53%
Trans / Non-Binary/Questioning	<1%	
White	24%	37%
Black/African American	75%	59%
American Indian, Alaskan Native, or Indigenous	1%	1%
Asian/Asian-American	<1%	2%
Native Hawaiian, or Other Pacific Islander	<1%	0%
Hispanic/Latino	8%	11%
Under 18	29%	22%
18-24	10%	9%
25-54	47%	42%
55 and over	14%	27%
Veteran	6%	5%
Disabling Condition	35%	15%
<i>Of those who had a disabling condition:</i>		
Physical Disability	28%	
Substance Use Disorder	24%	
Developmental Disability	10%	
Unaccompanied Youth	6%	

The average length of stay in the homeless service system is approximately just under five months. For those living with a disabling condition, the length of stay increased. This may be in part due to the shortage of affordable housing, as well as unmet permanent supportive housing resources for people with disabilities.

**Table 4: Length of Stay by Subpopulation**

Subpopulation	Average Length of Stay	Median Length of Stay
<b>Total Population</b>	<b>143</b>	<b>53</b>
Fleeing Domestic Violence	116	48
Veterans	94	64
Disabling Condition	161	31
Single Households	135	26
Households w/ 2 or More Members	137	80

Approximately 25% of individuals experiencing homelessness were a member of a family household and 27% of family households contained a member with a disability, compared to 48% of single-person households.

**Table 5: Household Size & Demographics**

<i>Household Size</i>	<i>Percentage of Homeless Population</i>	<i>Distribution of Disabling Condition by Household Size</i>
1	38%	46%
2	20%	22%
3	15%	12%
4	16%	11%
5	6%	4%
6+	5%	6%

**Veterans:** Of the 98 veterans in HMIS in Wilmington projects in 2021, the demographics were as follows:

- 90% male, 10% female
- 79% Black/African American or African, 20% White, and 1% Native American/Indigenous
- 3% Hispanic/Latin(a)(o)(x)

**People with Disabilities:** In Wilmington, there were 623 individuals in HMIS who had any disabling condition in 2021. Of these, 29% had a physical disability, 24% had a substance-related disability, and 9% had a developmental disability. Of all individuals who have a disabling condition, their demographics were as follows:

- 49% male, 51% female, less than 1% transgender/non-binary/questioning
- 61% Black/African American or African, 38% White, 1% Native American/Indigenous, and less than 1% Native Hawaiian or Pacific Islander
- 7% Hispanic/Latin(a)(o)(x)
- 5% under the age of 18; 8% aged 18-24; 60% aged 25-54; and 27% over the age of 55

## **2. At Risk of Homelessness as defined in 24 CFR 91.5**

Under the HOME-ARP program, the definition of persons at risk of homelessness includes an individual or family who:

- Has an annual income below 30% of median family income for the area
- Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place, and meets other qualifying conditions

The definition also includes a homeless child or youth and the parents or guardians of that child or youth if living with them.

HMIS data for Wilmington revealed that 105 people entered homeless situations from institutional settings, while 26 people exited into institutional settings and an additional 338 people moved into temporary housing accommodations, which may indicate a greater risk of returning to homelessness. Of these individuals, the demographic information is as follows:

- 34% under 25 years of age, 50% between the age of 25-54, 16% over the age of 55
- 46% male, 54% female, less than 1% transgender/non-binary/questioning
- 38% have a disabling condition and of those who have a disabling condition:
  - 29% have a physical disability
  - 33% have a substance use disorder
  - 12% have a developmental disability
- 72% Black/African American or African, 27% White, and less than 1% Native Hawaiian/Pacific Islander or Indigenous/Alaska Natives
- 5% veterans

***Individuals who receive temporary/emergency assistance and need additional assistance/supportive services to avoid returning to homelessness:*** According to 2021 HMIS data, 24% of individuals exited into temporary housing situations. The following individuals receive temporary or emergency assistance and need additional assistance or supportive services to avoid returning to homelessness.

***Table 6: Temporary Exit Destinations of People Experiencing Homelessness***

Temporary Exit Destination	Count
Hotel or motel paid for without emergency shelter voucher	44
Hotel/Motel with emergency shelter	11
Residential project or halfway house with no homeless criteria	4
Staying or living with family/friends, temporary tenure	182
Transitional housing for homeless persons (including homeless youth)	97

Of the at-risk population, 22% are in a household of more than one person.

***Table 7: Household Size of At-Risk Population***

Household Size	Percentage of Homeless Population
1	78%
2	12%
3	5%
4	3%
5	1%
6+	1%



Furthermore, according to Comprehensive Housing Affordability Strategy (CHAS) data for Wilmington, 49% of renter households at 0-30% AMI experience one or more of the following housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or a housing cost burden of greater than 30% of income being paid towards housing.

Wilmington Housing Authority maintains waiting lists for both public housing units and Housing Choice Vouchers. In 2022, there were 9,910 families waiting for a public housing unit, of which nearly 70% were 0-30% households. Families with children represented 48% and families with a disabled member accounted for 12% of the waiting list. On its public housing waiting list, there were 5,402 families, of which 73% were 0-30% AMI households. Families with a disabled member accounted for 16% of applicants; no data was available for the number of families with children. All 0-30% AMI households waiting for public housing and/or Housing Choice Vouchers represent households at risk of homelessness.

### ***3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Under the HOME-ARP program, this qualifying population includes any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Although estimates cannot be determined in Wilmington specifically, according to an [annual report](#) for FY2021 from the Domestic Violence Coordinating Council, in 2021, there were a total of 22,745 combined criminal and non-criminal domestic violence incidents reported in Delaware with 1,756 calls to the Domestic Violence Hotline in New Castle County. A total of 627 individuals were sheltered in New Castle County (including the City of Wilmington); 12 were male, 330 were female, and 285 were children.

Survivors of domestic violence were also identified in HMIS, though this is likely an undercount of those needing housing since domestic violence agencies do not participate in HMIS. In Wilmington, 262 domestic violence survivors were identified in HMIS in 2021; of which 90 were currently fleeing domestic violence. Their demographics were:

- 16% male, 84% female
- 10% under 18, 10% aged 18 to 24, 73% aged of 25 to 54, and 7% over the age of 55
  - 2% unaccompanied youth
- 64% Black/African American, 35% White, 1% Native Hawaiian or Pacific Islander
- 13% Hispanic Latin(o)(a)(x)
- 39% had a disabling condition
- 42% fleeing individually, 32% with 1 household member, 14% with 2 household members, 7% with 3 household members, 3% with 4 household members, and 1% with 5 household members

There is limited data regarding individuals fleeing or attempting to flee human trafficking within the state of Delaware. Data from the Human Trafficking Hotline indicates that there were 27 human trafficking cases reported in 2020 with 52 calls from victims and survivors. Of the 27 cases, 24 involved sex trafficking, 24 reported the survivor was female, and 14 cases involved a minor.

**4. Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice**

Under the HOME-ARP program, this qualifying population includes families where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability.

**At Greatest Risk of Housing Instability:** HUD defines those at greatest risk of housing instability as households whose annual income is 0-30% AMI and is experiencing severe cost burden (e.g., paying more than 50% of monthly household income toward housing costs).

Furthermore, the Wilmington 2028 Consolidated Plan describes extremely low-income households (0-30% AMI) with severe housing cost burden as at risk of homelessness. The city identified low-to-moderate income (31-50% AMI) households, particularly those at 0-30% AMI, as priorities along with special needs populations such as the homeless, persons at risk of homelessness, the elderly, and persons with disabilities. "Populations most affected by housing problems are extremely low-income households, small households, elderly households and renter households," according to the plan.<sup>1</sup>

According to CHAS data, there are 7,600 households at 0-30% AMI in Wilmington and 1,025 and 4,300 of those households pay more than 30% and 50% of their income towards rent, respectively. Additionally, the HUD notice includes households with an annual income of 0-50% AMI and meeting one of the conditions in paragraph (iii) of the "at-risk" of homeless definition as an eligible 'other population'.

**Table 8: Income by Cost Burden**

	Cost Burden > 30%	Cost Burden > 50%
HH Income ≤ 30% HAMFI	1,025	4,300

In Wilmington, 1,965 households with annual incomes at 0-50% AMI were experiencing 1 of 4 housing problems<sup>2</sup>, meeting one of the conditions in paragraph (iii) of 'At risk of homelessness' "otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness." Additionally, 4,460 households were experiencing severe housing problems.<sup>3</sup>

**Disabled and Elderly Populations:** There are a growing number of persons with cognitive and physical disabilities who require supportive services within their homes to continue living independently. This includes low-income persons with HIV/AIDS who may need specialized healthcare, approximately 2% of the population receiving Supplemental Security benefits due to disability, and 34% of adults over 65 years of age with a disability. Historically, many of these residents lived in an institutional setting to receive needed services.

<sup>1</sup> Wilmington Consolidated Plan 2028

<sup>2</sup> The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%

<sup>3</sup> The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

This has shifted to housing strategies that prioritize living as independently as possible—permanent supportive housing within group homes and individual homes integrated with neighborhoods using housing assistance vouchers. In addition to expanding housing choice and quality of life for people with disabilities, providing housing assistance and community-based services is typically far more cost-effective than institutional services.

According to a statewide Housing Needs assessment,<sup>4</sup> Delaware is a fast-growing state compared to national averages, with the growth attributable to new retirees moving into Delaware from out of state. Demographic changes influence housing needs. Households are getting smaller, adults remain single for longer and there are more couples with no or few children, leading to an increase in single-person households and small families.

The demand for rental housing at 0-30% AMI for senior populations (based on HUD CHAS data) in New Castle County (including Wilmington) is 256 units, and another 151 units for households at 31-50% AMI.<sup>5</sup>

### **Section 3: Current Resources Available to Assist Qualifying Populations**

#### ***Homeless Qualifying Population***

There are currently 336 emergency shelter beds, 321 Permanent Supportive Housing units, 232 Transitional, and 200 Rapid-Rehousing beds for individuals experiencing homelessness in Wilmington. According to the 2022 [Wilmington Draft Annual Action Plan](#), the city currently holds 425 permanent supportive housing vouchers.

According to its [2020 Comprehensive Annual Performance and Evaluation Report \(CAPER\)](#), the city assisted homeless and near-homeless persons through a number of service providers of emergency shelter and transitional housing. Activities funded through PY2020 included:

- Bayard House, a shelter for homeless pregnant and newly parenting adolescent women, assisting 17 clients.
- Sojourners' Place, providing long-term supportive housing for 119 homeless individuals through substance abuse counseling, rehabilitation, job training and health services.
- The Salvation Army's Code Purple Program, which provided emergency shelter for 33 homeless persons against extreme cold.

According to Wilmington's 2020 CAPER, the State of Delaware's Department of Health and Social Services (DHSS) provided hotel and motel vouchers for 310 households in FY2020.

#### ***Supportive Services***

Supportive services including health, mental health, and employment services are provided for a wide range of special needs through various homeless service providers in Wilmington. The following agencies address the homeless, special needs population by subpopulation:

---

<sup>4</sup> [http://destatehousing.com/FormsAndInformation/Publications/2014\\_housing\\_needs\\_full.pdf](http://destatehousing.com/FormsAndInformation/Publications/2014_housing_needs_full.pdf)

<sup>5</sup> [http://destatehousing.com/FormsAndInformation/Publications/2014\\_housing\\_needs\\_full.pdf](http://destatehousing.com/FormsAndInformation/Publications/2014_housing_needs_full.pdf)



### ***Families***

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

### ***Veterans***

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

### ***Unaccompanied Youth***

CHILD, Inc is a nonprofit serving dependent, neglected, and abused children and their parents since 1963. The mission of the Governor Terry Children's Center is to "reduce the possibility, incidence, or reoccurrence of child abuse or neglect by providing an emergency home, food, clothing, and age-appropriate counseling to children, ages six through seventeen years." The Center offers 10 beds for a maximum 30-day stay. Supportive services include psychosocial assessment, individual counseling, advocacy, referrals, collateral involvement, and therapeutic family interactions. Transportation to and from school, group activities, evening study time, and recreational activities are offered to help provide a home-like environment. CHILD, Inc also operates an anger management program for youth, a specialized foster care program, 24-hour runaway and homeless youth hotline, and counseling and mediation services for families dealing with divorce, separation, custody, or visitation issues.

### ***Persons Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking Qualifying Population***

There are currently five domestic violence and abuse shelters and programs in Wilmington with one offering a hotline and four offering emergency shelter: CHILD, Inc. - Domestic Violence Shelters, Latin American Community Center (hotline), Delaware Volunteer Legal Services, YWCA Delaware Home Life Management Center and Mary Mother of Hope House II/III.

### ***Other Qualifying Populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability***

Between September 2021 and June 2022, 8,916 New Castle County households (consisting of a total of 21,842 persons including those in Wilmington) participated in Delaware's ERAP (Emergency Rental Assistance Program). Of those applicants, 77.6% were approved. The average household size of applicants was 2.45 persons and the average age of the head of household was 41.0 years. Most applicants were Black (72.5%) followed by Whites (15.9%) and Hispanics (10.1%).

**Table 9: ERAP Utilization Demographics in Wilmington**

Race	#	%
White	1,414	16%
Black or African American	6,464	73%
Asian	69	1%
Native Hawaiian or Other Pacific Islander	14	<1%
American Indian or Alaska Native	24	<1%
Biracial/Multi-racial	350	4%
Other/Unspecified	580	7%
Hispanic or Latino	903	10%

The average New Castle County ERAP recipient was renting a 1.4-bedroom apartment for a monthly rent of \$831. With applicant households earning \$1,474 in monthly income on average, these households were spending 56.4% of their income on rent alone, indicating severe levels of cost burden. This household income equates to about 23.2% of AMI. Additionally, 37.8% of applicants were unemployed, having been unemployed for an average of 355 days at the time of applying. On average, applicants were approved to receive \$5,336 for rent and utilities, covering approximately 6.5 months of rent. New Castle County applicants typically had four months in arrears, and approximately 12.3% of applicants had received an eviction notice.

As of 2021, 3% of the population of Delaware benefited from HUD assistance with the average wait time for households receiving a voucher being 31 months. According to the Center on Budget and Policy Priorities, 27,900 people in 13,300 Delaware households used federal rental assistance to afford housing through the following methods:

- 5,000 households using Housing Choice Vouchers
- 1,900 households using public housing placements
- 4,400 households using project-based Section 8
- 700 for households using supportive elderly and disabled rental assistance (Section 202 and 811)
- 1,300 households using USDA Rural Rental Assistance.

Of those who utilize federal rental assistance, 70% are seniors, children, or people with disabilities and 64% of assisted people are in families with children.

## **Section 4: Describe the Unmet Housing and Service Needs of Qualifying Populations**

### ***1. Homeless as defined in 24 CFR 91.5***

#### ***Wilmington Data***

In Wilmington, 531 individuals were experiencing homelessness and sheltered on a given night in 2022, whereas 166 individuals were unsheltered on the night of the Point-In-Time count. Of this population, 116 were unsheltered and fleeing domestic violence, 228 were fleeing domestic violence and sheltered, 13

were unsheltered veterans and 91 were sheltered veterans. Compared to 2021 HMIS data, this estimate is likely an undercount as 1,844 people may have been experiencing homelessness during the year.

### ***Statewide Delaware Data***

Statewide, [2022 PIT Count data](#) suggest that 2,369 people were experiencing homelessness on a given night, the highest PIT Count in Delaware to date. This number has more than doubled since the previous PIT count in January 2020, and the number of people experiencing homelessness has been increasing since 2019. Although the unsheltered count has not increased since 2020, the number of households with children experiencing homelessness statewide has almost tripled since 2020, rising from 136 families to 389 families; and the number of veterans experiencing homelessness increased to its highest numbers since 2016 (93 households). In the years prior to the COVID-19 pandemic, nearly 60% of all people experiencing homelessness on the night of the PIT were in New Castle County, but in 2022, this number decreased to 38%.

Homelessness has increased across all age groups since 2019 and the number of households with children experiencing homelessness increased for the fourth year in a row and has nearly tripled throughout the course of the pandemic. As a result, one in three people experiencing homelessness on the night of the 2022 PIT was a child under the age of 18.

### ***Emergency Shelter and Transitional Housing Needs***

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

- In 2021, [Housing Alliance Delaware](#) was contacted by 9,500 households experiencing homelessness or a housing crisis. Of those households, 2,400 reported that they were unsheltered, sleeping in a car, park, or other places not meant for human habitation. This means the unsheltered population is likely much higher than the numbers reported in the 2021 PIT.
- According to Housing Alliance Delaware’s 2021 report, the number of emergency shelter beds, both cold-weather beds, temporary beds, and year-round beds, decreased in Delaware in 2021.

The city relies on a variety of community agencies to provide basic needs assistance and other support for the local homeless population – in the 2020 CAPER, the city voiced its desire to address emergency and transitional housing needs for the homeless by employing the following strategies:

- Regionally expanding/rehabilitating emergency shelters in New Castle County
- Improving and maintaining existing shelter facilities
- Supporting 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, and showers.

***Street Outreach***

The Delaware Continuum of Care includes PATH outreach. PATH’s street outreach workers seek to “build relationships with people who are unsheltered on the streets of Wilmington, assess their needs, and help connect them to services in the community,” according to Wilmington’s 2020 CAPER.

***2. At Risk of Homelessness as defined in 24 CFR 91.5***

House prices in the Wilmington metro area rose by more than 14% between 2020-2021. Although Delaware overall has lower poverty rates than the national average, there are pockets of concentrated poverty within Wilmington. A housing needs [assessment](#) in 2014 identified that most of these areas are in distressed communities with low property values, low educational attainment, and higher rates of residential vacancy and blight. These areas can be identified within specific Census tracts of Wilmington – indeed, disparity between wealthy communities and high poverty areas was found to be the most acute in the Wilmington metro area. These high poverty households are at severe risk of homelessness.

***Vouchers and Rapid Re-Housing***

The wait times for households to receive their first housing voucher in Delaware remains long – individuals must wait for an average of 31 months across the state struggling to find affordable housing before receiving Housing Choice vouchers from their local housing authority. For Housing Choice Voucher holders, it is also difficult to find quality affordable housing in high-opportunity areas in the private real estate market, and many port out of Wilmington as a result.

There is a shortage of nearly 20,000 rental units for extremely low-income renter households in Delaware. In a recent [US Census Bureau Household Pulse Survey](#), an estimated 30,100 households in Delaware were behind on their housing payments from March 30 through April 11, 2022. In May 2022, 22,008 households in Delaware had no confidence in their ability to pay for housing and 4,358 households thought they were somewhat or very likely to leave their home due to eviction or foreclosure. Based on CHAS data, there is a housing gap of 3,945 units affordable to 0-30% AMI renter households and 1,630 units affordable to 31-50% renter households. Currently, most of the households in need of these units are living in housing where they are paying more than 30% or 50% of their income on housing costs.

In Wilmington, consultation and stakeholder engagement from the 2022 Annual Action Plan determined that many landlords have not been accepting vouchers or participating in the rapid re-housing program, representing an added barrier to rental households to find adequate housing that is affordable.

***Fair Housing and Housing Stock***

According to 2020 ACS data, there were 21,003 renter-occupied housing units in Wilmington. Current rents for 1-bedroom units are in the \$1,100 range (up from \$700-825), which is much higher than the National Low Income Housing Coalition’s “affordable at 30% AMI” rental cost per month of \$726. Rents for 2-bedroom units are in the \$1,400 range (up from \$850-\$1,000 two years ago) which are also unaffordable to very low- and low-income households.

Wilmington overall has a significant number of low-and moderate-income persons who represent 63.25% of all city residents. Additionally, as a result of the large job losses during 2020, the unemployment rate in the city increased significantly. During 2020, the unemployment rate averaged 8.1%, the same as the nation—up from 3.8% during 2019. The current average unemployment rate is the highest it has been since 9.7% in 2010.



The rental market in Wilmington is “balanced” according to a [Comprehensive Housing Market Analysis for Wilmington, Delaware](#) conducted in 2021. The overall vacancy rate is estimated at 6.8%. Nearly 80 percent of rental construction since 2010 has been concentrated in New Castle County, where most of the population growth is occurring. Rental construction activity, as measured by the number of rental units permitted, has declined since a recent peak in 2017. During 2020, approximately 650 rental units were permitted—an increase of 260, or 67%, from the 390 units permitted in 2019.<sup>6</sup>

During the three-year forecast period from 2020-2023, demand is estimated for 1,650 new rental units in the city. Demand is expected to rise steadily during the second and third years of the forecast period. The 830 units under construction will satisfy a majority of the demand during the first year, most of which will be in New Castle County outside of Wilmington.

**Table 10: Demand for New Rental Units in the Wilmington PJ During the Forecast Period**

Rental Units	
Demand	1,650 Units
Under Construction	830 Units

### **Cost Burden**

Among all racial or ethnic groups, Hispanic households are most likely to experience severe housing problems. These housing burdens are especially acute for renters, and places with higher concentrations of renters also experience the highest cost burden rates.<sup>7</sup>

### **Lack of quality jobs**

Stakeholders from the 2022 Annual Action Plan reiterated that the lack of quality jobs and homes makes affordable housing unobtainable for many Wilmington residents. Indeed, according to NLIHC, the 0-30% AMI in Delaware is \$25,496, and in Wilmington, 30% of all households (29,708) earn 0-30% AMI. Other needs such as childcare, physical disabilities, and mental disabilities further restrict affordable housing options for many residents.

**Table 11: Civilian Employed Population (16 years and older) by Occupation in Wilmington**

Occupation	Households
Management, business, science, and arts occupations	13,506
Service occupations	6,911
Sales and office occupations	6,052
Natural resources, construction, and maintenance occupations	1,905

<sup>6</sup> Comprehensive Housing Market Analysis for Wilmington, Delaware

<sup>7</sup> [http://www.destatehousing.com/FormsAndInformation/Publications/ai\\_2020\\_summary.pdf](http://www.destatehousing.com/FormsAndInformation/Publications/ai_2020_summary.pdf)

Production, transportation, and material moving occupations	3,727
Total Households	32,101

**Table 12: Households under 30% AMI**

Income and Benefits in 2020	Households
Less than \$10,000	3,610
\$10,000 to \$14,999	1,993
\$15,000 to \$24,999	3,242
Total Households	29,708

***Substandard and Aging Housing Stock***

The Wilmington Consolidated Plan identified housing cost burden as the most common problem among renters, as well as lack of quality affordable housing, especially in the older central neighborhoods of the city where housing stock is old and expensive to modernize. A statewide housing needs report found that among Delaware's subsidized rental housing stock, were more than 3,000 subsidized units over 25 years old that have not been substantially renovated, equivalent to approximately 30% of all subsidized housing stock. Indeed, a plurality of housing units in Wilmington were built in 1939 or earlier - 14,292 units, or 42% of the total housing stock.<sup>8</sup>

Delaware has an estimated 18,000+ substandard housing units, defined as vacant and abandoned; homes that are occupied but are in unlivable conditions and homes that are occupied and in disrepair. Many of these homes are manufactured/mobile homes and distressed urban areas. Substandard homes in urban areas are mostly concentrated within high-poverty, high-minority census tracts in Wilmington. It is challenging to rehabilitate these homes since the cost of repair oftentimes exceeds replacement value and market value once repairs are made.

**Table 13: Vacant, Aging, & Substandard Units in Wilmington City (ACS 2020 Data)**

Vacant, Aging & Substandard Rental Units	
Vacant	2,640
Lacking complete plumbing facilities	106
Lacking complete kitchen facilities	325
Built 1960 to 1969	2,892
Built 1950 to 1959	3,825

<sup>8</sup> ACS "Selected Housing Characteristics," 2020: 5-Year Estimates Data Profiles.

Built 1939 or earlier	14,292
Total Housing Units	33,849

In 2021, over 100 families were displaced due to a prevalent crisis of mold infestation primarily in Creekwood, Houston Moore, and Hillcrest neighborhoods. The magnitude of substandard mold prevalence rendered Wilmington public housing units substandard and not up to living codes, forcing families to vacate public housing units for as long as a year.

### ***Fair Housing***

According to stakeholders, persons with disabilities are frequently prohibited access to emergency shelters and rapid rehousing programs. This includes persons in wheelchairs, with oxygen tanks, mental health illness, and other conditions.

According to stakeholders, landlords can terminate leases for HCV tenants after one year, providing only 60 days' notice. The tight housing market makes it very challenging for these households who are on the verge of eviction to find other rental housing.

### ***3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Although local data on unmet needs is unavailable for Wilmington, according to a [2017 report](#) from the Delaware Coalition Against Domestic Violence, domestic violence programs, law enforcement, victim advocates, social service providers, therapists, and victims/survivors, housing was the greatest identified need for domestic violence survivors. This includes (in order of need): available transitional housing, more available subsidized housing, lower private market rents, increased shelter space, hotel funds, and longer shelter stays. Similarly, when identifying what forms of direct assistance were most needed, rent was the most selected answer followed by payment of back utility bills, groceries, and other supportive services (job training and assistance, childcare, attorney fees, security deposits, phone cards).

The Wilmington FY2020 CAPER reported that the city provided hotel, motel, rental assistance, and health-related services for 45 families through CHILD, Inc, a non-profit organization that provides prevention, treatment, emergency shelter, and advocacy services that strengthen families for those involved in domestic violence situations.

According to stakeholders, many landlords are not familiar with the legal protections under the Violence Against Women Act (VAWA) afforded to persons fleeing domestic violence, placing these persons at risk of homeless if evicted or denied housing.

### ***4. Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

#### ***Public Housing Stock***

According to the 2022 Wilmington Annual Action Plan Draft, the Wilmington Housing Authority (WHA) manages and maintains 1,816 units, with 1,390 units occupied. While most of these properties are in areas

of concentrated poverty and/or minorities, most of Wilmington also falls within these categories. Demand for public housing far outweighs the supply of housing; the waiting list for public housing is closed.

### ***Aging Population***

Wilmington has been an attractive area for retirees relocating within the Philadelphia MSA, searching for less urban environments with lower costs of living. The population aged 65 and older in Wilmington grew by 3,300 people, or 3.3%, from 2010 to 2019 (2010 and 2019 ACS 1-year estimates) and is the fastest growing age group in the HMA. During the same period, the percentage of population aged 65 years or older in the Wilmington HMA increased from 12.6 to 16.4%, according to HUD [data](#).

### ***People with Disabilities***

Individuals with disabilities typically have lower incomes than those with no disabilities, are far more likely to be in poverty, and are more likely to need housing assistance. An estimate for Delaware produced for “[Community and Choice: Housing Needs for People with Disabilities in Delaware](#),” a report conducted by the Delaware Housing Coalition and Housing Sub-Committee of the Governor’s Commission on Community Based Alternatives for People with Disabilities and State Council on Persons with Disabilities suggests there are likely at least 4,600 non-elderly very low-income renter households with both disabilities and severe housing needs in Delaware – households in need of rental assistance.

## **Section 5: Identify Gaps Within the Shelter, Housing Inventory, and Service System**

### ***Homeless Qualifying Population***

Within the city, 22% of people experiencing homelessness are unsheltered, indicating that further emergency beds and units are needed. In addition to this, the number of unhoused people is likely much higher – in urban areas, unhoused individuals will seek shelter in the woods, abandoned farm buildings, or couch-surf, indicating a “hidden homeless population” not captured by PIT counts that perpetuate a cycle of scarcity.

Furthermore, between 2016 and 2020, Delaware’s total homeless population increased by 9% and there was a 35% increase in homelessness in 2021 on the night of the PIT count, with the unsheltered population increasing by nearly 200%. Family households experiencing homelessness have increased by 35% and chronic homelessness has increased by 230% within the past 5 years. Although the amount of rapid re-housing, transitional housing, and emergency shelter beds has increased over the past 3 years, the number of Permanent Supportive Housing beds has been declining in Delaware, despite the increase in chronic homelessness and the 86% bed utilization rate on the night of the PIT count within Wilmington. Similarly, there were no available rapid-rehousing units or other permanent housing units as project utilization rates within Wilmington were at 100%. Based on these trends, additional rapid re-housing, permanent housing, and permanent supportive housing units should be allocated to ensure the needs of the qualifying populations can be met.

### ***Qualifying Population of Persons Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking***

According to stakeholders, the gaps for this qualifying population include the following:

- Emergency shelter for persons in crisis without a waiting time, including persons fleeing domestic violence
- Individual rental units for transitioning out of emergency shelter



- Tenant-based rental assistance
- Regularly scheduled fair housing training is needed to educate landlords, housing providers, and service providers on the protected classes under federal and state laws, including the Fair Housing Act, the Americans with Disabilities Act, and the Violence Against Women Act (VAWA), among others. For landlords, service providers and housing providers to be unaware or, or unwilling to fulfill, their obligations to provide reasonable accommodation and offer other protections provided under these laws to all QPs places the QPs at risk of not getting housed, being evicted and/or not receiving the supportive services they are entitled to.

### ***At Risk of Homelessness Qualifying Population***

The wait times for households to receive their first housing voucher in Delaware remains long – individuals must wait for an average of 31 months across the state struggling to find affordable housing before receiving Housing Choice Vouchers. There is a shortage of nearly 20,000 rental units for extremely low-income renter households in Delaware.

Regularly scheduled fair housing training is needed to educate landlords, housing providers, and service providers on the protected classes under federal and state laws, including the Fair Housing Act, the Americans with Disabilities Act, and the Violence Against Women Act (VAWA), among others. For landlords, service providers and housing providers to be unaware or, or unwilling to fulfill, their obligations to provide reasonable accommodation and offer other protections provided under these laws to all QPs places the QPs at risk of not getting housed, being evicted and/or not receiving the supportive services they are entitled to.

### ***Other Qualifying Populations***

There is a shortage of nearly 20,000 rental units for extremely low-income renter households in Delaware. The programs operated by DSHA and local housing agencies provide rental housing to an estimated 35% of these households, and the majority of households not served are cost burdened and may face other housing challenges like overcrowding or living in poor housing conditions.

## **Section 6: Additional Characteristics Associated with Instability and Risk of Homelessness**

Nearly 50% of renter households between 51% and 80% of AMI spend more than 30% of their income on housing costs and utilities. As rents continue to increase, this population will become more vulnerable to housing instability. The pandemic has exacerbated racial disparities in housing as well. Black and Hispanic Delawareans have faced significant barriers to affordable, quality housing for decades, including a lack of low-cost units, access to healthy neighborhoods, and high levels of persistent residential segregation, especially in Wilmington and Dover.

Approximately 27% of all households across Delaware are asset-limited, income-constrained, and employed (ALICE), compared to the national average of 29%. These households often have unmet needs as they fall below traditional poverty measures but do not earn enough to be financially secure. According to the 2019 ALICE data, 61% of households in Wilmington fall below the threshold of being able to afford basic necessities, more than twice as high than the national average<sup>9</sup>.

---

<sup>9</sup> <https://www.unitedforalice.org/state-overview-mobile/Delaware>

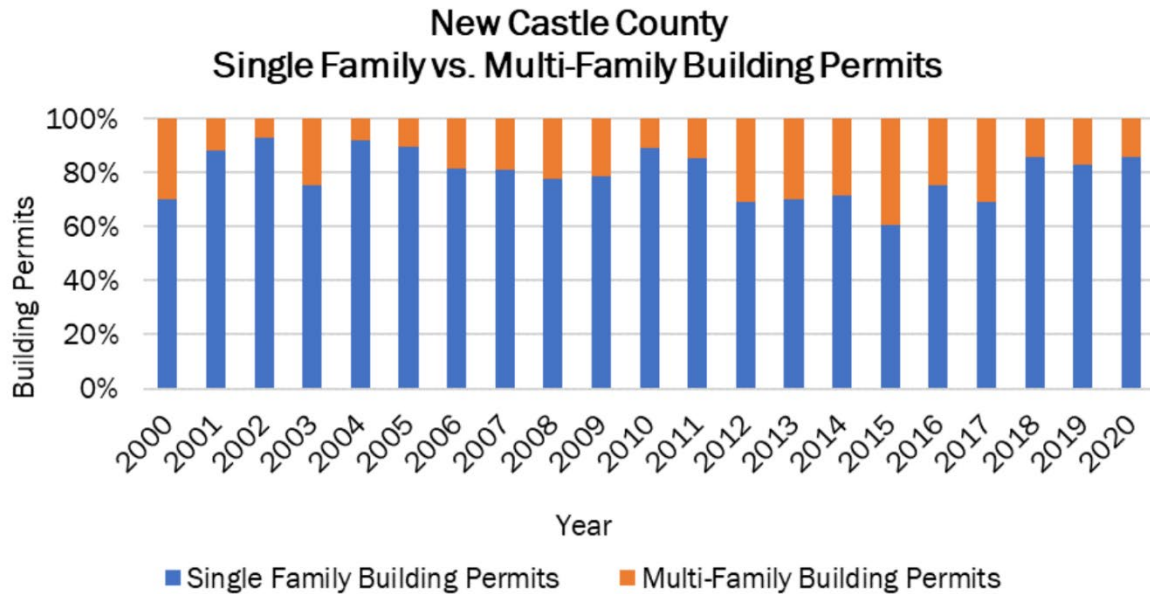
[ALICE](#) (Asset Limited, Income Constrained, Employed) data shows that 10,406 households within Wilmington earn more than the Federal Poverty Level, but less than the basic cost of living for the county. The cost of household essentials (housing, childcare, food, transportation, health care, a smartphone plan, and taxes) are rising. While the number of households in poverty has stayed relatively flat from 2007 to 2019, the number of ALICE households has continued to increase as a result of rising costs and stagnant wages. Furthermore, these rates may vary within New Castle County (Wilmington-specific data unavailable) depending on household composition:

**Table 14: ALICE and Poverty Rates in New Castle County by Household Type**

Household Type	New Castle County		
	Above ALICE Threshold	Poverty	Below ALICE Threshold
Under 25 Years	781	2,873	781
Over 65 Years	33,434	5,291	16,644
Families with Children	32,966	6,038	10,268
Married	44,003	3,751	7,997
Single Female-Headed Families	6,435	8,234	8,091
Single Male-Headed Families	3,269	1,120	3,609

### ***Overcrowding***

Additionally, as outlined in the 2015-2020 Statewide Housing Needs Assessment, families in New Castle are getting smaller, but there tends to be more “doubling up,” where multiple families are living in one home. The housing crisis has led to fewer households achieving homeownership, shifting demand to smaller, more affordable homes and rental housing. New home construction in New Castle County is dominated by single-family detached dwellings, as shown in DHSA’s Housing Production Report, creating a mismatch between available housing and the needs of the community.



*Source: DSHA Housing Production Report*

### ***Evictions***

Evictions also pose a barrier in and of itself to homelessness – indeed, data has shown that evictions are not only caused by economic hardships but are themselves a root cause of poverty and homelessness, as nearly 50% of homeless adults list evictions or rent-related issues as a contributor to their homelessness.<sup>10</sup> Based on data from [Eviction Lab](#), 16.6 evictions were filed for every 100 renter households in New Castle County for 2018, in light of the increased housing instability of COVID-19, this number is estimated to be much higher. In 2018, 12.1% renter households were also threatened with eviction in 2018.

The threat of eviction is also present for households that do not have the lowest incomes due to the increased housing cost burden. According to the Housing Alliance of Delaware, although eviction has long been a struggle faced by low- and extremely-low income renters, the economic impact of the pandemic has impacted many households who do not fall into the lowest incomes, but have a housing cost burden that puts them in danger of eviction.

## **Section 6: Additional Characteristics Associated with Instability and Risk of Homelessness**

No additional information.

## **Section 7: Priority Needs for Qualifying Populations**

Based on the preceding information, the priority needs include:

- QP1 Homeless:
  - Shelter rehabilitation
  - Increased affordable rental housing with supportive services for individuals and families experiencing homelessness
  - Increased tenant-based rental assistance

<sup>10</sup> [“Tracking the COVID-19 Economy’s Effects on Food, Housing, and Employment Hardships,”](#) CBPP.

- Increased investment in supportive services
- QP2 At Risk of Homelessness:
  - Increased affordable housing development
  - Increased housing rehabilitation
  - Increased tenant-based rental assistance
  - Increased investment in supportive services
- QP3 Persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking:
  - Additional emergency shelter beds
  - Increased tenant-based rental assistance
  - Increased investment in supportive services
- QP4 Other Qualifying Populations:
  - Housing rehabilitation including accessibility modifications, energy efficient improvements
  - Increased tenant-based rental assistance
  - Increased investment in supportive services

## **Section 8: Explain How the PJ Determined the Level of Need and Gaps**

The following resources were utilized to determine the level of need and gaps:

- 2021 HMIS Data from DE-500 (County Level Data)
- [Point-in-Time Count and Housing Inventory Count Data, 2020-2021](#) (County Level Data)
- Comprehensive Housing Affordability Strategy Data, 2014-2018 Delaware (County Level Data)
- HUD's [Public Housing Dashboard](#)
- Center on Budget and Policy Priorities' [Federal Rental Assistance Fact Sheets](#)
- National Alliance to End Homelessness's [State and CoC Dashboards](#)
- National Low Income Housing Coalition's 2021 [Out of Reach](#) and [Housing Needs](#) Reports
- [2020 American Community Survey Demographic and Housing Estimates](#)
- The Housing Alliance of Delaware's [2021 Housing and Homelessness Report](#)
- United for ALICE's [2021 Report](#)
- Domestic Violence Coordinating Council's [Annual Report Fiscal Year 2021](#)
- National Human Trafficking Hotline's [Statistics by State](#)
- HUD's LIHTC Database
- Sussex County's [Housings Needs & Market Analysis](#)
- Delaware Statewide [Housing Needs Assessment 2015-2020](#)
- DSHA 2020 [Statewide Analysis of Impediments to Fair Housing Choice](#)
- Delaware Coalition Against Domestic Violence's [Domestic Violence Needs Assessment](#)
- Corporation for Supportive Housing's [Supportive Housing Need Assessment](#)
- Princeton's [2021 Eviction Lab Data](#)



# HOME-ARP Activities

**Section 1: Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:**

Wilmington will utilize open, competitive solicitations for applications through a Request for Proposals (RFP) and create additional application processes if necessary, all of which will be in alignment with HOME, HOME-ARP, and OMB regulations, as well as city procurement rules and processes. Information on the qualified populations and pertinent preferences and program requirements will be included at the time of application solicitation, submission, and review. In order to be as efficient as possible with the funds, existing solicitation methods will be used to accept applications for HOME-ARP funding. Applicants will be provided with documentation on HOME-ARP specific requirements as supplements to these existing processes prior to the time of application or during the application process. In addition, the city will modify any grant or contract agreement templates and monitoring policies and processes accordingly to ensure compliance with HOME-ARP.

The RFP for the development of affordable rental housing will include bonus points that leverage other resources, such as project-based rental assistance. Proposals will be evaluated according to criteria such as organizational or developer experience, capacity, demonstrated effective grant management experience, services offered, housing need, project readiness, and leveraged resources, among other factors. The RFP process for eligible activities will be finalized once HUD approves the city's Allocation Plan.

**2. Describe whether the PJ will administer eligible activities directly:**

Wilmington will not directly administer HOME-ARP activities beyond program administration and planning.

**3. If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:**

No HOME-ARP administrative funds have been provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

**Table 15. Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services			
Acquisition and Development of Non-Congregate Shelters			
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing	\$ 1,785,618		
Non-Profit Operating		0 %	5%
Non-Profit Capacity Building		0 %	5%
Administration and Planning	\$ 315,109	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 2,100,727</b>		

**4. Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:**

The HOME-ARP budget was driven by the priority needs identified as a result of stakeholder consultation and thorough data analysis. Wilmington's budget reflects the planned development of affordable rental units. This decision was based on the following priority needs:

- Increased affordable rental housing for individuals and families experiencing homelessness (QP1)

Wilmington will allocate 85% of its HOME-ARP grant toward the development of affordable rental housing for the homeless qualifying population. The remaining 15% of the HOME-ARP grant will be allocated to program administration.

**5. Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:**

Although the need for development of affordable rental housing was identified as a priority for both QP1 and QP2 populations, Wilmington determined that the need is much greater among the QP1 populations based on the following data:

- According to 2021 HMIS data, there are 1,844 people and 1,379 households experiencing homelessness in Wilmington (see Table 3).
- The average length of stay in the homeless service system is just under five months. For those living with a disabling condition, the length of stay increased. This may be in part due to the shortage of affordable housing as well as unmet permanent supportive housing resources for people with disabilities (see Table 4).
- According to 2021 HMIS data, 24% of individuals who exited the homeless system exited to temporary housing situations, which is most likely due to a lack of safe, affordable rental housing (see Table 6).
- During the 2022 PIT count, 166 individuals were unsheltered.
- Homelessness has increased across all age groups since 2019 and the number of households with children experiencing homelessness increased for the fourth year in a row and has nearly tripled throughout the course of the pandemic. As a result, one in three people experiencing homelessness on the night of the 2022 PIT was a child under the age of 18.
- In 2021, Housing Alliance Delaware was contacted by 9,500 households experiencing homelessness or a housing crisis. Of those households, 2,400 reported that they were unsheltered,

sleeping in a car, park, or other places not meant for human habitation. This means the unsheltered population is likely much higher than the numbers reported in the 2021 PIT.

- According to Housing Alliance Delaware’s 2021 report, the number of emergency shelter beds, cold-weather beds, temporary beds, and year-round beds, decreased in Delaware in 2021.
- Wilmington relies on a variety of community agencies to provide basic needs assistance and other support for the local homeless population. In the 2020 CAPER, the city stated its desire to address emergency and transitional housing needs for the homeless by employing the following strategies:
  - Regionally expanding/rehabilitating emergency shelters in New Castle County
  - Improving and maintaining existing shelter facilities
  - Supporting 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, and showers.
- During the three-year forecast period from 2020-2023, demand is estimated for 1,650 new rental units in Wilmington. Demand is expected to rise steadily during the second and third years of the forecast period. The 830 units under construction will satisfy a majority of the demand during the first year, most of which will be in New Castle County outside of Wilmington (see Table 10)
- Between 2016 and 2020, Delaware’s total homeless population increased 9% with a 35% increase in homelessness in 2021 on the night of the PIT count, with the unsheltered population increasing nearly 200%. Family households experiencing homelessness have increased 35% and chronic homelessness has increased 230% within the past 5 years. Although the amount of rapid re-housing, transitional housing, and emergency shelter beds has increased over the past three years, the number of Permanent Supportive Housing beds has been declining in Delaware, despite the increase in chronic homelessness and the 86% bed utilization rate on the night of the PIT count within Wilmington. Similarly, there were no available rapid-rehousing units or other permanent housing units as project utilization rates within Wilmington were at 100%. Based on these trends, additional rapid re-housing, permanent housing, and permanent supportive housing units should be allocated to ensure the needs of the qualifying populations can be met.

Wilmington’s goal is to invest its HOME-ARP funding in a way that causes a transformational change for its homeless populations. According to stakeholders, funding for supportive services is more readily available from Delaware state agencies, Housing Alliance of Delaware (CoC) and nonprofit organizations that serve the city. However, funding for deeply subsidized affordable rental housing is much more competitive. For these reasons, the city has determined that expanding the inventory of affordable rental housing is the best use of its funding and is clearly supported by the data in this plan.

# HOME-ARP Production Housing Goals

**1.Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:**

Wilmington proposes to develop 4-6 affordable rental units at a per-unit estimated cost of \$250,000. The final number will be determined by development plan financing.

**2.Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:**

Wilmington estimates the development of 4-6 affordable rental units for Qualifying Populations to address the priority needs as outlined in the plan. These units will increase the inventory of affordable rental housing with the goal of:

- Housing unit development and/or rehabilitation for homeless individuals and families

# Preferences

**1. Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:**

Wilmington will provide access for all Qualifying Populations but will include a preference for homeless individuals and families. All other Qualifying Populations will be served on a first-come, first-served basis (i.e., in chronological order).

**2. If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:**

The preference for chronically homeless individuals and families for HOME-ARP activities was determined by the priority needs. The challenges faced by chronically homeless individuals and families are exacerbated by the lack of affordable housing available to them. Without rental units that are available and affordable to them, in conjunction with a strong supportive services component, this Qualifying Population is more likely to return to homelessness.

**3. If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:**

Wilmington will establish a preference for chronically homeless individuals and families for its HOME-ARP activities. All other Qualifying Populations will be selected in chronological order for any HOME-ARP activities.



# Referral Methods

## **1. Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJs may use multiple referral methods in their HOME-ARP program.**

### **(Optional):**

Wilmington will use Coordinated Entry in conjunction with additional methods in identifying persons and families to be referred to the HOME-ARP project since the Delaware CoC CE does not include all HOME-ARP Qualifying Populations. In an effort to reach all Qualifying Populations and provide them with access to the HOME-ARP activity, the city will require the project to use additional referrals from outside organizations. These may include Delaware 211, existing shelter providers with waiting lists, among other entities. The referral method will be finalized as part of the implementation process and through the development of a policy and procedure manual to administer the HOME-ARP activity.

## **2. If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):**

Wilmington will use Coordinated Entry in conjunction with additional methods in identifying persons and families to be referred to the HOME-ARP project since the Delaware CoC CE does not include all HOME-ARP Qualifying Populations. In an effort to reach all Qualifying Populations and provide them with access to the HOME-ARP activity, the city will require the project to use additional referrals from outside organizations. These may include Delaware 211, existing shelter providers with waiting lists, among other entities. The referral method will be finalized as part of the implementation process and through the development of a policy and procedure manual to administer the HOME-ARP activity.

## **3. If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):**

Wilmington will provide access for all Qualifying Populations but will provide a preference for homeless individuals and families. All other Qualifying Populations will be prioritized on a first-come, first-serve basis.

## **4. If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):**

Wilmington will use a first-come, first-serve prioritization, if necessary, between the CE system and other referral methods.

# Limitations in a HOME-ARP Rental Housing or NCS Project

**1. Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:**

Wilmington will not include any limitations for eligibility to its HOME-ARP activity.

**2. If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:**

Not applicable.

**3. If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):**

Not applicable.

## Appendix A: Stakeholder Consultation Materials

Delaware | New Castle County | City of Wilmington  
HOME-ARP Program  
Stakeholder List

Company	Homelessness, QP3: Domestic Violence Populations & QP4:
	QP's
People's Place II	QP1 & QP2
Central Baptist CDC	QP2
Community Member	
City of Wilmington	QP1, QP2, QP3 & QP4
Delaware Department of Corrections	QP2, QP3
Kent County Community Development	QP2
Office of John Carney	
DHSS	QP1, QP2, QP3 & QP4
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
Division of Developmental Disabilities Services	QP1, QP2, QP3 & QP4
Family Promise of Northern New Castle County	QP1, QP2 & QP3 & QP4
Dart First State-DE Transit Corporation	QP1, QP2, QP3 & QP4
Town of Townsend	
HOMES Campaign	QP1
Discover Bank	
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
Dept of Corrections	QP2, QP3
Division of Social Services	QP1, QP2, QP3 & QP4
Delaware Senate	
First State Strategies, LLC	
NCC Council	
Delaware Financial Capital Corporation	
Delaware HIV Consortium	QP1, QP2, QP3 & QP4
Catholic Charities	QP1, QP2 & QP4
Housing Alliance Delaware	QP1, QP2 & QP3
Village of Arden Chairman	
Village of Ardentown Town Chair	
Amerihealth Caritas DE	
Sherick Redevelopment	
Catholic Charities	QP1, QP2 & QP4
HAD	QP1, QP2 & QP3
Neighborhood House	QP2 & QP4
Christina Cultural Arts Center	
Easter Seals of DE & MD Eastern Shore	QP1, QP2 & QP3
Friendship House	QP1, QP2, QP3 & QP4
Peoples Place II	QP1 & QP3
Tech Impact	QP4
First State Community Action Agency	QP1, QP2, QP3 & QP4
HUD	QP1, QP2, QP3 & QP4
USICH	QP1, QP2, QP3 & QP4
Housing Alliance Delaware	QP1, QP2 & QP3
Love, Inc.	QP2, QP4
PFLAG	QP1, QP2 & QP3
Laborers Eastern Region Organizing	
Housing Coordinator & Fair Housing Compliance Offi	QP2, QP3 & QP4
Newark Day Nursery	QP4
Catholic Charities	QP1, QP2 & QP4
VMC	
WYE Realty Advisors	
WilInvest, LLC.	
Delaware HIV Services	QP1, QP2, QP3 & QP4
Limen House	QP1, QP2, QP3 & QP4
Habitat for Humanity of New Castle County	QP4
First State Community Action Agency	QP1, QP2, QP3 & QP4
Delaware Health and Social Services DSAMH	QP1, QP3
New Castle County Department of Community Services	QP1, QP2, QP3 & QP4
Delaware State Council on Housing	QP1, QP2, QP3 & QP4
Delaware Transit Corporation (DART)	QP1, QP2 & QP3 & QP4
Meridian Bank	
Delaware Coalition Against Domestic Violence	QP3
Ministry of Caring	QP1, QP2, QP3 & QP4
Ingleside Homes	QP1, QP2
Pennrose Properties	
Nehemiah Gateway Community Development	QP4
Wilmington VA Medical Center - Dpt of Vet Affairs	QP1, QP2, QP3 & QP4
M. O. T. Jean Birch Senior Center	QP2
Department of Labor	QP1, QP2, QP3 & QP4
Newark Senior Center	QP2
New Castle County Chamber of Commerce	
Division of State Service Centers	QP1, QP2, QP3 & QP4

Delaware | New Castle County | City of Wilmington  
HOME-ARP Program  
Stakeholder List

NCC Council	
Family Promise of Northern NCC	QP1, QP2, QP3 & QP4
Shepherd Place	QP1, QP2 & QP3
Housing Opportunities of Northern Delaware (HOND)	QP2, QP4
Capital School District	QP1, QP2, QP3& QP4
NCC Council	
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
Salvation Army	QP1, QP2, QP3 & QP4
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
Fairway Independent Mortgage Corp.	
Village of Arden	
State Office of Volunteerism	
National Association for the Advancement of Colored People (NAACP)	QP3 & QP4
Kent County Code Purple	QP1
Code Purple Sussex County	QP1
Dover Interfaith Mission	QP1, QP2 & QP3
New Castle County Libraries' Rewire to be Rehired	QP3, QP4
YWCA	QP1, QP2, QP3 & QP4
Family Promise of Southern Delaware	QP1, QP2, QP3 & QP4
New Castle County	QP1, QP2, QP3 & QP4
Department of Justice	
Casa San Francisco	QP1, QP2, & QP3
Delaware Community Legal Aid Society, Inc. (DECLASI)	QP2, QP3 & QP4
Federal Home Loan Bank of Pittsburgh	
Citizens Bank	
NCC Council	
Forum to Advance Minorities in Engineering, Inc. (FAME)	
Delaware Alliance for Community Advancement (DACA)	QP1, QP2, QP3 & QP4
Delaware City Manager (Interim)	QP1, QP2, QP3 & QP4
Krysti Bingham Foundation	QP1 & QP2
Wilmington Area Planning Council	
YMCA Central Wilmington	QP1, QP2,
Wilmington Hope Commission	
NCALL	QP2 & QP4
Nemours	
DOE - Office of Early Learning	QP1, QP2, QP3 & QP4
Child Inc.	QP3 & QP4
Richardson Park Community Action	QP1, QP2, QP4
Delaware Ecumenical Council on Children and Families	
NCC Council	
Delaware Apartment Association	
Delaware Housing Assistance Program	QP1, QP2, QP3 & QP4
Horizon House	QP1
Delaware Association of Realtors	
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
God's True Treasures	QP1 & QP3
Reading Assist Institute	
NCALL Research, Inc.	QP2 & QP4
Community Member	
Ingleside Homes	QP1, QP2
Delaware Adolescent Program, Inc.	QP1, QP2, QP3 & QP4
Housing Development Corporation - MidAtlantic	QP1, QP2, QP3 & QP4
Child Inc.	QP3 & QP4
Delaware Hispanic Commission	
Ingerman Group	
Catholic Charities	QP1, QP2 & QP4
New Castle County Libraries	
Better Homes of Seaford	QP2
Milford Housing Development Corporation (MHDC)	QP1, QP2, QP3 & QP4
Delaware Center for Homeless Veterans	QP1, QP2, QP3, QP4
Ministry of Caring	QP1, QP2, QP3 & QP4
atTacK addiction	
DOC, PCCC	
Delaware Department of Transportation	
Town of Elsmere	
HerStory Ensemble	QP1, QP2 & QP4
Commonwealth Group	
Prudential, Fox & Roach	
Interfaith Community Housing of Delaware Inc.	
REACH Riverside	
Delaware Helpline- 2-1-1	QP1, QP2, QP3 & QP4
Duffy's Hope, Inc.	



Delaware | New Castle County | City of Wilmington  
HOME-ARP Program  
Stakeholder List

SERCAP	
Delaware Health and Social Services Independent Living	
Housing Alliance Delaware	QP1, QP2 & QP3
Henrietta Johnson Medical Center	QP1, QP2, QP3 & QP4
Moderate Income Management Company, Inc.	
Elevated CDC	
NCC Council	
Division of Substance Abuse and Mental Health	QP1, QP2, QP3 & QP4
YWCA Delaware	QP1, QP2, QP3 & QP4
Community Member	
Kent County Code Purple	QP1
New Castle County Department of Community Services	QP1, QP2, QP3 & QP4
Town of Elsmere Mayor	
Just a Hand Up Community Navigation Association	
Eden Veterans Refuge	QP1, QP2 & QP3
YWCA	QP1, QP2, QP3 & QP4
Division of State Service Centers	QP1, QP2, QP3 & QP4
Division of Family Services	QP1, QP2, QP3 & QP4
Family Promise of Northern New Castle County	QP1, QP2, QP3 & QP4
Catholic Charities Inc	QP1, QP2 & QP4
Housing Alliance Delaware	QP1, QP2 & QP3
Peoples Place	QP1 & QP3
DCYF	QP1, QP2, QP3 & QP4
Fratelli Co. LLC	
National Association for the Advancement of Colored People (NAACP)	QP1, QP2, QP3 & QP4
Easter Seals Disability Services	QP1, QP2 & QP3
State of Delaware Employment and Training	QP1, QP2, QP3 & QP4
Delaware Valley Development Company	
DHSS	QP1, QP2, QP3 & QP4
Nemours	
NCC Council	
The Danneman Firm, LLC	
DHSS	QP1, QP2, QP3 & QP4
Delaware Center for Homeless Veterans	QP1, QP2, QP3 & QP4
Milford Police Department	QP1, QP2, QP3 & QP4
Delaware Center for Justice	
Volunteer Delaware 50+	
and Adults with Physical Disabilities	QP1, QP2, QP3 & QP4
Harrison House Community Program	
Dual Generation Center	QP1, QP2, QP3 & QP4
Diamond State CLT	
Delaware Department of Health and Social Services	QP1, QP2, QP3 & QP4
Lutheran Community Services	QP1, QP2, QP3 & QP4
Brandywine Counseling	QP1, QP2, QP3 & QP4
Enterprise Community Partners	
Harriet Tubman's Safe House	QP1 & QP2
State Council for Persons with Disabilities	
DE Center for Homeless Veterans	QP1, QP2, QP3 & QP4
Delaware Pride, Inc.	QP3
Metropolitan Wilmington Urban League (MWUL)	
People's Place	QP1 & QP2
Housing Alliance Delaware	QP1, QP2 & QP3
Dover Interfaith Mission for Housing	QP1, QP2 & QP3
Delaware Center for Justice	
Community Resource Center, Rehoboth	
NCC Council	
NCC Council	
Dart First State-DE Transit Corporation	QP1, QP2, QP3 & QP4
New Castle County Summer Camp	QP1, QP2, QP3 & QP4
NCC Council	
Delaware Transit Corporation (DART)	QP1, QP2, QP3 & QP4
Elsmere Land Bank	
Ministry of Caring	QP1, QP2, QP3 & QP4
Mental Health Association Delaware	
NCC Council	
City of New Castle	
Springboard Collaborative	
Milford Police Department	QP1, QP2, QP3 & QP4
Warriors Helping Warriors	QP1, QP2, QP3 & QP4
Oakmont	
Home of the Brave	QP1, QP2, QP3 & QP4
City of New Castle	

Delaware | New Castle County | City of Wilmington  
HOME-ARP Program  
Stakeholder List

Town of Elsmere	
State of Delaware Attorney General Office	QP1, QP2, QP3 & QP4
Division of Services for Aging and Adults with Physical Disabilities	QP1, QP2, QP3 & QP4
State Representative	
Our Lady of Grace Home, Inc.	QP1 & QP2
Delaware Community Reinvestment Action Council (DCRAC)	QP1, QP2, QP3 & QP4
HAD Board Member	QP1, QP2 & QP3
Division of Social Services	QP1, QP2, QP3 & QP4
Veteran Affairs	QP1, QP2, QP3 & QP4
The Salvation Army	QP1, QP2, QP3 & QP4
Wilminvest LLC	
NCC Council	
BDC - HealthIT	
City of Wilmington	QP1, QP2, QP3 & QP4
State Council For Persons with Disabilities	
Middletown Police Department	QP1, QP2, QP3 & QP4
DHSS	QP1, QP2, QP3 & QP4
NCC Public Safety	QP1, QP2, QP3 & QP4
State Veterans Services	QP1, QP2, QP3 & QP4
Ingerman Group	
YMCA	QP1, QP2,
Simonds Gardens Blueprint Community	
First State Community Action Agency	QP1, QP2, QP3 & QP4
People's Place II	QP1 & QP2
National Alliance on Mental Illness (NAMI)	QP1, QP2, QP3 & QP4
Brightfields, Inc.	
The Springboard Collaborative	
CLASI	QP1, QP2, QP3 & QP4
NCC Council	
VA (HUD-VASH)	QP1, QP2, QP3 & QP4
NCC Council-President	
Veteran Affairs	QP1, QP2, QP3 & QP4
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
Dover Interfaith ES	QP1, QP2 & QP3
Edgemoor Revitalization Cooperative	
Healthy Communities DE	
U.S. Senator Chris Coons	
NCC Council	
STEHM, Inc.	QP1, QP2, QP3 & QP4
BeeBe Healthcare	
Town of Middletown Mayor	
Child Inc	QP3 & QP4
Catholic Charities	QP1, QP2 & QP4
NCC Council	
National MS Society	
Habitat for Humanity of Sussex County	QP4
Conexio Care, Inc.	QP1, QP2, QP3 & QP4
New Castle County Department of Community Services	QP1, QP2, QP3 & QP4
Friendship House (Hope Center)	QP1, QP2, QP3 & QP4
Innovations Realty Solutions	
Volunteer	
MLK Complaint & Referral Center	QP1, QP2 & QP3
Children & Families First	QP1, QP2, QP3 & QP4
Leon N. Weiner and Associates (LNWA)	
Habitat for Humanity of New Castle County	QP4
People's Place II	QP1 & QP2
Community Inspired Actions	
New Knollwood Civic Assn.	
Ministry of Caring	QP1, QP2, QP3 & QP4
Wilmington Senior Center	QP1, QP2 & QP4
Brandywine Counseling and Community Services	QP1, QP2, QP3 & QP4
Peace by Piece	QP1, QP2, QP3 & QP4
Ministry of Caring	QP1, QP2, QP3 & QP4
Lighthouse for Broken Wings	
Leon N. Weiner and Associates (LNWA)	
State Council for Persons with Disabilities	QP1, QP2, QP3 & QP4
Centurion	
National Association for the Advancement of Colored People (NAACP)	QP1, QP2, QP3 & QP4
Office of Senator Tom Carper	
DNREC	
Office of Senator Chris Coons	
Christiana Care	

Delaware | New Castle County | City of Wilmington  
HOME-ARP Program  
Stakeholder List

Ingleside Homes	QP1, QP2
STEHM, Inc.	QP1, QP2, QP3 & QP4
YWCA	QP1, QP2, QP3 & QP4
United Way of Delaware	QP1, QP2, QP3 & QP4
National Association for the Advancement of Colored People (NAACP)	QP1, QP2, QP3 & QP4
Independent Resources	
Lighthouse for Broken Wings	
USDA Rural Development	
DE DSSC/OCS	QP1, QP2, QP3 & QP4
Division of State Service Centers	QP1, QP2, QP3 & QP4
HOPE stde.com	
Inperium	
HOMES Campaign	
New Castle County Community Services Board	QP1, QP2, QP3 & QP4
Christiana Care Health System	QP1, QP2, QP3 & QP4
Family Promise	QP1, QP2, QP3 & QP4
STEHM, Inc	QP1, QP2, QP3 & QP4
Community Member	
U.S. Department of Housing and Urban Development	QP1, QP2, QP3 & QP4
LegHall	
Southbridge	
Community Services Corporation	
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
Warriors Helping Warriors	QP1, QP2, QP3 & QP4
YWCA	QP1, QP2, QP3 & QP4
Domestic Violence Coordinating Council	QP3
Community Legal Aid Society, Inc.	QP1, QP2, QP3 & QP4
Wilmington Housing Authority	QP1, QP2, QP3 & QP4
Delaware HIV Consortium	QP1, QP2, QP3 & QP4
Philanthropic Alliance for Community Enterprise (PACE)	
Delaware Assistive Technology Initiative (DATI)	
Eden Park Garden	
People's Place II	QP1 & QP2
Volunteer	
United Way of Delaware	QP1, QP2, QP3 & QP4
University of Delaware	QP1, QP2 & QP4
City of Newark	
YWCA	QP1, QP2, QP3 & QP4
Sussex Community Crisis Housing Services, Inc.	QP1, QP2, QP3 & QP4
Gaudenzia	QP1, QP2, QP3
Delaware State Police	QP1, QP2, QP3 & QP4
NCC Council	
CCH Complex Care	
Homes for Life Foundation	QP1, QP2
Town of Newport Mayor	
UD - Biden School Center for Research and Service	
Warriors Helping Warriors	QP1, QP2, QP3 & QP4
Minquadale	
YWCA, Delaware Inc.	QP1, QP2, QP3 & QP4
Brightfields. Inc.	
Newark Housing Authority	QP1, QP2, QP3 & QP4
Delaware Community Legal Aid Society, Inc.	QP1, QP2, QP3 & QP4
DCADV	QP3
Latin American Community Center	QP1, QP2, QP3 & QP4
Ministry of Caring	QP1, QP2, QP3 & QP4
Child Inc	QP3 & QP4
Limen House	QP1, QP2, QP3 & QP4
Delaware Center for Horticulture	QP1, QP2, QP3 & QP4
Ministry of Caring	QP1, QP2, QP3 & QP4
United Way of Delaware	QP1, QP2, QP3 & QP4
Swanwyck Estates	
Delaware Futures Inc.	
Delaware Division of Human Relations	QP1, QP2, QP3 & QP4
Delaware Coalition Against Domestic Violence	QP3
NCC Council	
Delaware Department of Transportation	QP1, QP2, QP3 & QP4
Westside Family Healthcare	QP1, QP2, QP3 & QP4
New Castle County Department of Community Services	QP1, QP2, QP3 & QP4
Social Contract	
Sussex County Code Purple	QP1
Tova Community Health, Inc.	

Delaware | New Castle County | City of Wilmington  
HOME-ARP Program  
Stakeholder List

NCC Council	
DCADV	QP3
New Castle County	QP1, QP2, QP3 & QP4
Delaware HIV Consortium	QP1, QP2, QP3 & QP4
Good Neighbors Home Repair	QP2
Delaware State Housing Authority	QP1, QP2, QP3 & QP4
Delaware Center for Homeless Veterans	QP1, QP2, QP3 & QP4
Our Daily Bread	QP1, QP2, QP3 & QP4
The Way Home	
Newark Area Welfare Committee	QP1, QP2, QP3 & QP4
Christina School District	QP1, QP2, QP3 & QP4
Delaware General Assembly	
Pantano Real Estate	
VMC	
West End Neighborhood House	QP1, QP2, QP3 & QP4
Community Member	
NCC Council	
Catholic Charities	QP1, QP2 & QP4
Love-In-Deed CDC	QP1, QP2, QP3 & QP4
YWCA	QP1, QP2, QP3 & QP4
Pratt-Fields Home Please, Inc	
HAD Board Member	QP1, QP2 & QP3
Peoples Settlement Association	QP4
Springboard Collaborative	
Peoples Place 2	QP1 & QP3
Leased Access Preservation Association	
Delaware Racial Justice Collaborative	
Jewish Family Services	QP3
Delaware Community Reinvestment Action Council (DCRAC)	QP1, QP2, QP3 & QP4
Pennrose Properties	
Housing Alliance Delaware	QP1, QP2 & QP3
North Star Strategies	
Peers Mentoring Center	QP1 & QP2
Delaware Center for Homeless Veterans	QP1, QP2, QP3 & QP4
Ministry of Caring	QP1, QP2, QP3 & QP4
YWCA	QP1, QP2, QP3 & QP4
Housing Alliance Delaware	QP1, QP2 & QP3
LegHall	
Wilmington Renaissance Corporation	
Delaware State Service Centers	QP1, QP2, QP3 & QP4
Wilmington Housing Authority	QP1, QP2, QP3 & QP4
Ministry of Caring	QP1, QP2, QP3 & QP4
Lutheran Community Services	QP1, QP2, QP3 & QP4
Millford Housing Development Corporation (MHDC)	QP1, QP2, QP3 & QP4
Department of Land Use	QP1, QP2, QP3 & QP4
Capital One	
Ministry of Caring	QP1, QP2, QP3 & QP4
Dover Housing Authority	QP1, QP2, QP3 & QP4
Sussex P&P	
Delaware Division of Human Relations	QP1, QP2, QP3 & QP4
Cape Gazette	
Housing Alliance Delaware	QP1, QP2 & QP3
Delaware Restaurant Association	
Boys & Girls Club of Delaware Claymont	QP1, QP2
Old Brandywine Village, Inc	
Meet me at the Well	QP3
Dunleith	
Kent County	QP1, QP2, QP3 & QP4
Home of the Brave	QP1, QP2, QP3 & QP4
Rose Hill Community Center	QP1, QP2, QP3 & QP4
YWCA	QP1, QP2, QP3 & QP4
Housing Alliance Delaware	QP1, QP2 & QP3
Sussex Community Housing	QP1, QP2, QP3 & QP4
Stand By Me	QP1, QP2, QP3 & QP4
Aviva Health Services	
The ARC of Delaware	QP1, QP2, QP3 & QP4
Veterans Multi-Service Center	QP1, QP2, QP3 & QP4
Delaware Chapter of the Sierra Club	
Supportive Transitional & Emergency Housing Minist	QP1, QP2, QP3 & QP4
Kent County	QP1, QP2, QP3 & QP4
Leon N. Weiner and Associates (LNWA)	
Cornerstone West CDC	QP1, QP2, QP3 & QP4

Delaware | New Castle County | City of Wilmington  
HOME-ARP Program  
Stakeholder List

DCADV	QP3
Sojourners Place	QP1, QP2 & QP3
Sojourner's Place	QP1, QP2 & QP3
Community Interest	
Dept of Services for Children, Youth and Families	QP1, QP2, QP3 & QP4
University of Delaware Center for Community Research & Service	
Housing Opportunities of Northern Delaware (HOND)	QP2, QP4
Housing Alliance Delaware	QP1, QP2 & QP3
CLASI	QP1, QP2, QP3 & QP4
Delaware Coalition Against Domestic Violence	QP3
Middletown Police Department	QP1, QP2, QP3 & QP4
West End Neighborhood House	QP1, QP2, QP3 & QP4
Boys & Girls Club of Delaware Greater Newark	QP1, QP2 & QP3
CORAS Wellness and Behavioral Health, LLC	
Peace by Piece, Inc.	QP1, QP2, QP3 & QP4
YWCA, Delaware Inc.	QP1, QP2, QP3 & QP4
Bellevue Community Center	QP1, QP2, QP3 & QP4
Division of Medicaid and Medical Assistance	QP1, QP2, QP3 & QP4
Our Youth Inc.	
New Ecology Inc	
Division of Child and Mental Health	QP1, QP2, QP3 & QP4
Salvation Army	QP1, QP2, QP3 & QP4
Newark Library	
TD Bank	
2 Fish Home Renovation	QP2
Social Service Specialist	QP1, QP2, QP3 & QP4
New Castle County Economic Development	QP1, QP2, QP3 & QP4
ARS Treatment Centers	
NCC Council	
The Shepherd Place	QP1, QP2 & QP3
Delaware HIV Consortium	QP1, QP2, QP3 & QP4
City of Newark Acting Manager	QP1, QP2, QP3 & QP4
Timothy Crawl Bey Associates	
Delaware Center for Homeless Veterans	QP1, QP2, QP3 & QP4
Fulton Bank	
City of Dover	QP1, QP2, QP3 & QP4
WSFS Bank	
Pennrose Properties	
Delaware Department of Education	
Delaware Health and Social Services Division of Social Services	QP1, QP2, QP3 & QP4
The Salvation Army	QP1, QP2, QP3 & QP4
NCC Council	
NCC Board of Realtors	
People's Place II	QP1 & QP2
Goodwill Delaware & Delaware County	QP1, QP2, QP3 & QP4
Green Street Housing	
City of Delaware City Mayor	QP1, QP2, QP3 & QP4
Town of Bellefonte	
Town of Odessa Mayor	
Department of Veterans Administration	QP1, QP2, QP3 & QP4
Transitions Delaware LLC	
Community Legal Aid Society, Inc.	QP1, QP2, QP3 & QP4
Delaware Federation of Housing Counselors	
Food Bank of Delaware	
Henrietta Johnson Medical Center	QP1, QP2, QP3 & QP4
Sussex County Government	QP1, QP2, QP3 & QP4
Delaware HIV Consortium	QP1, QP2, QP3 & QP4
Family Promise of Northern NCC	QP1, QP2, QP3 & QP4
Criminal Justice Council	
DHSS	QP1, QP2, QP3 & QP4
NCC Council	
Police Athletic League	
Delaware Alliance Against Sexual Violence	QP3
First State Community Loan Fund	QP1, QP2, QP3 & QP4
New Castle County Department of Community Services	QP1, QP2, QP3 & QP4
Provest Realty	
Second Chance Promise Program (2CPP)	QP2
Delaware Center for Horticulture	QP1, QP2, QP3 & QP4
Catholic Charities	QP1, QP2 & QP4
Delaware Center for Horticulture	QP1, QP2, QP3 & QP4
Warriors Helping Warriors (W4W)	QP1, QP2, QP3 & QP4
Action Environmental	



Delaware | New Castle County | City of Wilmington  
HOME-ARP Program  
Stakeholder List

Latin American Community Center	QP1, QP2, QP3 & QP4
Connolly & Partners, LLC	
West End Neighborhood House	QP1, QP2, QP3 & QP4
Cornerstone West	
West Side Grows	QP2, QP4
Housing Alliance Delaware	QP1, QP2 & QP3
Delaware Workforce Development Board	
Catholic Charities	QP1, QP2 & QP4
Wilmington City Council	
Bridge Clinic	QP1, QP2, QP3 & QP4
Family Help, Inc.	QP1, QP2 & QP3
American Civil Liberties Union of Delaware	QP1, QP2, QP3 & QP4
Carelink Community Support	
City of Delaware City Interim City Manager	QP1, QP2, QP3 & QP4
CLARIFI	
Delaware AFL CIO	
Delaware City Police Dept.	QP1, QP2, QP3 & QP4
Delaware Coalition Against Domestic Violence (DCADV)	QP3
Kent County Association of Realtors	
Levinson Firm, LLC	
M & T Bank	
New Castle County Summer Camp	QP1, QP2, QP3 & QP4
New Castle Senior Center	QP1, QP2, QP3
PNC Bank	
Sojourner Place	QP1, QP2 & QP3
Sussex County Association of Realtors	
Tidewater Mortgage Services, Inc.	
Village of Ardencroft Chairman	
Wells Fargo	
YMCA Central Wilmington	QP1, QP2,



Delaware State Housing Authority | New Castle County | City of Wilmington

# HOME-ARP Stakeholder Discussions

Nonprofit organizations, public agencies, public housing authorities and affordable housing developers are invited to participate in a discussion on the federal HOME-ARP funds received by DSHA, New Castle County and Wilmington, the Qualifying Populations that may receive assistance, and eligible uses of program funding. Stakeholders will be asked how these funds may address housing needs and gaps in services related to this program.

For additional details about HOME-ARP, [view this video](#).

## Stakeholder Session #1

June 13, 2022 | 12:00 - 1:00 PM

Meeting link: <https://meet.goto.com/207123301>

Join via phone: +1 (408) 650-3123

Access code: 207-123-301

---

## Stakeholder Session #2

June 14, 2022 | 2:00 PM - 3:00 PM

Meeting link: <https://meet.goto.com/353849533>

Join via phone: +1 (224) 501-3412

Access code: 353-849-533

For additional information, please contact:

New Castle County: [Vincent.Garlick@newcastlede.gov](mailto:Vincent.Garlick@newcastlede.gov)

Delaware State Housing Authority: [Cindy@destatehousing.com](mailto:Cindy@destatehousing.com)

Wilmington: [juliaf@mandl.net](mailto:juliaf@mandl.net)



# HOME-ARP ALLOCATION PLANS: STAKEHOLDER CONSULTATIONS

Joint Stakeholder  
Consultation for:

City of Wilmington  
New Castle County  
Delaware State  
Housing Authority  
June 13-14, 2022

# AGENDA

---

What is HOME-ARP?

---

Allocation amounts

---

Qualifying populations

---

Eligible activities

---

Next steps

---

Discussion



## **THE HOME- AMERICAN RESCUE PLAN (ARP)**

### **SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.**

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless, at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter.

# HOME-ARP ALLOCATIONS

- Allocated via HOME formula, highly targeted to poverty, renters in poverty; cost, availability and condition of housing stock
- Participating Jurisdictions (PJs) in the HOME Program that received FY 2021 allocations have received HOME-ARP allocation
- Each PJ in Delaware received its own HOME-ARP allocation



# HOME-ARP ALLOCATIONS FOR DELAWARE PJS

---

Delaware Non-Entitlement	\$5,322,495
--------------------------	-------------

---

New Castle County	\$3,672,176
-------------------	-------------

---

Wilmington	\$2,100,727
------------	-------------

# QUALIFYING POPULATIONS

Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act

At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act

Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

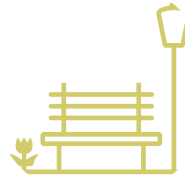
Other populations who do not qualify under any of the populations above but meet one of the following criteria:

- (a) Other families requiring services or housing assistance to prevent homelessness
- (b) Those at greatest risk of housing instability

# HUD HOME-ARP DEFINITION HOMELESS



an individual or family who lacks a fixed, regular, and adequate nighttime residence



an individual or family with a primary nighttime residence that is a public or private place not meant for human habitation, including a car, park, abandoned building, bus or train station, airport, or camping ground



an individual or family living in shelter designated to provide temporary living arrangements



an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided



an individual or family who will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels

# HUD HOME-ARP DEFINITION AT RISK OF HOMELESSNESS

Income at or below 30% AMI,  
Lacks sufficient resources to attain  
housing stability AND:



**Multiple Moves:** Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance



**Doubled Up:** Is living in the home of another because of economic hardship



**Hotel/Motel:** Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals



**Overcrowded Housing:** Lives in a single room occupancy (SRO) or efficiency apartment unit where two or more persons reside or where there are more than one-and-a-half persons per room



**Exiting Institution:** Is exiting a publicly funded institution or system of care (e.g., jail, prison, psychiatric hospital, etc.)

# ELIGIBLE ACTIVITIES



PRODUCTION  
OR  
PRESERVATION  
OF AFFORDABLE  
HOUSING



TENANT-BASED  
RENTAL  
ASSISTANCE  
(TBRA)



SUPPORTIVE  
SERVICES,  
HOMELESS  
PREVENTION  
SERVICES, AND  
HOUSING  
COUNSELING



PURCHASE AND  
DEVELOPMENT  
OF NON-  
CONGREGATE  
SHELTER



NONPROFIT  
OPERATING  
AND CAPACITY  
BUILDING

# NEXT STEPS

---

Comments from this weeks' stakeholder consultations will be considered when drafting the three HOME-ARP Allocation Plans

---

Round 2 of stakeholder outreach will be scheduled in late August

---

15-day public comment period on Draft HOME-ARP Allocation Plans tentatively scheduled for September

---

A public hearing will be scheduled during the 15-day public comment period

---

Submission of the three HOME-ARP Allocation Plans anticipated in October 2022

---



# DISCUSSION

## FOR MORE INFORMATION

New Castle County:

[Vincent.Garlick@newcastlede.gov](mailto:Vincent.Garlick@newcastlede.gov)

Delaware State Housing Authority:

[Cindy@destatehousing.com](mailto:Cindy@destatehousing.com)

City of Wilmington:

[juliaf@mandl.net](mailto:juliaf@mandl.net)

## Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation

6/13/2022 12:00-1:00 pm

### Organizations represented:

Salvation Army  
The Freedom Center for Independent Living  
DE State Council for Persons with Disabilities  
Housing Alliance of Delaware  
DE Dept of Correction  
Wilmington Housing Authority  
Milford Housing Development Corporation  
Pennrose Properties  
Leon N. Weiner & Associates  
DE Dept of Services for Children, Youth & Families  
Henrietta Johnson Medical Center  
Capital School District  
(4 unidentified)

### Agency/Organization Type (required stakeholders in italics)

*Homeless service provider*  
*Private organization that addresses disability rights*  
*Public organization that addresses disability rights*  
*Continuum of Care*  
*Public agency that addresses the needs of QPs*  
*Public housing authority*  
Community development organization  
*Homeless service provider*  
Affordable housing developer  
*Public agency that serves the needs of QPs*  
*Public agency that serves the needs of QPs*  
*Public agency that serves the needs of QPs*

### 1. What are the most critical gaps and needs in the local homeless and housing service system?

- Emergency shelter for persons with disabilities that meets all ADA requirements
- Emergency shelter for persons in crisis without a waiting time, including persons fleeing domestic violence
- One-bedroom units
- Supporting clients in hotels
- We can't place persons being released from nursing homes
- Co-occurring mental disorders
- Persons with traumatic brain injuries
- LIHTC income limits are too high for Hope Center residents (emergency shelter) looking for units to move into
- No single point of entry to info about housing resources
- Huge housing crisis going on with evictions occurring, no vacancies and nowhere to send folks
- Not much affordable housing in Sussex County among the million-dollar homes; lots of development but very little is affordable
- Land costs make affordable housing development prohibitive
- Housing Choice Voucher holders can't find housing in New Castle County but can find it in Wilmington, but many don't want to live there; a lot of affordable housing in the city is in undesirable areas
- Landlords requiring three times the rent in income to qualify
- Rents are rising statewide and what was previously affordable isn't anymore

- Landlords can get market-rate rents that are higher than HUD's fair market rents; difficult for HCV holders to find housing in this environment
- There's also a stigma re: HCVs, some landlords won't accept them for that reason
- Need to address construction costs increases in affordable housing development that were estimated prior to Covid and are now under construction
- HCV and Rapid Rehousing service providers need to sell their clients and the program to landlords.

## 2. What supportive services are needed to assist QPs?

- Utility payment assistance, budgeting, food, home aides and home nursing—to keep people in their current housing
- Largest concentration of supportive services is in Wilmington due to transportation access; this needs to be expanded to other areas

## 3. Additional comments

- PA asks LIHTC developments to create an escrow account that would fund supportive services for 15 years; perhaps that could be done in DE
- There is legislation in the State House of Representatives to include "source of income" as a protected class

## Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation

6/14/2022 2:00-3:00 pm

### Organizations represented:

Salvation Army  
DE Dept of Correction  
Wilmington Housing Authority  
Wilmington Alliance  
Pennrose Properties  
Capital School District  
DE Dept of Health & Human Services  
De Center for Justice  
New Castle County Hope Center  
Comcast  
Ministry of Caring  
(8 unidentified)

### Agency/Organization Type (required stakeholders in italics)

*Homeless service provider*  
*Public agency that addresses the needs of QPs*  
*Public housing authority*  
*Homeless service provider*  
*Homeless service provider*  
*Public agency that serves the needs of QPs*  
*Public agency that serves the needs of QPs*  
*Private organization that addresses civil rights*  
*Homeless service provider*  
Business  
*Homeless service provider*

### 1. What are the most critical gaps and needs in the local homeless and housing service system?

- Services for persons with mental health issues
- Livable wages to sustain the QPs
- Rising rents have made units very competitive
- Landlords unwilling to rent to persons with mental illness
- Units with accessible bathrooms, one-step entries and other features for persons with disabilities
- All unit sizes are needed from efficiencies to 4-bedroom units
- Recipients of SSI and SSDI do not have adequate income to cover rent
- LGBTQ population is difficult to house
- Lack of affordable housing outside of Wilmington where there's too much of it but there are barriers to accessing housing outside of the city: low income, poor credit, higher rent rates, limited public transportation
- There are elderly (65 and older) who are homeless, disabled, living in tents, having been on waiting lists for public housing and HCVs for 3-5 years; some have income but not enough to pay rent
- The waiting lists at public housing authorities are too long; need a step-down program for those waiting for housing and in need of medical services (physical and mental health care)
- Many homeless don't want to relocate up-state, which means providing housing and services down-state
- Landlords asking for three times the rent in income, 1-2 years of employment, not accepting vouchers, good credit and no criminal history

- Some families purchasing older
2. **What are the biggest risk factors for maintaining housing among the QPs?**
    - Inadequate services; if absent, they will fail quickly because it's a critical element to keeping them housed
    - Some of our clients need institutional care before they can be stabilized or recovery won't be sustainable
    - Many homeless do not have a primary care physician; keeping them healthy could contribute to keeping them housed
    - Need a one-stop shop to more holistically address the needs of the homeless and at risk
    - Financial literacy training would help
    - Some persons with mental health issues can't be left alone if they need medications
  3. **What sub-populations are under-served?**
    - Homeless children with mental illness who need services separate from their parents
    - Youth aging out of foster care tend to couch-surf, many without plans or goals
    - Homeless LGBTQ persons
    - Released offenders and released sex offenders
    - Persons who are deaf, persons with autism
  4. **Additional comments**
    - Only about 275 housing units on the market for sale in Kent County

## Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation

### Sussex Housing Group

6/16/2022 10:00-11:00 am

#### Organizations represented:

DE Community Reinvestment Action Council  
DE Division of Public Health  
Elevated Community Development Community Corp.  
First State Community Action Agency  
Housing Alliance Delaware  
Sussex Co. Habitat for Humanity  
Sussex Co. Housing & Community Development  
USDA Rural Development

#### Agency/Organization Type (required stakeholders in italics)

*Private organization serving the needs of the QPs*  
*Public agency serving the needs of the QPs*  
*Private organization serving the needs of the QPs*  
*Public agency serving the needs of the QPs*  
*Continuum of Care*  
*Private organization serving the needs of the QPs*  
*Public agency serving the needs of the QPs*  
*Public agency serving the needs of the QPs*

#### 1. What are the most critical gaps and needs in the local homeless and housing service system?

- Housing persons who are re-entering the community, especially sex offenders; for example, current local regulations exceed the distancing requirements included in state law
- Offenders who are aging and being released from prisons have medical problems and criminal records—are difficult to house
- Need workforce housing and affordable housing—for single mothers, persons with disabilities, the elderly, etc.)
- Investment in housing is slower than our population growth
- More SRO housing (like the Hope Center) in Sussex County; Love INC of Mid-Delmarva, Inc. interested in acquiring the former State Trooper Barracks in Lewes for something similar to the Hope Center in New Castle County
- 4-bedroom units need for larger families
- Vouchers are available but there aren't enough units, especially for persons coming out of transitional housing
- Need a shelter for the homeless in Sussex County
- Eviction prevention manager
- More funding needed for senior housing
- Affordable housing needed near large employers like the chicken farms and tourist destinations
- Need emergency shelter, transitional housing, and permanent supportive housing that can accommodate persons with disabilities
- Cost to build housing is prohibitive where no infrastructure exists
- There are no reasonably priced motels in Sussex County for temporarily housing homeless persons and families



- Public transportation is far more limited in the southern counties; some routes are empty due to mismatched hours of employment and few bus connections outside of Georgetown
- There are people living in cars but using bikes for transportation because they can't afford gas
- State hasn't supported nonprofit organizations as it should have; gaps in service in Sussex County usually filled by churches
- Need to revitalize vacant housing for occupancy
- Need long-term solutions to housing homeless persons and families in motels

**Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation**  
**DE State Council for Persons with Disabilities**  
6/27/2022 1:00-1:30 pm

**Organizations represented:**

Disabled Citizens / Parents / Advocates  
DE Division of Public Health  
Developmental Disabilities Council  
Architectural Accessibility Board  
Civil Rights Specialist  
DE Dept of Justice  
JEVS Human Services  
DE Dept of Developmental Disabilities Services  
DE Division of Substance Abuse & Mental Health  
DE Division of Prevention & Behavioral Health Service  
DE Division of Aging Adults with Physical & Mental Disabilities  
Disabilities Law Program  
The Arc of DE  
DE Office for the Deaf and Hard of Hearing  
ADAPT Delaware  
DE Statewide Independent Living Council  
The Freedom Center for Independent Living  
DE Division for the Visually Impaired  
ADA Coordinator  
DE Dept of Technology & Information  
Dover Air Force Base

**1. What are the most critical gaps and needs in the local homeless and housing service system?**

- The 10% set-aside of accessible units as part of an affordable housing development are never enough
- Need more accessible units, period.
- Most emergency shelters are not accessible and don't allow attendant services for persons who require them
- Home modifications are usually cheaper to keep persons with disabilities in their homes; difference between ADA and accessible units is critical
- Housing should also be accessible to transit and other amenities and services in a community

**2. Other Comments:**

- I would hope that individuals with disabilities will be used as resources to ensure the accessibility of new housing built with this resource.
- All new housing built with the resource should require Universal Design.
- New housing resources should also be accessible to mass transit

## Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation

### Delaware Affordable Housing Coalition

7/7/2022 10:00-11:00 am

#### Organizations represented:

NCALL

Housing Alliance of Delaware

People's Place, Milford

HDC – Mid-Atlantic

West End Neighborhood Housing

Sussex County Habitat for Humanity

Central Delaware Habitat for Humanity

Better Homes of Seaford

#### Agency/Organization Type (required stakeholders in italics)

*Private organization that addresses the needs of the QPs*

*Continuum of Care*

*Private organization that addresses the needs of the QPs*

*Private organization that addresses the needs of the QPs*

*Private organization that addresses the needs of the QPs*

*Private organization that addresses the needs of the QPs*

*Private organization that addresses the needs of the QPs*

*Private organization that addresses the needs of the QPs*

#### 1. What are the most critical gaps and needs in the local homeless and housing service system?

- Individuals and families are being evicted with 60 days' notice due to the landlord selling property due to higher values—but there's no place for the persons to move to
- Emergency shelter and transitional housing are needed but permanent supportive housing is what's really needed
- CoC recognizes that PSH for chronically homeless is greatest need and the CoC can fund operating expenses and supportive services of HOME-ARP-funded housing for QPs
- Mental health services are needed
- More intensive wrap-around supportive services are needed to keep people housed; some agencies/organizations will provide services for a year but many people need services for longer than a year; especially chronically homeless with mental illness who are difficult to track after a year
- Some people have income to pay rent but can't get housing due to poor credit
- TBRA is available but there are no units to house people

Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation  
Housing Alliance of Delaware - CoC Quarterly Meeting  
7/20/2022 11:00 am-12:00 pm

**Organizations represented:**

Housing Alliance of Delaware  
DE State University  
West End Neighborhood House  
DE State Representative  
New Castle Co Housing Authority  
Community Legal Aid Society, Inc.  
Fair Chance  
DE Dept of Education  
Veterans Multi-Service Center  
DE Dept of Health & Human Services

**Agency/Organization Type** (required stakeholders in italics)

*Continuum of Care*  
University  
*Private organization that provides services to QPs*  
State elected official  
*Public housing authority*  
*Private organization that addresses civil rights*  
*Private organization that provides services to QPs*  
*Public agency that provides services to the QPs*  
*Public agency that provides services to the QPs*  
*Public agency that provides services to the QPs*

**1. What are the most critical gaps and needs in the local homeless and housing service system?**

- Case management services are needed and are eligible under this program
- Benefits navigators are needed are eligible
- Difficult to find housing for single adults with criminal histories—could a state program be created?
- The pace of new affordable housing is inadequate to keep up with the need
- Persons with multiple homeless episodes need housing
- Survivors of domestic violence need units
- We have nowhere to house people but there are resources to provide the services
- Children in families living in motels lag educationally—need supportive services to support them
- Need to better engage landlords on available rental assistance programs to get them to participate; many are selling their properties due to rising values
- Street outreach is eligible and proposed services do not have to be new services

Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation  
Housing Alliance of Delaware - Community Development Network  
7/28/2022 2:00-3:00 pm

**Organizations represented:**

Housing Alliance of Delaware

Family Promise of Northern New Castle County  
(several volunteers)

**Agency/Organization Type** (required stakeholders in italics)

*Continuum of Care*

*Private organization that provides services to the QPs*

**1. What are the most critical gaps and needs in the local homeless and housing service system?**

- Our clients can't move out of emergency shelters because there are no units available
- More emergency shelters are needed in northern NCC but also statewide
- There's a deterrence to building multi-family housing, generally due to public opposition; there's more public support to build units for households at 80% AMI, less for those at 0-30% AMI; there's also public support for using public funds to assist 80% AMI households to become homeowners
- Most families need at least 2- and 3-bedroom units

**2. Other comments:**

- How will the lived-experiences of homeless persons and families be included in this planning? (response: through a survey of residents at the Hope Center in New Castle County)



Delaware State Housing Authority | New Castle County | City of Wilmington

## HOME-ARP Stakeholder Consultations Round 2

Join us for the final round of stakeholder consultations focusing on a review of the key findings on the unmet housing and supportive service needs of the Qualifying Populations. Stakeholder comments will be included in the Draft Allocation Plan anticipated to be released in November for a 15-day public comment period. The format will be the same for both sessions.

For additional details about HOME-ARP, [view this video](#).

### Stakeholder Session #1

October 3, 2022 | 10:00 - 11:30 AM EST

Meeting link: <https://meet.goto.com/350255509>

Join via phone: +1 (408) 650-3123

Access code: 350-255-509

---

### Stakeholder Session #2

October 6, 2022 | 2:00 - 3:30 PM EST

Meeting link: <https://meet.goto.com/303159973>

Join via phone: +1 (646) 749-3122

Access code: 303-159-973

For more information, contact:

New Castle County: [Vincent.Garlick@newcastlede.gov](mailto:Vincent.Garlick@newcastlede.gov)

Delaware State Housing Authority: [Cindy@destatehousing.com](mailto:Cindy@destatehousing.com)

Wilmington: [juliaf@mandl.net](mailto:juliaf@mandl.net)



# HOME-ARP ALLOCATION PLANS: STAKEHOLDER CONSULTATIONS

Joint Stakeholder  
Consultation for:

City of Wilmington  
New Castle County  
Delaware State  
Housing Authority  
October 2022





## **THE HOME- AMERICAN RESCUE PLAN (ARP)**

### **SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.**

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless, at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter.

# HOME-ARP ALLOCATIONS FOR DELAWARE PJS

---

Delaware Non-Entitlement	\$5,322,495
--------------------------	-------------

---

New Castle County	\$3,672,176
-------------------	-------------

---

Wilmington	\$2,100,727
------------	-------------

# QUALIFYING POPULATIONS

**Homeless**, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act

**At-risk of homelessness**, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act

**Fleeing, or attempting to flee**, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

Other populations who meet one of the following criteria:

- (a) Families requiring services or housing assistance to **prevent homelessness**
- (b) Those at **greatest risk of housing instability**

# STAKEHOLDER IDENTIFIED NEEDS / ISSUES

More affordable and accessible rental housing for households up to 50% AMI located outside of Wilmington

Many landlords refusing HCV for higher market rents, also refusing tenants with mental illness, criminal histories, evictions, poor credit, released offenders

Inadequate level of supportive services that increases potential for returning to homelessness

Level of HCV inadequate to serve families in need of subsidized rental housing

Inadequate Emergency Shelter beds for individuals and families in crisis, especially those fleeing domestic violence without a place to go

# STAKEHOLDER IDENTIFIED NEEDS / ISSUES (CONTINUED)

Supportive services to keep people housed—benefits navigator, mental health, financial counseling, employment training, education, case management, personal care providers, transportation, legal

Lack of affordable housing developers coupled with difficulty in developing multi-family housing

Permanent Supportive Housing, including for chronically homeless, with more units accessible for persons with disabilities and with visitAble features

Permanent affordable rental housing needed across DE to house individuals and families who have TBRA and access to supportive services

# DATA ANALYSIS: NEW CASTLE COUNTY

<b>46,295</b>	Housing Gap of rental units for households at 0-50% AMI (92% above current inventory)
<b>74%</b>	Black/African Americans are disproportionately represented among homeless
<b>144 days</b>	Average length of stay in homeless system; victims of DV 178; persons with disabling condition 156
<b>11,520</b>	Households at greatest risk of housing instability (0-30% AMI households paying more than 50% of income on housing costs)
<b>8,818</b>	Applicants on PHA and HCV waiting lists with New Castle County and Newark housing authorities
<b>627</b>	Domestic violence survivors sheltered in NCC/Wilmington in 2021

# DATA ANALYSIS: KENT & SUSSEX COUNTIES

<b>9,849</b>	Housing Gap of rental units for households at 0-50% AMI (25% above current inventory)
<b>58% KC</b> <b>48% SC</b>	Black/African Americans are disproportionately represented among homeless
<b>47 KC</b> <b>227 SC</b>	Average length of stay in homeless system; persons with disabling condition 204 and 110; victims of DV 106 and 192
<b>3,600</b>	Households at greatest risk of housing instability (0-30% AMI households paying more than 50% of income on housing costs)
<b>15,789</b>	Applicants on PHA and HCV waiting lists with DSHA and Dover Housing Authority
<b>506</b>	Domestic violence survivors sheltered in both counties in 2021

# DATA ANALYSIS: WILMINGTON

<b>6,654</b>	Housing Gap of rental units for households at 0-50% AMI (40% above current inventory)
<b>75%</b>	Black/African Americans are disproportionately represented among homeless
<b>143 days</b>	Average length of stay in homeless system; persons with disabling condition 161; victims of DV 116
<b>4,300</b>	Households at greatest risk of housing instability (0-30% AMI households paying more than 50% of income on housing costs)
<b>15,312</b>	Applicants on PHA and HCV waiting lists with Wilmington Housing Authority
<b>627</b>	Domestic violence survivors sheltered in NCC/Wilmington in 2021



# PRIORITY NEEDS

## WILMINGTON

Emergency shelter beds/units

Rapid Re-Housing units

PSH units

Permanent affordable rentals

Supportive services

## KENT & SUSSEX COUNTIES

Emergency shelter beds/units

Permanent affordable rentals

PSH units (physical disabilities,  
substance abuse)

# PRIORITY NEEDS (CONTINUED)

## NEW CASTLE COUNTY

Affordable rental units for low income and moderate income

Rental housing preservation for other QPs

PSH units

Permanent affordable rental units

TBRA

Supportive services for persons with disabilities, survivors fleeing DV and HT



**QUESTIONS?**

# NEXT STEPS

Comments from these sessions will be considered when completing the three Allocation Plans

A 15-day public comment period and a public hearing on the Draft Allocation Plan in each of the three jurisdictions will be scheduled in November (dates TBD)

Submission to HUD is anticipated in December

# FOR MORE INFORMATION

New Castle County:

[Vincent.Garlick@newcastlede.gov](mailto:Vincent.Garlick@newcastlede.gov)

Delaware State Housing Authority:

[Cindy@destatehousing.com](mailto:Cindy@destatehousing.com)

City of Wilmington:

[juliaf@mandl.net](mailto:juliaf@mandl.net)

**Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation**  
**Presentation of HOME-ARP Needs Assessment & Gaps Analysis**

10/3/2022 11:00 am-12:00 pm

**Organizations represented:**

DE Dept of Health & Social Services  
United Way of DE  
People's Place  
Pennrose Properties  
West End Neighborhood Housing  
(2 unidentified)

**Agency/Organization Type** (required stakeholders in italics)

*Public agency that provides services to the QPs*  
*Private organization that provides services to the QPs*  
*Private organization that provides services to the QPs*  
*Private organization that provides services to the QPs*  
*Private organization that provides services to the QPs*

1. HOME-ARP presentation on the Needs Assessment & Gap Analysis was provided.  
Comments included:
  - a. Requests to explain sources of some data points were addressed
  - b. Clarification of some points were provided
2. Additional needs identified:
  - a. Supportive services in Kent and Sussex Counties needed
  - b. In Sussex County, the lack of transportation compounds the problem of homelessness
  - c. Also a need for services for veterans and single individuals
  - d. Some homeless are gainfully employed but need housing; what are their demographics? (response: included data from CoC APR in complete Allocation Plan)
  - e. Homeless population is growing but doesn't seemed to be accurately reflected in reports

Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation  
Presentation of HOME-ARP Needs Assessment & Gaps Analysis  
10/6/2022 10:00-11:30 am

**Organizations represented:**

REACH Riverside  
YWCA of DE  
(2 unidentified)

**Agency/Organization Type** (required stakeholders in italics)

*Private organization that provides services to the QPs*  
*Private organization that provides services to the QPs*

1. HOME-ARP presentation on the Needs Assessment & Gap Analysis was provided.

Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation  
Housing Alliance of Delaware - Quarterly Meeting  
Presentation of HOME-ARP Needs Assessment & Gaps Analysis  
10/19/2022 11:00 am-12:00 pm

**Organizations represented:**

Housing Alliance of Delaware  
University of DE/Biden Center for Research & Services  
New Castle County  
Ministry of Caring  
SERCAP  
Veterans Multi-service Center  
Family Promise of Southern Delaware  
DE Coalition Against Domestic Violence  
HerStory Ensemble  
YWCA  
Better Homes of Seaford  
DE Dept of Health & Social Services  
(several volunteers)

**Agency/Organization Type** (required stakeholders in italics)

*Continuum of Care*  
*Public agency that provides services to the QPs*  
*Public organization that provides services to the QPs*  
*Private organization that provides services to the QPs*  
*Public agency that provides services to the QPs*  
*Public agency that provides services to the QPs*  
*Private organization that provides services to the QPs*  
*Private organization that provides services to the QPs*  
*Private organization that provides services to the QPs*  
*Private organization that provides services to the QPs*  
*Public agency that provides services to the QPs*

1. HOME-ARP presentation on the Needs Assessment & Gap Analysis was provided.

Comments included:

- a. Requests to explain sources of some data points were addressed
- b. Clarification of some points were provided
- c. Recommended the Domestic Violence Coordinating Council's annual report for DV data by county (obtained)

2. Questions:

- a. Will there be an RFP for funding? (response: DSHA, NCC and the city will make that decision individually)



DELAWARE, NEW CASTLE COUNTY, WILMINGTON  
HOME-ARP OUTREACH  
LIVED-EXPERIENCE SURVEY OF HOPE CENTER RESIDENTS  
AUGUST 2022

Analysis of Responses

*Overview*

A survey was conducted among the residents of the Hope Center, an emergency shelter facility in New Castle County, DE in August 2022. The survey was created in Survey Monkey but case managers and other staff used paper copies to assist resident households in completing the survey. All 33 responses were uploaded into Survey Monkey and analyzed.

*Length of Stay*

Nearly 46% of respondents had been living at the center for more than six months. One respondent had lived there for more than one year.

*Age*

Slightly more than 92% were between the ages of 25-59. Two respondents were 60 or older.

*Residence before the Hope Center*

Twenty-seven percent lived in a motel or hotel and 23% lived in another emergency shelter. Several were living with family or friends. Other places listed and the reasons why they had to leave included: got behind on rent/kicked out, lost a job due to Covid and could no longer afford everything, the landlord sold the house, and wherever I could find (motel, on the street, in a car, in an apartment but had to leave).

*Previous Place of Residence*

These responses were almost evenly split between outside of Wilmington but in New Castle County (33%), Kent County (33%), and Wilmington (27%). One person lived in Sussex County and one lived outside of the state.

*Number of Household Members*

The majority of respondents (63%) are in households of three or more persons with 27% in one-person households.

*Current Employment and Weekly Earnings*

Forty percent are employed and 23% are looking for work. Another 23% are unable to work due to a mental or physical condition. More than 36% earn more than \$200 while 27% earn less than \$100.

*Services Received at the Hope Center*

More than half (54%) receive case management to assist with finding housing, employment, and other services. More than one-third listed case management along with other services including mental health, medical care, transportation, and substance abuse. Sixty percent identified other services they need:

- Help to find housing (10 respondents)
- Legal aid
- Daycare

- Mental health
- Laundry (2)
- Clothing
- Classes (life skills, GED, first-time homebuyer workshop)
- DHAPP and Family Promise

Case management to assist with finding housing is a service that is currently provided. However, the lack of available and affordable housing is the challenge in finding units for residents to relocate to upon leaving the center.

#### *Plans to Stay at the Hope Center*

About 28% plan to stay for another 1-6 months. Nine respondents added comments about having to leave the center by August 31 due to funding. One mentioned “getting put out with nowhere to go on August 31<sup>st</sup>”.

#### *Moving On*

All the residents want to move elsewhere with 96% reporting they were working on a plan to do that. In order to move on, 52% said they need a place they could afford to live and 17% want a job that can pay their rent and expenses. One respondent stated the need for “a place that accepts bad/no credit”. More than half (52%) want to remain in New Castle County but outside of Wilmington. Twenty-six percent want to live in Wilmington. Two respondents want to live in Kent County, one in Sussex County and two want to move out of state.

DELAWARE, NEW CASTLE COUNTY, WILMINGTON  
HOME-ARP OUTREACH  
STAKEHOLDER SURVEY  
AUGUST 2022

Analysis of Responses

*Overview*

A survey was distributed to all stakeholders on the master list used for the HOME-ARP planning initiative. A total of 73 responses were received. The following is a summary of the results.

*Service Areas of Respondent Organizations*

The majority (55%) cover all of Delaware. Eleven percent cover Kent and Sussex Counties and 10% cover all of New Castle County (city and county).

*Type of Organization (could check more than one response)*

The majority (56%) are nonprofit social service providers; 19% are homeless shelter providers. Also, 18% were CoC member organizations and 18% worked in local government.

*HOME-ARP Qualifying Populations Served (could check more than one response)*

Seventy-eight percent of stakeholders work in organizations that serve primarily people experiencing homelessness while 70% serve people at risk of homelessness. Fifty-four percent serve victims of, or persons attempting to flee from, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

*Prioritizing Needs*

The need for housing, shelter, and services was highest among people experiencing homelessness (92%) followed by people at risk of homelessness (79%) and victims of domestic violence and others (77%).

*Unmet Needs*

The highest priority needs identified for persons experiencing homelessness were affordable rental housing (99%), permanent supportive housing (87%), and supportive services (77%). For persons at risk of becoming homeless, affordable rental housing (94%), tenant-based rental assistance (81%), and supportive services (77%) ranked highest.

Among victims of, or persons attempting to flee from, domestic violence, dating violence, sexual assault, stalking, or human trafficking, affordable rental housing (85%), supportive service (74%), and permanent supportive housing (71%) were identified as priorities. For other Qualifying Populations, affordable rental housing (89%), permanent supportive housing (79%), and tenant-based rental assistance (74%) were noted as the highest priorities. The lack of affordable rental inventory and an inadequate level of supportive services were among the most frequently cited additional comments posted in response to this question.

*Prioritizing HOME-ARP Funding*

Affordable rental housing and permanent supportive housing were identified as the highest priorities for budgeting purposes. Non-congregate shelter and transitional housing ranked lowest.

## Appendix B: Public Participation Materials



**Classified Ad Receipt**  
**(For Info Only - NOT A BILL)**

**Customer:** SD CITY WILM REAL EST/HOUSING

**Ad No.:** 0005531889

**Address:** 800 N FRENCH ST  
WILMINGTON DE 19801  
USA

**Pymt Method** Invoice  
**Net Amount** \$533.40

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 12/23/22

**Text of Ad:**

NOTICE OF PUBLIC HEARING AND  
NOTICE OF PUBLIC COMMENT PERIOD  
CITY OF WILMINGTON, DE

A PUBLIC HEARING AND A PUBLIC COMMENT PERIOD WILL BE HELD TO  
OBTAIN NEEDS INFORMATION FOR THE 2021 ANNUAL ACTION PLAN  
AMERICAN RESCUE PLAN SUBSTANTIAL AMENDMENT

The Annual Action Plan is the City of Wilmington's application and distribution plan for the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development (CPD) Block Grant Programs (HOME and CDBG). The City received an additional funding allocation through the American Rescue Plan Act (ARPA) to be administered through the HOME Investment Partnership Program (HOME) to perform activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These funds are governed by HUD CPD Notice 21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program issued September 13, 2021.

The City of Wilmington conducted a stakeholder consultation process to identify unmet housing and service needs among qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. Based on this information, the City identified the following priority need:

-Affordable rental units for 0-30% AMI and 31-50% AMI households

The City of Wilmington's HOME-ARP Allocation Plan proposes the following eligible activities and budget amounts:

Development of Affordable Rental Units	\$ 1,785,618.00
Administration and planning	\$ 315,109.00
Total Allocation	\$ 2,100,727.00

A public hearing will be held for the purpose of obtaining public input on January 9, 2023, at 9:00am via ZOOM. The Zoom Link for this meeting is as follows:

Join Zoom Meeting

<https://wilmingtonde.zoom.us/j/88389678658>

Meeting ID: 883 8967 8658

Passcode: 278944

One tap mobile

+13092053325,,88389678658#,,,,\*278944# US

+13126266799,,88389678658#,,,,\*278944# US (Chicago)

Dial by your location

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

Meeting ID: 883 8967 8658

Passcode: 278944

Find your local number: <https://wilmingtonde.zoom.us/j/89147913869>

Additionally, the City will hold a public hearing on January 12, 2023 at 5:00pm. The location of this meeting will be the Council Development and Urban Planning meeting. The ZOOM link for this meeting is as follows:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89147913869>

Or One tap mobile :

US: +13052241968,,89147913869# or +13092053325,,89147913869#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171

Webinar ID: 891 4791 3869

International numbers available: <https://us06web.zoom.us/j/89147913869>

A draft of the Substantial Amendment, which includes the HOME-ARP Allocation Plan, has been on public display for comments since November 23, 2022. The draft plan will remain on public display until January 12, 2023. Oral and written comments will be accepted during the public hearing. Written comments can also be emailed to Mr. Bob Weir, Director, City of Wilmington, Department of Real Estate and Housing at [rlweir@wilmingtonde.gov](mailto:rlweir@wilmingtonde.gov). The amended 2021 Annual Action Plan containing the HOME-ARP Allocation Plan also will be available for review online at <https://www.wilmingtonde.gov/>. To be considered for inclusion in the final Allocation Plan, all oral and written comments must be received by the city no later than January 12, 2023.

If any individual requires special accommodation (i.e., a qualified interpreter, hearing assistance, etc.) or a non-English speaking individual requires a translator in order to participate in the public hearing, they are requested to notify the City at (302)576-3000 or, for persons with hearing impairments, no later than 48 hours prior to the January 9, 2023, public hearing scheduled for 9:00am.

The City Council is expected to take action on the draft Substantial Amendment, which includes the HOME-ARP Allocation Plan, at its regular meeting on January 19, 2023, at 6:30pm in City Council Chambers. The city anticipates submitting the approved plan to HUD on or before January 31, 2023.

Equal Housing and

Equal Employment Opportunity

NJ-12/23/22

0005531889-01

**From:** [Robert L. Weir](#)  
**To:** [Bill Wasielewski](#)  
**Subject:** FW: Public Comment - HOME ARP  
**Date:** Thursday, January 12, 2023 12:47:32 PM  
**Attachments:** [GM Letter City of Wilm Home ARPA Jan 2023.pdf](#)

---

Bill -- FYI -- Any suggested comment if asked about this during the hearing? Thanks bobweir

---

**From:** Casey, Carrie <Carrie.Casey@newcastlede.gov>  
**Sent:** Thursday, January 12, 2023 12:38 PM  
**To:** Robert L. Weir <rlweir@wilmingtonde.gov>  
**Subject:** [EXTERNAL] Public Comment - HOME ARP

Hi Bob, I am sending this letter again during the public comment period in hopes the City of Wilmington will allocate a percentage of HOME ARP to the Hope Center for supportive services. The City has been a valued partner, and the Hope Center has provided emergency temporary shelter to over 2,000 people with half coming from the City of Wilmington. This includes households displaced during Hurricane Ida and from Adams Street.

Thank you for your consideration. Carrie Casey

## WILMINGTON 311

Please use the 311 system for all City of Wilmington information or non-emergency service requests. To reach Wilmington311, dial '311' if you are calling on your cell phone from inside the city limits, or 302-576-2620 if calling from either outside the city or from a landline.

This City of Wilmington e-mail, including any attachments, may contain information that is privileged, confidential and exempt from applicable law. This e-mail is intended to be reviewed by only the individual(s), or organization(s) to which it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, including any attachments, is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender by return e-mail and delete this e-mail from your system. Thank You.

**MATTHEW MEYER**  
COUNTY EXECUTIVE



**CARRIE CASEY**  
GENERAL MANAGER

77 READS WAY  
NEW CASTLE, DE 19720  
(302) 395-5600  
[www.nccde.org](http://www.nccde.org)  
Department of Community Services

January 12, 2023

Mr. Bob Weir, Director  
City of Wilmington Real Estate and Housing  
Louis L. Redding City/County Building  
800 N. French Street  
Wilmington, DE 19801

Dear Bob:

Thank you for meeting with me on Friday, December 2<sup>nd</sup>, to discuss the City of Wilmington's American Rescue Plan Act (ARPA) HOME allocation. I am writing to request an allocation from City of Wilmington's HOME ARPA for the New Castle County Hope Center supportive housing services.

Approximately 50% of our Hope Center participants last known address was the City of Wilmington. We have also taken in displaced Wilmington residents from Hurricane Ida and the condemnation of Adams Street. All participants receive wrap-around support including medical care, case management, transportation, food and other critical needs and behavioral health services.

The city has been a wonderful and committed partner in these efforts, and we are unable to do this alone. Having an allocation of HOME ARPA funding for supportive services will ensure our participants address the barriers which has led them to house lessness and create the necessary path for permanent housing.

Thank you for your consideration. Please contact me if you have any questions.

Sincerely,

Carrie Casey, General Manager  
Department of Community Services