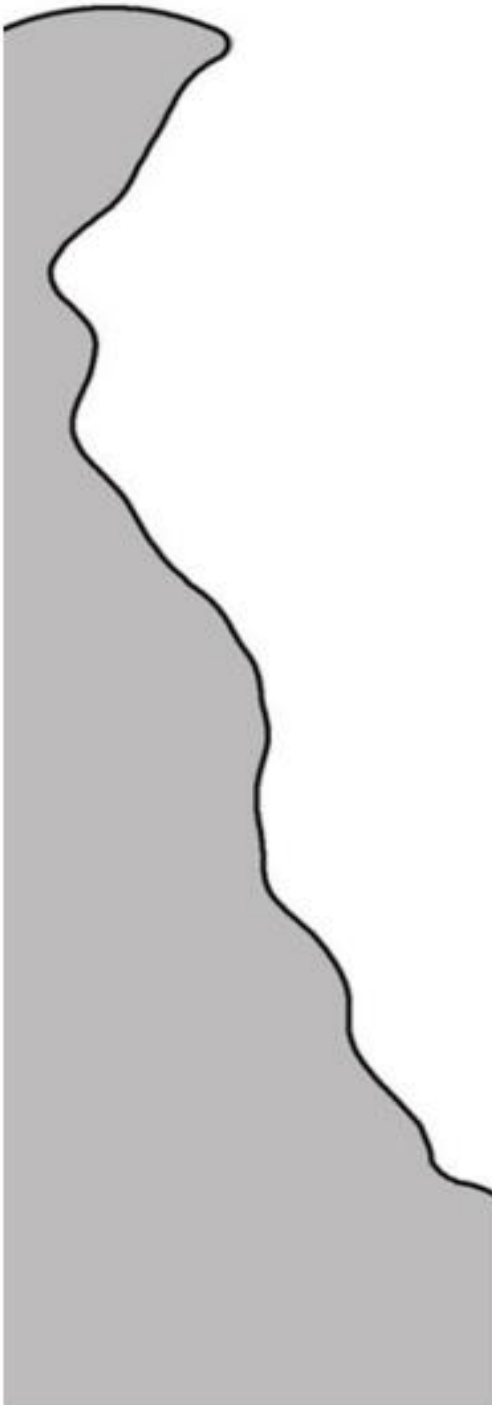


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DELAWARE CAPER 2021



Public Display—October 26 to November 11, 2022

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The following general goals and strategies are derived from DSHA's strategic planning and public participation process for the Five Year Plan for FY 2020 -2024 and identified as most effective for addressing Delaware's most pressing housing and community development needs. These strategies serve DSHA as targets for each year's Action Plan and activities. Not all strategies apply to all areas of the State as local conditions and residents determine how best to address the housing and community development needs of each community.

Each successive Action Plan endeavors to reflect and adhere to these strategies in its resource allocation and program planning. The Action Plan for FY2021, which is the 2nd in the five year period, allocated the State's resources toward these priorities and achieving the goals set forth in the Consolidated Plan. The planning process for the FY2021 Annual Action Plan took place during the pandemic. Many of the goals listed are still true, however other needs arose that took priority to prepare for, prevent and recover from COVID-19.

The State set forth corresponding priorities, as outlined below, to address priority-housing needs:

Priority 1: Create and preserve Delaware's stock of affordable rental housing.

As a result of the on-going global pandemic during the period July 1 2021 to June 30, 2022, DSHA's Delaware Housing Assistance Program (DE HAP) assisted households with rent arrears and current rent due up to \$5,000. Applications must be submitted by the landlord using the DEHAP Portal. Tenants are eligible if their income is below 60% of Area Median Income for the county in which they live, they have not already received federal or state rental subsidies, and can provide documentation of a COVID-19-related impact on their employment and/or income.

DSHA continued to provide and administer grant and tax credit programs targeted for construction or rehabilitation to quality rental housing for very low-, low- and moderate-income households. The Housing Development Fund (HDF), HOME, and the Low-Income Housing Tax Credit (LIHTC) Programs committed financing in FY2021 to several sites for both rehabilitation and new construction. Sites awarded funding in FY2021 are being counted when they go to construction closing. One HOME Program funded development, Herring Ridge, was completed providing 34 new affordable units, with 11 HOME funded units. A minimum of 2 of the units must be available to households at 50% or less of the median family income.

During FY2021, Delaware's HOPWA grant was awarded in its entirety, less DSHA administration funds, to the Delaware HIV Consortium, Inc. The Consortium provides rental assistance to low-income persons living with HIV/AIDS and their families in Kent and Sussex Counties, Delaware through a rental assistance voucher program. HOPWA funding from Delaware State Housing Authority (DSHA) provided rental assistance for 35 households, consisting of 35 people living with HIV and 26 other family members (including 18 minors), for a total of 61 people assisted. Additionally, 18 single person households were assisted with CV funds. All households (100%) had incomes at or below 80% of the area median income

(AMI): 23 (43.4%) of households had extremely low incomes at or below 30% AMI; 10 (18.9%) of households had very low incomes at or below 50% AMI; and 20 (37.8%) households had low incomes at or below 80% AMI.

DSHA is the Public Housing Authority for Kent and Sussex Counties. DSHA manages 500 units of Public Housing located throughout both Counties and 97 units of Section 13 New Construction project-based housing. In addition, DSHA administers 905 Housing Choice Vouchers. Housing Choice Vouchers enable low-income Delawareans to lease privately-owned rental units from participating property owners. DSHA also managed 36 Family Unification Program (FUP) HUD VASH vouchers 57, and Mainstream 811 vouchers and 811 PRA Demo units servicing 144 families in FY2020. These programs all serve a variety of populations with special needs. The state-funded State Rental Assistance Program (SRAP) was providing rental assistance for 706 households as of the end of FY 2021.

Since the inception of its Moving to Work program, DSHA has successfully provided assistance to 1,069 families to move from assisted to unassisted housing. Since 1999, 340 households have purchased homes and 729 have either begun paying fair market rent at their current unit or moved into non-subsidized housing. In FY2021, 24 households moved to unassisted housing via MTW.

Priority 2: Assist in ending homelessness and ensure that those currently experiencing homelessness and those at risk of homelessness have access to services, including affordable, integrated, supportive housing options, including permanent supportive housing.

DSHA is an active participant in the Continuum of Care and continued to support the activities of Housing Alliance Delaware in its capacity as the statewide Continuum of Care coordinating entity. DSHA worked with various agencies throughout the state that provide permanent housing, transitional housing and supportive services to homeless households. This support facilitates more than \$8 M in federal Continuum of Care funding to address homelessness in Delaware.

The State is a recipient of HUD's Housing Recovery Program grant. The goals of the program are to provide recovery housing and foster long term recovery for individuals to create a place for Sussex residents to heal and re-enter life. To date two developments have been awarded funding. Each housing development is transitional housing with 10 beds. These twenty beds are expected to provide support for up to 50 residents each year. One development is in Seaford and the other in Harbeson.

Priority 3: Assist Delaware families to achieve and sustain homeownership, including homebuyer assistance and rehabilitation assistance for existing homeowners

In FY2021, DSHA assisted 1,617 households to achieve homeownership its Homeownership Loan Program (HLP). The HLP is a statewide program that provides first mortgage financing at below-market interest rates to low- and moderate-income Delaware homebuyers. Program income from the Neighborhood Stabilization Programs (NSP) 1, 2 and 3 assisted three (3) families with financing to purchase homes. In FY2021, DSHA provided assistance to 157 families to maintain their homes via the CDBG and HOME rehabilitation programs. CDBG also assisted 4 households with utility hookups and no vacant condemned housing units were demolished. The Housing Development Fund (HDF) supported State-wide Emergency Repair Program (SERP) for 117 households. The Strong Neighborhoods Housing Fund (SNHF) also provided funding to address 23 vacant and abandoned homes to be rehabilitated or replaced with homeownership.

The DSHA, through Moving to Work, assisted 18 households achieve self-sufficiency and homeownership in FY 2021.

In FY21, DSHA launched a new Delaware Mortgage Relief Program (MRP) with federal Homeowner Assistance Fund (HAF) resources) which began making payments on behalf of Delaware homeowners to prevent foreclosure in July 2022.

Priority 4: Provide resources for local communities to address community development needs

DSHA has been very effective in facilitating the revitalization of communities in a manner that is sustainable and connection of housing to services, amenities and jobs thereby enhancing the quality of life of Delaware's residents. DSHA has been active in numerous state and regional initiatives to improve planning for affordable housing, healthy and sustainable communities.

Catalyst Fund

New in 2022, the state is about to release a new Catalyst Fund. The COVID-19 pandemic has highlighted the importance of healthy neighborhood environments to public health and economic outcomes. The CDC has recognized that: "neighborhoods people live in have a major impact on their health and well-being." Research has revealed correlations between high rates of vacant or abandoned properties in a neighborhood with worse physical health and mental health outcomes.

Vacant and abandoned properties also present a barrier to economic recovery. When neighborhoods face high concentrations of vacant properties or when properties remain vacant for long periods of time, the cost of renovation or redevelopment is often greater than the after-improved value, putting scalable and targeted revitalization efforts financially out of reach. In many neighborhoods facing high levels of vacancy, there is also a significant homeownership gap, negatively impacting neighborhood stabilization and growth. This is often compounded by the rising costs and limited availability of "move-in" ready homes for sale in these markets.

The Catalyst Fund will also take steps to encourage the participation of new and emerging developers in order to expand the pool of local developers to help scale development activity and support equitable revitalization and inclusive economic opportunity. The Catalyst Fund will be designed to reach new developers to engage them in returning vacant properties to productive use.

Delaware's Growth Management Framework

The FY2021 Action Plan was developed in accordance with the Governor's strategies for growth management. These strategies curb sprawl and redirect growth to areas of the state that can best support it through investments in infrastructure and planning. The provision of quality, safe, affordable housing is essential to the success of the strategy. The State's goal is to encourage the integration of racial and ethnic minorities through its economic and housing priorities. The key element in the State's strategy is to provide greater choices for all Delawareans with respect to employment and housing. In FY2021, DSHA continued to play an active role in the State land use planning and growth management process and communities. This includes work with local government and organizations to encourage effective affordable housing strategies as part of their comprehensive planning processes and active engagement with the Preliminary Land Use Service (PLUS) process.

Downtown Development Districts and Strong Neighborhoods Housing Fund

DSHA administers the Downtown Development Districts (DDD) rebate program, which offers rebates to developers for investments in real property in designated downtown areas. Following the successful implementation of the NSP program in Delaware, DSHA also established in FY2016 the Strong Neighborhoods Housing Fund (SNHF). Originally funded by one-time mortgage settlement funding, it is

now funded on an ongoing basis in the state budget. SNHF provides support for community development initiatives addressing vacant and abandoned properties and revitalizing distressed neighborhoods. In FY21, \$10 million in Downtown Development District (DDD) funds were reserved for 17 large projects and are expected to leverage \$250 million in private investment. In addition, 55 small projects and 5 large projects were completed in FY21 receiving a total of \$2.5 million. Altogether, approximately \$12.5 million in DDD funds leveraged \$270 million in private investment in the state's most distressed areas. Activities included creating a range of housing opportunities, new businesses, and jobs through new construction, renovating vacant buildings, and supporting historic preservation.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable rental housing	Affordable Housing	HOME: \$ / HTF: \$2100000 / LIHTC: \$ / HDF: \$	Rental units constructed	Household Housing Unit	625	241	39%	125	151	121%
			Rental units rehabilitated	Household Housing Unit	1000	175	0.00%	200	0	
COVID-19 response	To Prevent, prepare for and respond to the Corona virus	CDBG: \$ / HOPWA: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	78	78.00%			
			Homeless Person Overnight Shelter	Persons Assisted	3000	979	33%			
			Homelessness Prevention	Persons Assisted	500	373	75%		168	
			Other	Other	0	0		100		
Foreclosure Prevention and Recovery	Affordable Housing	Emergency Mortgage: \$	Other	Other	3500	320	9.14%	500	0	

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homebuyer Assistance	Affordable Housing	Emergency Mortgage: \$ / HDF: \$ / Homebuyer assistance: \$	Homeowner Housing Added	Household Housing Unit	0	54		75	0	.
			Direct Financial Assistance to Homebuyers	Households Assisted	3750	3692	98%	1000	1617	162%
Homeless Assistance	Homeless	ESG: \$ / HDF: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	375	420	112%	45	342	760%
			Homeless Person Overnight Shelter	Persons Assisted	3750	953	25%	955	502	53%
			Homelessness Prevention	Persons Assisted	500	18	4%	100	18	18%
Homeowner Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$ / HDF: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1500	299	20%	195	157	81%
Non-housing Community development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	0	0.00%			
			Buildings Demolished	Buildings	25	0		4	0	
			Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	100	0				
			Other: Administration	Other	5	2	40%	10	4	20.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Permanent Supportive Housing	Affordable Housing Non-Homeless Special Needs	HOPWA: \$238736 / HTF: \$600000 / Emergency Mortgage: \$ / Rental assistance: \$6500000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	1194	43%	250	380	152 %
			Other (SRAP)	Other	3500	1491	43%		706	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

DSHA served fewer Delawareans overall than projected in 2022, due to COVID-19. Decisions about annual production and support are dependent upon the actual needs of the households, non-profits, and local communities served. DSHA responds to the requests for assistance and funding proposals presented. We may under or overreach specific projected goals.

CDBG

CDBG funds assisted 129 households with housing rehabilitation, another four (4) housing units received utility hookups. Of these households, 86 included disabled persons and 95 had female heads of household. The FY2021 CDBG Program is on target to accomplish the outcomes outlined in the Action Plan.

CDBG funding was used to rehab owner-occupied homes and accomplish other community development activities such as demolitions and water/sewer hook-ups.

As a result of the global pandemic, the CARES Act made available Community Development Block Grant Coronavirus (CDBG-CV) funds across the country. HUD released three tranches of CARES Act funding during the course of the FY2020 period. DSHA was awarded three allocations of funds as follows:

- CV 1 - \$1,471,924
- CV 2 - \$3,228,336
- CV 3 - \$1,880,190

These funds are being utilized across the State to provide subsistence payments, food services and delivery, Hotel vouchers for homeless households and legal services. To date nearly 60% of these funds have been expended.

The CARES Act also allowed FY2019 and FY2020 CDBG Grantees and Subgrantees to use regular CDBG funds for Public Service activities to prevent, prepare for, and respond to COVID-19. Kent County, Delaware took advantage of this set of HUD waivers to use \$120,600 of its FY2019 allocation, and \$260,000 of its FY2020 allocation to provide Hotel/Motel Vouchers for persons who were homeless due to COVID-19. Emergency Shelters were unable to house homeless persons during COVID-19 due to social distancing requirements, so the homeless had no place to go for shelter until the Delaware Division of State Service Centers began paying for vouchers to house homeless persons in hotel/motel rooms. This public service activity worked very well, with very little, if any, homeless persons contracting the virus while housed in hotel/motel rooms.

Home4Good

Through a partnership with the Federal Home Loan Bank of Pittsburgh, DSHA provides state funding to address homelessness through the Home4Good program. This leverages federal dollars towards rapid rehousing and supports new initiatives such as legal services for eviction prevention, as well as homelessness prevention.

Emergency Solutions Grants (ESG) Program

The ESG Program is used to assist in the operating expenses of emergency shelters, improve the quality of emergency shelters, and provide prevention programs, essential social services, and rapid rehousing assistance to homeless individuals and families. During FY2021, ESG funds assisted seven (7) Emergency Shelters serving homeless individuals and/or families who served a total of 530 persons. One (1) organization in Kent and Sussex County was granted funds to provide Rapid Rehousing services and assisted 41 households with 76 people.

The CARES Act made available an additional \$4 billion in supplemental funding to the ESG (ESG-CV) Program for eligible activities in response to the coronavirus outbreak. HUD encourages approaches that prioritize the unique needs for persons experiencing homelessness. DSHA had two allocations of ESG-CV funds; an appropriation of \$807,114 and a second allocation of \$1,527,664 based on the U.S. Department of Housing and Urban Development (HUD) federal fiscal year 2020 formula distribution. DSHA's priority for the use of these ESG-CV funds has been to assist homeless providers and communities to prepare for, prevent the spread of, and respond to the coronavirus. DSHA used the ESG-CV CARES funding to support twelve (12) agencies who work to end or prevent homelessness quickly and as efficiently as possible for all vulnerable populations. These funds are being used across the state to provide Rapid Rehousing, Shelter Operations, HMIS and Street Outreach. From January 1, 2021 to June 30 2022, ESG-CV served 490 persons in Emergency Shelter and Rapid Rehousing programs in FY 2021. The cumulative total of persons served is 1,276. To date, 82.5% of the funds have been drawn down.

HOPWA

The HOPWA Program is designed to provide eligible applicants with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases and their families. Delaware HIV Consortium utilized the program funds for payment of project- or tenant-based rental assistance. HOPWA funding from Delaware State Housing Authority (DSHA) provided rental assistance in FY2021 for 35 households, consisting of 35 people living with HIV and 26 other family members (including 18 minors), for a total of 51 people assisted. Additionally, 18 single-persons households received rent, mortgage or utility assistance through the use of Covid funds from HOPWA.

Since 1997, DSHA has awarded Housing Opportunities for Persons with AIDS (HOPWA) funds to the Delaware HIV Consortium (The Consortium) to operate a Tenant Based Rental Assistance (TBRA) program for low-income persons living with HIV/AIDS in Kent and Sussex Counties, Delaware. The Consortium is a nonprofit agency that is the primary administrator of Ryan White CARE Act dollars used for HIV supportive services in the state of Delaware. The Consortium's mission is to eliminate the spread of HIV/AIDS and to create a seamless continuum of care for all people infected and affected in Delaware. TBRA program staff consists of two full-time employees and one part-time assistant. A Housing Advisory Review Panel, consisting of housing program staff, HIV/AIDS medical case managers, and HOPWA grant administrators acts as a steering committee to review and assess the program's effectiveness.

The CARES Act made available additional funding under the Housing Opportunities for Persons with AIDS (HOPWA) program. The supplemental funds provided under the CARES Act are to be used by HOPWA grantees as additional funding to maintain operations and for rental assistance, supportive services, and other necessary actions, in order to prevent, prepare for, and respond to coronavirus. DSHA received an

additional \$45,703 for Short Term Mortgage, Rent and Utility assistance, of which 90% of the funds have been expended to date.

State-Funded Rental Assistance (SRAP)

A partnership between DSHA and several other state agencies, the State Rental Assistance Program (SRAP) provides tenant-based rental assistance to people with very low incomes who may need supportive services and rental assistance to live safely and independently in the community. The SRAP program is a vital part of Delaware's strategies to help people who are at high risk for homelessness or institutionalization make the transition to permanent housing and independent living, avoid becoming homeless or institutionalized, and address the housing and supportive services needs of people who are not homeless but have other special needs. Originally funded in FY2011 with \$1.5 million through the state General Assembly, allocations and other funding amounted to total program expenditures of \$6.9 million in FY2021. The Division of Substance Abuse and Mental Health (DSAMH) has recognized SRAP as a cost-effective and efficient means of meeting its obligations to create additional units of supportive but independent housing in the community as part of its Settlement Agreement with the U.S. Department of Justice. DSAMH has directed additional funds to the SRAP program specifically to serve DSAMH clients, increasing the total number of households that can be served through the program. As of 6/30/2022, 706 households with SRAP vouchers were in leased units in FY21.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	863	18	29	313	0
Black or African American	862	17	40	432	0
Asian	44	0	0	5	0
American Indian or American Native	6	0	0	2	0
Native Hawaiian or Other Pacific Islander	10	0	0	2	0
Multiple races and Other	95	0	10	48	0
Total	1880	35	79	802	0
Hispanic	62	0	1	97	0
Not Hispanic	1818	35	78	705	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The federal funds assisted a total of 2,796 people.

CDBG

CDBG funds assisted 129 households with housing rehabilitation, and another four (4) housing units received utility hookups. Of these households, 86 included disabled persons and 95 had female heads of household. The majority of the beneficiaries shown above are non-housing CDBG activities, principally the CDBG CV funded public services.

HOME

There were 24 HOME-financed owner occupied units completed in Kent and Sussex Counties and 1 rental development with 11 units completed during the reporting period. PR23 shows the breakdown of the units by race and income.

There were two CHDO commitments made in FY 2021. No CHDO activities were completed in FY 2021.

ESG

During FY2021, ESG funds assisted 807 people in seven (7) HUD-funded emergency shelters and one (1) provider of rapid re-housing. Of these 807 people, 38.8% were self-identified as White, 53.5% as Black or African American, and less than 1% as either Asian American, American Indian or Native American or Alaskan Native, or as Native Hawaiian or Other Pacific Islander, 6% as Other Multi-Racial and 5 individuals either did not know their race or declined to answer. Of the 807 assisted persons, 12% self-identified as Hispanic and 88% self-identified as Not Hispanic. The remaining 4 individuals did not respond or declined to answer.

Additional detail on ESG beneficiary data is included in the attached SAGE report.

HOPWA

In FY2021, HOPWA funding from Delaware State Housing Authority (DSHA) provided rental assistance

and temporary assistance for 53 households, consisting of 53 people living with HIV and 26 other family members (including 18 minors), for a total of 79 people assisted. Of the 79 individuals, 29 identified as White (37%), 40 identified as Black or African American (51%), 0% as Asian or American Indian or Native American person, and 6 identified as multi-racial (12%). In FY2021, 1 household identified as Hispanic.

All (100%) households were low income. 23 of households had extremely low incomes at or below 30% of the area's median income (AMI), 10 had very low incomes at or below 50% of AMI and 20 had incomes at or below 80% of AMI.

HTF

The State received, \$3,101,884 for FY 2021 and committed HTF funds totaling \$600,000 during FY2021. The total funds committed included funds for the acquisition and construction of Foster Commons, a group home, and The Flats, phase IV, \$2,141,565, for construction of 52 affordable housing units in New Castle County.

There were no HTF-funded projects completed in FY 2021.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,583,695	2,777,716.10
HOME	public - federal	3,000,000	1,979,574.62
HOPWA	public - federal	336,185	291,037.70
ESG	public - federal	237,229	248,544.40
HTF	public - federal	3,101,884	2,214,737.05
LIHTC	public - federal	3,245,625	
Other (Homeownership Loan program)	public - federal	167,750,000	
Other(Homeownership Loan Program)	public - state	167,750,000	

Table 3 - Resources Made Available

Narrative

CDBG

The goals of the program are to ensure that the State's CDBG funds will be used to give maximum feasible priority to activities, which will benefit low- and moderate-income families; to aid in the prevention of slums and/or blight; and to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs (except that the aggregate use of Title 1 funds received by the State during the period of FY 2019, 2020, and 2021 shall principally benefit persons of low and moderate income in a manner that ensures that not less than 70 percent of such funds are used for activities that benefit low- and moderate-income persons). The CDBG funds shall principally benefit low- and moderate-income persons in a manner that ensures that not less than 70 percent of such funds are used for activities that benefit low- and moderate-income persons. In order to comply with the 70 percent principal benefit requirement, it is further agreed that not less than 70 percent of the FY2020 CDBG Grant funds shall be utilized for activities that benefit low- and moderate-income persons as defined in the CDBG Program Guidelines.

During FY2021, the City received a grant of \$2,621,759 and program income of \$37,075.58 for a total of \$2,658,834.58. All of the CDBG program, other than Administration, funds met the Low-Mod national objective. Particularly, because of the program's strong emphasis on housing rehabilitation, which provides 100 percent benefit to low- and moderate-income persons, the total benefit to low- to moderate-income persons well exceeds the program requirements. From July 1, 2021, to June 30, 2022, 129 households were assisted with CDBG funded housing rehabilitation throughout Kent and Sussex Counties, and 4 households were assisted under the FY2021 grant program with utility hookups.

HOME

The State received \$3 million in HOME funds in FY2021 and received an additional \$3,463,062.13 in program income. During FY 2021, HOME funds were committed totaling \$1,550,000 for Delaware Bond, an apartment development and \$500,000 of HOME funds for 34 units of homeowner

rehabilitation in Kent and Sussex Counties. Using HOME funds to preserve the physical condition of homeowner occupied units addressed the strategy of assisting homeowners in maintaining their homes.

There was one acquisition/new construction rental development completed with 11 HOME units (Herring Ridge) with a HOME investment totaling \$1,700,000 of a \$7,855,511.00 development that addressed the need for affordable rental housing.

Two operating grants totaling \$100,000 were awarded to CHDOs during FY2021. Please refer to Appendix for maps of geographic distribution.

ESG

ESG Program funds are distributed on a competitive basis as described in the Policy Manual and Application, which may be accessed at www.destatehousing.com. During FY2021, Delaware received a grant of \$237,229 and disbursed \$248,544.40 in ESG funding to support emergency and shelter services and rapid re-housing throughout Kent and Sussex Counties. ESG CV funds continue to be used as well.

During FY2021, ESG funds assisted seven (7) Emergency Shelters serving homeless individuals and/or families and one (1) organization providing Rapid Rehousing in Kent and Sussex County. See ESG section for further detail.

HOPWA

The HOPWA funds that the State received, \$336,185, were awarded to Delaware HIV. This organization continued to provide rental assistance to persons living with HIV and their households. HOPWA CV funds were also spent during the year for Short-term Rent, Mortgage and Utility (STRMU) assistance activities.

HTF

HTF Program funds are distributed on a competitive basis as described in the FY2020 National Housing Trust Fund Allocation Plan, which may be accessed at www.destatehousing.com/Developers/dv_nhtf.php.

The State received, \$3,101,884 for FY 2021 and committed HTF funds totaling \$600,000 during FY2021. The total funds committed included funds for the acquisition and construction of Foster Commons, a group home, and The Flats, phase IV, \$2,141,565, for construction of 52 affordable housing units in New Castle County.

OTHER

The state received \$3,606,617 for FY 2021 and FY2022 from the **Housing Recovery** Program. The pilot program authorizes assistance to states, including Delaware to provide stable, temporary housing to individuals in recovery from a substance use disorder. These funds are administered by DSHA. To date two commitments have been made and \$1,690,548.15 has been expended.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Delaware Non-Entitlement Areas	100	100	Eligible Areas for DSHA ESG, HOPWA, and CDBG
Delaware State	100	100	Statewide Programs

Table 4 – Identify the geographic distribution and location of investments

Narrative

All of the CDBG, ESG, and HOPWA will be used in non-entitlement areas. HOME funds will be used state-wide but primarily in non-entitlement areas. the federal and state reserves described in this plan will be used state-wide. The HTF will be used statewide.

Low Income Housing Tax Credit strongly incentivizes applications creating or preserving affordable rental housing in Areas of Opportunity with up to 15 points awarded.

HOME funds are used to fund gaps in LIHTC projects and thereby allocated to support the geographic objectives of LIHTC program.

State Housing Development Fund (HDF) – While it supports projects and activities state-wide, the HDF does allocate funds geographically as follows:

- Like HOME, HDF is used to fund gaps in LIHTC projects when necessary and thereby allocated to support the geographic objectives of the LIHTC program.
- HDF Homeownership Production Program prioritizes homeownership in Distressed Areas. Also, the amount of funding available per unit located in Distressed Areas is increased from \$35,000 to \$50,000.
- HDF Loans (non-LIHTC) ranks applications according to criteria. Rental applications located in Areas of Opportunity receive priority consideration.

Voucher Payment Standards have been increased in ZIP codes across Delaware that contain mostly Areas of Opportunity to help families with vouchers find housing in areas where there is less rental housing, but often higher rents. This applies to DSHA’s Housing Choice Voucher program (HCV), Family Unification (FU) program, and State Rental Assistance Program (SRAP).

DSHA mapped FY2021 investments CDBG, LIHTC, HOME and programs (available in Appendix 1). CDBG and HOME single family rehabilitation assistance. Activity has occurred in both Areas of Minority Concentration and other areas as well. While significant progress has been made in assisting more African American households in both Kent and Sussex Counties, no Hispanic households assisted were assisted with either the CDBG or HOME programs in FY21. Discussions with DSHA’s CDBG staff indicate that since single family rehabilitation assistance, Hispanic households have a lower homeownership rate. CDBG staff will work with both Kent and Sussex County to further research why this occurred and determine actions that will increase CDBG/HOME assistance reaching more Hispanic households.

DSHA will continue to monitor the location of DSHA investments, and adjust programs to encourage revitalization of Distressed Areas and new affordable homeownership and rental opportunities in Areas of Opportunity.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG

Neighborhood infrastructure improvements may be leveraged through any combination of the following:

- Local – bonds, in-kind, municipality’s general fund and local water and sewer fund;
- State – Delaware Department of Transportation (DOT), Department of Natural Resources and Environmental Control State Revolving Fund and municipal street aid fund; and
- Federal – DOT, EPA, FEMA and USDA.

The uses of CDBG funds for owner-occupied rehabilitation may leverage additional rehabilitation funding from nonprofit, private and public sources; however, this is usually not the case with the exception of a small amount of Housing Preservation Grant funds each year.

HUD requires a one-for-one match on CDBG funds used for state administration in excess of \$100,000. DSHA spent the \$353,428.67 in administrative funds (13.3% of the total grant plus program income) for FY2021 and matched the funds in excess of \$100,000. DSHA did not use any program income for administration; therefore, it did not require a match.

The FY2021 Delaware CDBG program guidelines require sub grantees to match their CDBG administration funds one-for-one with local administration funds. Kent and Sussex Counties matched their administration allocations in local funds.

Delaware CDBG program guidelines also require sub grantees to match their CDBG infrastructure project funds with minimum match amounts that vary with the amount of CDBG funds requested. Cash matches may be provided through other sources of funding for the same activity. The following are the CDBG infrastructure match requirements:

Up to \$100,000 requires a 10 percent cash match or a 15 percent in-kind match;

- \$100,000+ to \$200,000 requires a 15 percent cash match or a 20 percent in-kind match; and
- \$200,000+ requires a 20 percent cash match or a 25 percent in-kind match.

HOPWA

The HOPWA funds awarded to Delaware HIV leverged \$199,343 in funds from Ryan White to provide Case Management, ambulatory outpatient, dental, prescription and transportation. Residents rental payments also contributed \$70,657.

HOME

The majority of the State of Delaware’s HOME funds are provided to multi-family rental developments in conjunction with the LIHTC Program. During the reporting period, DSHA completed one HOME multifamily rental development.

Fiscal Year Summary – HOME Match 2020	
1. Excess match from prior Federal fiscal year	\$19,651,283
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$19,651,283
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$19,651,283

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
none								

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period					
	Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2021	\$496,383.42	\$3,449,047.03	\$270,362.16	0	\$3,675,068.29

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$9,147,636	0	\$9,147,636	0	0	0
Number	2	0	2	0	0	0
Sub-Contracts						
Number	41	0	0	2	10	29
Dollar Amount	\$6,692,327	0	0	\$153,350	\$1,274,55	\$5,264,419
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	2	0	2			
Number	\$9,147,636	0				
Sub-Contracts						
Number	41	0	41			
Dollar Amount	\$6,692,327	0	\$6,692,327			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		34		175000		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	34	0	0	15	0	19
Cost	175,000	0	0	77,206	0	97,794

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	175	342 Rapid rehousing ESG
Number of Non-Homeless households to be provided affordable housing units	1,300	157 HOME and CDBG rehab 11 HOME new rental 3 nsp 117 SERP 23 SNHF
Number of Special-Needs households to be provided affordable housing units	750	35 HOPWA
Total	2,225	

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	925	342 Rapid rehousing ESG 35 HOPWA
Number of households supported through The Production of New Units	175	11 HOME
Number of households supported through Rehab of Existing Units	375	157 HOME and CDBG + 117 SERP rehab
Number of households supported through Acquisition of Existing Units	750	3 NSP; 23 SNHF
Total	2,225	

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Decisions about annual production and support are dependent upon the actual needs of the households, non-profits, and communities served. As a funding and support agency, DSHA responds to the requests for assistance and funding proposals that are presented. Overall, we are meeting or surpassing the projected needs.

During the FY2021 year, the effects of the global pandemic were still being felt. Social distancing requirements for the Coronavirus impacted both CDBG and HOME rehab programs. The pipeline of projects for 2021 was reduced due to limitations on inspections and application during the shut down the prior year. This dramatically reduced the number of rehabilitations completed for FY2021. The impacts of the pandemic were also felt in the new construction of affordable housing. Construction costs for labor and materials increased, causing projects to temporarily stop production and refinance.

Discuss how these outcomes will impact future annual action plans.

DSHA bases its annual plans on the Consolidated Plan, consultations with local, non-profit and for-profit providers and developers, and the trends of the previous years. Thus, projections may be adjusted, most likely to provide additional resources as available.

As communities continue to prepare for, prevent and recover from the pandemic, DSHA expects to see continued fluctuations in outcomes due to increased cost for labor and materials, increased needs of people at risk of homelessness, and changing guidance on social distancing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	41	20	0
Low-income	24	13	0
Moderate-income	17	2	0
Total	82	35	0

Table 13 – Number of Households Served

Narrative Information

CDBG:

The only beneficiaries for whom income is determined are participants in the Housing Rehabilitation programs. The above count is an understatement of rehabilitation units completed. The City completed 129 CDBG funded rehabilitation projects plus 4 utility hook ups during the year. However, many of these were funded and reported under older years. As a result, there is an undercount.

HOME:

Through the HOME program, 24 homeowner households received rehabilitation assistance and 11 rental units were completed.

HOPWA:

All households receiving tenant rental assistance (100%) had incomes at or below 80% of the area median income (AMI): 23 (66%) of households had extremely low incomes at or below 30% AMI; 7 (20%) of households had very low incomes at or below 50% AMI; and 5 (14%) household had low incomes at or below 80% AMI.

HTF:

There were no projects completed during FY 2021.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Statewide Coordinated Intake System

Through ESG and state funding, DSHA supports the statewide Continuum of Care's coordinated entry system (CES), administered by Housing Alliance Delaware (HAD). As part of operating the system, HAD conducts regular outreach to social service agencies, churches, day centers and other places where people experiencing homelessness may seek assistance. Delaware's CES uses the VI-SPDAT assessment tool to assess households' needs and determine appropriate referrals and prioritization for rapid rehousing and permanent supportive housing.

Code Purple

With the support of volunteers from across Delaware, Code Purple locations provide safe, warm and short-term housing and hot meals to individuals and families who are homeless when winter-weather conditions make it difficult for anyone to be outside for extended periods. Organized and staffed by volunteers, Code Purple sites typically are located at houses of worship and community shelters. Code Purple sites use volunteers to manage operations, with activation and implementation varying by county and site. Delaware 2-1-1, call center and a mobile app provide information to Delawareans needing to find shelter on the most inclement nights in Delaware. The Delaware Continuum of Care has focused on engaging leadership from local Code Purple and day services/day centers initiatives in the CoC membership and Board to ensure these efforts are coordinated and integrated with the overall homeless assistance system.

Addressing the emergency shelter and transitional housing needs of homeless persons

DSHA administers ESG funds in Kent and Sussex Counties. As the lead agency in this process, DSHA has the opportunity to work closely with the shelters and Rapid Rehousing programs in these Counties. As the focus in the state's homeless services system is on permanent housing resources, DSHA did not fund the development of new shelters or transitional housing in FY2021.

In addition to shelter-based programs, there are a significant number of non-shelter service providers that target their services to homeless persons or families. These non-shelter services include: day centers, the Code Purple shelters discussed above, substance abuse counseling, mental health counseling, HIV/AIDS testing and treatment, food and clothing, case management, job training and placement and medical care. State funding administered by other state agencies also supports emergency shelter operations, services, and hotel vouchers for people experiencing homelessness when shelter beds are not available. The state Housing Development Fund has been used to create many of the shelters and other housing facilities serving people who are homeless in Delaware and is available for the new development and rehabilitation of emergency shelter, transitional housing facilities, permanent supportive housing, and other housing.

Delaware has also focused on establishing a strong system of rapid rehousing to help people experiencing homelessness get back into permanent housing. ESG funding as well as state funding support five rapid rehousing providers in Delaware. Two additional rapid rehousing providers specifically

use VA Supportive Services for Veterans and their Families (SSVF) funding to assist veterans in Delaware.

Building an inventory of other permanent rental assistance is an important tool in Delaware to reduce chronic homelessness and help people exit homelessness more quickly. In FY2011, Delaware established the State Rental Assistance Program (SRAP), which provides rental assistance to people with disabilities, youth exiting foster care, and families for whom affordable housing is a barrier to reunification, as well as other populations under various special initiatives. During the program year, 706 households received SRAP assistance.

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

Delaware invests significant state funding, both administered by DSHA and in other departments such as the Department of Health and Social Services (DHSS) in homelessness prevention. These are discussed in other areas of the CAPER as well, but key initiatives include:

- The Home4Good funding program launched in 2019 increasing funding for homelessness services via investment from the Housing Development Fund and Federal Home Loan Bank of Pittsburgh. In 2021, \$1,075,000 in funding was allocated to thirteen programs to address Rapid rehousing, providing a Housing Locator, and Street Outreach for persons who are experiencing homelessness or at risk of homelessness. These programs will impact nearly 1400 persons.
- The State Rental Assistance Program provides rental assistance for 706 households with special needs in Delaware, including people with physical, developmental and intellectual disabilities, mental health needs, youth exiting foster care and families with child welfare system involvement for whom affordable housing is a barrier to reunification. Priorities include individuals who are exiting institutions, are at risk of entering institutions, and/or are homeless or at risk of homelessness.
- Administering other special voucher programs, including Section 811 Mainstream Vouchers and Family Unification Program vouchers, in partnership with sister state agencies and service providers, and the state funded HomeWorks program assisting families experiencing homelessness in three school districts.
- Administering project-based rental assistance via the Section 811 PRA Demo Program, and units set aside in Low Income Housing Tax Credit projects. 5% of units in all newly financed LIHTC projects must be set aside for special populations, and there are incentives for developers to set aside up to 10% of units.

In all of these initiatives, DSHA works closely with the Department of Health and Social Services, Department of Services for Children, Youth and their Families (DSCYF), service providers, and the Continuum of Care / Housing Alliance Delaware to ensure availability of supportive services, refer eligible households, and set priorities.

Reentry continued to be a state priority in FY 2021. Delaware first participated in the National Criminal Justice Reform Project (NCJRP) planning process to establish a comprehensive plan to improve reentry

and reduce recidivism in Delaware. DSHA staff were active in this process and led the Housing Workgroup of this initiative. This was further moved to implementation with the signing of Executive Order 24 establishing the Delaware Correctional Reentry Commission, which includes the Director of DSHA and several other cabinet secretaries and other state leaders. The Commission has a specific set of objectives to improve reentry in the state, which are being addressed by seven subcommittees. DSHA staff co-chair the Housing Subcommittee, which is working to ensure improved pre-release housing planning to reduce releases to homelessness; increase availability of short-term rental assistance; reduce barriers to housing administered by the state's five Public Housing Authorities (PHAs); and improve information about housing resources. Funding through Home4Good was provided to 3 programs serving a combined 505 people in all three counties. This is an increase over the prior year funding of one program.

In September 2019, the state's five PHAs were awarded technical assistance from the Vera Institute for Justice to establish a Family Reunification Program to facilitate reentrants ability to return to family living in PHA-administered housing, and review and revise their policies on access for people with conviction histories and justice system involvement. In July 2020, the five public housing authorities, Delaware Department of Correction, and the Delaware Center for Justice launched the Delaware Family Reentry Pilot (FRP) Program. The program gives individuals recently released from incarceration the opportunity to access safe and stable housing by reuniting with their families who live in public housing. Approved participants will be permitted to live as temporary guests in the designated household for a period of one or two years, depending on their conviction history. Participants who successfully complete the temporary period while remaining in compliance with program guidelines may be officially added to the household's PHA lease. Initially, the pilot is being offered in properties that are owned and operated by public housing authorities. FRP remains a pilot program and plans to expand to Housing Choice Vouchers are still underway. We have also identified some challenges related to public housing that has converted to Rental Assistance Demonstration (RAD) and will be working to address.

The State is a recipient of HUD Housing Recovery Program funds. The pilot program authorizes assistance to provide stable, temporary housing to individuals in recovery from a substance use disorder. DSHA has made two commitments each for 10 bed facilities in Sussex County that will provide transitional housing for persons in recovery. This program will prevent homelessness for this vulnerable population.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Best practices and evidence-based demonstrations call for a transformation of our homeless assistance systems to focus on housing stability and system-wide outcomes. Focusing on housing stability allows communities to focus resources and address a person's long-term service needs, bridging the divide between the homeless assistance system and mainstream systems. DSHA is participating in the CoC's strengthened planning activities to:

- Create a vision for Delaware's homeless assistance system;

- Define Delaware’s goals for preventing and ending homelessness;
- Defining the services, models and outcomes to achieve that goal; and
- Implement and improve coordinated entry and assessment.

Delaware has created a statewide Continuum of Care that is aligned with the HEARTH Act regulations in composition and function. The board that governs this group meets regularly and has a System Performance Committee that reviews data and produces an annual System Performance Report. DSHA is an active participant in the CoC membership, Board, and numerous committees.

In FY2021, DSHA:

- Funded Housing Alliance Delaware to support the Continuum of Care, DE-CMIS system, and community planning efforts, as well as to establish a certification and training program for the rapid rehousing providers in the state and other best practices;
- Continued rapid rehousing as a focus of its ESG funding program;
- Allocated state funding to homelessness prevention, rapid rehousing, and other initiatives to build the capacity of Delaware’s homeless assistance system and implement the DE-CoC Action Plan to End Homelessness;
- Continued to require that funded agencies be active users of DE-CMIS and the Coordinated Intake system to ensure full participation;
- Continued to require adherence to permanent supportive housing standards and participation in DE-CMIS and coordinated entry for new housing facilities seeking capital funding from DSHA;
- Continued to administer the State Rental Assistance Program, which at any given time assists approximately 700 households at high risk of homelessness or who otherwise may be in institutional settings;
- Participated in numerous planning and implementation efforts related to special populations, including the Delaware Correctional Reentry Commission (DCRC); leadership of the DCRC Housing Subcommittee; Commission on Community-based Alternatives for People with Disabilities; Division of Substance Abuse and Mental Health (DSAMH) Advisory Council, Domestic Violence Task Force Housing Committee, and many others.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

DSHA last completed a Section 504 needs assessment and transition plan in 1991. On an aggregate basis across all DSHA sites, DSHA's public housing stock meets Section 504 requirements. As part of its current Fair Housing Plan, and as noted in our FY2014 Annual Action Plan, DSHA intended to begin a new 504 needs assessment and transition plan in 2014. **DSHA is currently re-evaluating our plan** and timeline for completing a new Section 504 Assessment and Transition Plan.

DSHA was approved for a Rental Assistance Demonstration (RAD) program for Liberty Court in Dover and 5 scattered sites.

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

Moving to Work

DSHA's Moving To Work (MTW) program includes its public housing, Housing Choice Voucher, Capital Fund, and Resident Homeownership Programs. The goals and objectives under the DSHA MTW Program are outlined as follows:

To reduce costs and achieve greater cost effectiveness by administrative reforms to the Public Housing and Housing Choice Voucher Programs;

- To give incentives to families who are employed or seeking employment and self- sufficiency; and
- To improve housing options for our residents by offering or coordinating the following resources:

a) Homeownership counseling and assistance;

b) Budget counseling;

- a) Fair market housing counseling;
- b) Assistance obtaining a Low Income Housing Tax Credit Unit;
- c) MTW Savings Account as income increases;
- d) Counseling to repair credit problems;
- e) Financial literacy education;
- f) Individual Development Accounts (IDA) for approved participants;
- g) Public Housing Homeownership Program; and
- h) Resident Homeownership Program.

In FY2022, twenty-four (24) MTW participants achieved housing self-sufficiency moving on to either homeownership or non-subsidized rental housing. Eighteen (18) of these participants moved into homeownership and six (6) moved to fair market rental housing. The MTW escrows accumulated by the residents provided essential funds that helped with closing costs and down-payments for

homeownership and security/utility deposits for non-subsidized rental housing. Without these funds, many of the participants would not have been able to make the transition into homeownership or other fair market rental housing.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In FY2021, DSHA continued to maximize the State's Growth Management framework to remove or mitigate the negative effects of public policies that may serve as barriers to affordable housing.

Delaware's Growth Management Framework

The *Strategies for State Policy and Spending* was first adopted in 1999 and is updated every five years by the Governor's Cabinet Committee on State Planning Issues (CCSPI) to coordinate land use decision-making with the provision of infrastructure and services in a manner that make best use of Delaware's natural and fiscal resources. DSHA's Director is a member of the CCSPI and ensures that affordable housing is addressed in the following:

Comprehensive Plans – Communities with populations greater than 2,000 are required to include policies, statements, goals, and planning components that serve to define the community's strategy for providing affordable housing for current and future residents. During FY21, DSHA reviewed and provided feedback on draft comprehensive plans from Townsend, Wyoming, Rehoboth, Newark, Middletown, South Bethany and New Castle County. DSHA activity in New Castle County's NCC@2050 planning process providing housing information, reports and data sources and best practices.

Education, Training and Technical Assistance – DSHA offers technical assistance to local governments on various housing challenges and issues facing their communities. In FY21, DSHA participated in two separate workshop series for New Castle County's NCC@2050 plan providing information on housing challenges in the County. DSHA staff participated on a DE CLASI Fair Housing Panel providing an overview of barriers to housing and how land use and fair housing land use intersect.

Preliminary Land Use Service (PLUS) – Provides for state agency review of major land use proposals prior to submission to local governments. In FY21, DSHA strengthened the format of its comments from an affordable and fair housing perspective such as incorporating recommendations from the 2020 Statewide Analysis of Impediments to Fair Housing Choice (AI).

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

DSHA Language Access Plan

DSHA continually reviews Census data and other information to identify populations of people with limited English proficiency as part of its efforts to comply with Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency." DSHA has translated all key program materials into Spanish, the second most common language spoken in Delaware after English. During FY2021, DSHA provided language assistance to 126 LEP clients and translated 14 documents and publications. DSHA provides reasonable accommodation for persons with language and/or disability barriers to access program information.

Downtown Development Districts (DDD) Program and Strong Neighborhood Housing Fund (SNHF)

DSHA continued to collaborate efforts across agencies, public and private partners, and communities to support strategic neighborhood revitalization, community and downtown development initiatives such as the Downtown Development Districts and Strong Neighborhoods Housing Fund (SNHF) programs.

In FY21, \$10 million in Downtown Development District (DDD) funds were reserved for 17 large projects and are expected to leverage \$250 million in private investment. In addition, 55 small projects and 5 large projects were completed in FY21 receiving a total of \$2.5 million. Altogether, approximately \$12.5 million in DDD funds leveraged \$270 million in private investment in the state's most distressed areas. Activities included creating a range of housing opportunities, new businesses, and jobs through new construction, renovating vacant buildings, and supporting historic preservation.

State Rental Assistance Program

A partnership between DSHA and several other state agencies, the State Rental Assistance Program (SRAP) provides tenant-based rental assistance to people with very low incomes who may need supportive services and rental assistance to live safely and independently in the community. The SRAP program is a vital part of Delaware's strategies to help people who are at high risk for homelessness or institutionalization make the transition to permanent housing and independent living, avoid becoming homeless or institutionalized, and address the housing and supportive services needs of people who are not homeless but have other special needs. Originally funded in FY2011 with \$1.5 million through the state General Assembly, allocations and other funding amounted to total program expenditures of \$6.9 million in FY2021. The Division of Substance Abuse and Mental Health (DSAMH) has recognized SRAP as a cost-effective and efficient means of meeting its obligations to create additional units of supportive but independent housing in the community as part of its Settlement Agreement with the U.S. Department of Justice. DSAMH has directed additional funds to the SRAP program specifically to serve DSAMH clients, increasing the total number of households that can be served through the program. As of 6/30/2022, 415 households with SRAP vouchers were in leased units in FY21.

Delaware Section 811 PRA Demonstration Program Award

In 2013, Delaware was awarded a Section 811 PRA Demo grant of \$5.1 million, estimated to create and support 145 units of project-based rental assistance over 5 years. The program was designed to build on the existing SRAP partnerships and infrastructure, to create project-based rental assistance for people with disabilities in integrated settings with supportive services. To speed the creation and occupancy of units, Delaware proposed to structure its Section 811 program to place units in existing DSHA-financed sites (HOME, LIHTC, or HDF) first. To increase inventory over the longer-term, DSHA built incentives into the Qualified Allocation Plans (QAPs) between 2014 and 2020 to produce units through new construction.

As of 7/1/2022, DSHA had fully executed Rental Assistance Contract (RAC) documents with 42 participating properties, representing 253 units. DSHA partnered with Emphasys.com to create a secure, web-based referral system designed to connect applicants for Section 811 housing with available and appropriate Section 811 units. The PAIR (Prescreening, Assessment, Intake and Referral) service interfaces with DelawareHousingSearch.org, the free online housing locator service operated by DSHA and its partners since 2012. Section 811 applicants are placed on a centralized Referral List, while property managers update real-time information regarding unit availability in the housing locator. The PAIR service was officially launched in June 2015. As of 7/1/2022, the Referral List contained 881 applicants, with 122 current tenants housed through the Section 811 referral process.

Delaware Section 811 Mainstream Vouchers

In 2018, DSHA applied for and was awarded 50 vouchers under the HUD Section 811 Mainstream Voucher Program (previously called the 811 Mainstream Voucher Program). These are Housing Choice Vouchers reserved for nonelderly adults with disabilities, with a particular focus on people who are exiting institutions, and people who are experiencing homelessness. In 2020, DSHA was awarded 15 new HUD Mainstream Vouchers through the CARES Act allocation process. DSHA works with partnering agencies particularly DHSS and Housing Alliance Delaware (HAD), the entity responsible for managing the coordinated entry system in Delaware to target Mainstream Vouchers to individuals awaiting supportive housing who are also on DSHA's existing waiting list for Public Housing. Although coordinated outreach efforts have been slowed due to the coronavirus pandemic, 48 individuals had been placed in housing with a Mainstream Voucher as of 7/1/2022.

Homeownership Rehab and Emergency Repair

DSHA allocates both state and federal (CDBG and HOME) resources to rehabilitation assistance for homeowners. This encompasses both major repairs through CDBG and HOME and emergency repairs funded through state resources. All of these programs allow accessibility modifications as an eligible use and indeed this is a high need and frequent use. Major accessibility modifications are more often through the major repair program, while emergency repair programs often manage smaller accessibility modifications, especially those needed urgently. In FY2021, there were 157 homes rehabilitated in the State entitlement area.

Moving to Work

In FY2022, twenty-four (24) MTW participants achieved housing self-sufficiency moving on to either homeownership or non-subsidized rental housing. Eighteen (18) of these participants moved into homeownership and six (6) moved to fair market rental housing. The MTW escrows accumulated by the residents provided essential funds that helped with closing costs and down-payments for homeownership and security/utility deposits for non-subsidized rental housing. Without these funds, many of the participants would not have been able to make the transition into homeownership or other fair market rental housing.

The MTW escrows accumulated by the residents provided essential funds that helped with closing costs and down-payments for homeownership and security/utility deposits for non-subsidized rental housing. Without these funds, many of the participants would not have been able to make the transition into homeownership or other fair market rental housing.

Accessible Units

DSHA added incentives to its LIHTC Qualified Allocation Plan (QAP) for developers starting in 2010 to construct fully accessible units beyond the 5% required by Section 504, up to 20% of units in a property. Fully accessible units provide design elements and accommodation for a person with a disability that may include varied cabinet heights, wider hallway width, first floor bathroom and bedroom, and numerous other specifications. These incentives have resulted in a significant increase in the number of fully accessible units developed via the LIHTC, from previously only the required 5% to now 15 to 20% annually. The State Architectural Accessibility Board reviews all plans and DSHA ensures accessibility compliance at the sites. In FY2021, 15 additional accessible units were completed over the required 5% or 8 units for a total of 23 units, or 11% of the total 140 units.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The CDBG Program Guidelines reference HUD's lead-based paint regulations and all applicants must demonstrate how the rehabilitation work will be conducted in accordance with these regulations. DSHA also requires any activity funded by the HDF or HOME Program, especially acquisition/rehab activities, to conduct an Environmental Site Assessment Phase 1. Grantees and housing rehabilitation contractors must be trained in lead-safe work practices and HUD's regulations. If lead-based paint is present, then it must be remediated as part of the construction process in accordance with local, state, and federal regulations.

DSHA continually cooperates with the Division of Public Health to facilitate lead-safe work practices training to contractors. Any individual performing lead-based paint activities in the State of Delaware must be certified by the Division of Public Health (DPH). After completing an approved training course, a person wishing to be certified must apply for Certification to DPH. The applicant must then pass the state certification (3rd party) exam. A certification fee is required, and the certification is valid for two years. Grantees are monitored for compliance with lead-based paint regulations and show that they are in compliance.

The Delaware Office of Lead Poisoning Prevention (OLPP) is now part of a new Office of Healthy Environments (OHE) in the Delaware Division of Public Health (DPH). The Healthy Homes and Lead Poisoning Prevention Program (HHLPP) under the OHE completed on-site assessments of housing units, and trained community partners to start their own Healthy Homes programs during FY2021.

All contractors, renovation contractors, maintenance workers who work in pre-1978 housing and child-occupied facilities are required to follow EPA's RRP Rule, as updated.

It should be noted that all housing receiving federal assistance must still comply with HUD's LSHR. HUD's Office of Healthy Homes and Lead Hazard Control (OHHLHC) website provides information on complying with the LSHR and RRP Rule. DSHA notified CDBG and HOME sub grantees about the new requirements and provides technical assistance as needed.

Late in FY2019, the State of Delaware passed HB89, AN ACT TO AMEND TITLE 16 OF THE DELAWARE CODE RELATING TO THE CHILDHOOD LEAD POISONING PREVENTION ACT. This is the bill to restart the Childhood Lead Poisoning Advisory Committee. DSHA was represented on this committee when it began meeting in 2019. The committee has continued to meet throughout 2019 and 2020. In the 2021 annual report the committee developed a comprehensive set of forty-four (44) program and policy recommendations for the Division of Public Health. The advisory committee prioritized the following for Delaware:

- The enactment of policies that mandate and enforce the use of lead safe and lead-free housing certificates.
- Remediation of currently known lead "hot spots".
- Lowering the threshold for case management and early intervention services for children already poisoned; and
- Increasing the rates of identification for already poisoned children via a blood lead test so that resources can be better allocated for intervention, remediation, and prevention of future poisoning.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Supporting Community Initiatives

Financial assistance to home buyers: Delaware continues to have homeownership rates well above the national average, in part due to the significant support the DSHA provides to low- and moderate-income home buyers. In FY2021 DSHA utilized the state-funded Homeownership Loan Program (HLP) to help 1,617 households become homeowners.

The Neighborhood Assistance Act

DSHA administers the Neighborhood Assistance Act (NAA), a state charity tax credit. Through the NAA companies and individuals within Delaware, which contribute to eligible neighborhood organizations and nonprofits in impoverished areas, are eligible to receive state tax credits worth up to fifty percent of their donation. Organizations must be designated as 501C(3) organizations by the Internal Revenue Service and document that they provide neighborhood assistance in an impoverished area, or provide neighborhood assistance for low- and moderate-income families. In FY2020, the program was again fully subscribed and the full \$1,000,000 in tax credits allocated. DSHA began administering the NAA program in FY08 and since then 59 nonprofit agencies have been approved for programs that benefit the Statewide target population of 80% AMI or less. The NAA program has assisted approved nonprofits in receiving approximately \$15.9 million in contributions from FY08-FY21.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

DelawareHousingSearch.org

In FY21, DSHA in partnership with a strong network of partners, including Socialserve.com, Inc. (now doing business as Emphasys.com), Wilmington Housing Authority, New Castle County, Kent County, Sussex County, the City of Wilmington, the Delaware Department of Health and Social Services, and Delaware Emergency Management Agency continued to maintain and promote DelawareHousingSearch.org.

DelawareHousingSearch.org is online and available 24/7 as a free web-based service and supported by a toll-free, multi-lingual call center. Emerging from an exceptionally challenging year, DelawareHousingSearch.org proved to be a critical resource to reach Delawareans in need of housing and other critical community resources. The advisory group member support DEHS collectively and use DEHS for their agency or government needs particular needs. In FY21, the group worked to add new landlords and inventory which is currently 27,000 units.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

DSHA works hard to leverage its limited resources with various community resources and programs. We have developed partnerships with numerous agencies and organizations to provide services and programs that would otherwise require DSHA resources or not be available. Examples of these partnerships include:

- DSHA has signed an MOU with the University of Delaware to provide 4-H programs at three public housing sites. Services include after-school homework assistance and recreation.
- DSHA signed an MOU with Sussex Tech for Adult Education at two public housing sites.

- Children and Families First provides pregnancy testing, family planning material, STD testing, treatment and counseling and also organizes resources for grandparents and relatives raising someone else's children.
- Child, Inc. provides one-on-one case management services upon request or referral and offers parenting classes.
- NCALL provides financial counseling and assists with budgeting and establishing credit.
- Rental Assistance/Other financial assistance is offered by several organizations: Peoples Place II, First State Community Action Agency, Catholic Charities, Salvation Army, Casa San Francisco, State Service Centers and local churches.
- First State Community Action Agency provides limited financial assistance, administers the Summer Food Service Program for Sussex County sites and offers employment training at a center in Georgetown.
- Department of Labor provides all aspects of employment training, including assistance preparing resumes and applications, improving interviewing skills, and workplace training. DSHA serves on the Workforce Investment Board for Delaware which administers the state's requirements and initiatives for employment and job training.
- Delaware Technical and Community College, Kent County Poly-Tech, Sussex Tech, Delaware State University – All institutions have various courses available for general education as well as specific job training. They require a minimum number of participants to come to DSHA sites, but individuals can go to the schools for classes. Many courses are free of charge, based on income, or have a small fee. DSHA has installed GED tutorial software at multiple sites. The program is used by instructors giving group instruction and by residents who study independently.
- DSHA participates on the Interagency Council for Adult Literacy. This is a group from various agencies that are working to address literacy issues for Delaware. The group meets regularly and continues to develop and coordinate adult literacy programs for DSHA residents.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In FY21, the Delaware State Fair Housing Consortium, comprised of all jurisdictions receiving federal housing funds and public housing authorities, adopted the 2020 Statewide Analysis of Impediments to Fair Housing Choice (AI). The goals, objectives and actions taken in 2021 are identified in the appendix along with a series of maps to demonstrate efforts to expand housing choice.

Geographic Distribution of Resources

DSHA continued to review all DSHA programs to determine how and where to invest resources to expand housing choice in accordance with recommendations from the prior Analysis of impediments (AI) and were brought forward in the 2020 AI.

- Areas of Opportunity are strong, high value markets, offering economic opportunity, high performing schools, and supportive infrastructure. However, these areas contain little affordable housing. New construction and preservation of affordable housing are prioritized and encouraged.
- Stable Areas are middle market areas where a balance of market rate and subsidized housing are supported.
- Distressed Areas are highly distressed neighborhoods suffering from blight and concentrated poverty. Strategies focus on stabilizing neighborhoods through increased homeownership,

investment in existing homes and commercial areas, and people-based intervention strategies.

DSHA revised the Areas of Opportunity using with information from a new 2020 Market Value Analysis, developed by Reinvestment Fund as well as a new 2020 State Strategies layer from the Office of State Planning Coordination. The existing HUD-identified indicator for strong school proficiency was also included.

The identified Distressed Areas mapping is currently being updated by including the MVA, HUD-identified Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS), and indicators of poor school proficiency to identify Distressed Areas, as well as other indicators of neighborhood distress.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

DSHA has the responsibility of monitoring all housing activities covered by the FY2020 Action Plan, whether the activity is conducted directly by a unit of local government, a nonprofit housing agency or by DSHA itself. Monitoring is an ongoing process involving continuous grantee communication and evaluation. The process involves frequent telephone contacts, written correspondence, analysis of performance reports and audits and periodic on-site visits. These processes occur differently for each of the four programs to be discussed. Due to the pandemic, much of the monitoring of projects was temporarily placed on hold.

CDBG

The monitoring process is divided into two components: regulatory and performance compliance. Monitoring of regulatory compliance includes review of accountability and financial management, environmental impact, labor standards, civil rights and fair housing, acquisition and relocation activities and citizen participation.

Monitoring of performance compliance includes evaluation of project timeliness, components of eligibility and compliance with National Objectives and an assessment of continuing capacity to carry out approved activities.

DSHA applies the following outcome standards:

- At least 70 percent of the funds must be spent on projects that benefit low- and moderate- income persons;
- 100 percent of the funds must be spent on eligible activities;
- 100 percent of the program funds must be obligated to local governments within 15 months of receiving the grant award; and
- DSHA staff uses checklists of all program components during their evaluations. These include: Fair Housing Equal Opportunity (FHEO), Labor Standards, Rehabilitation Checklist, Financial Management Checklist, Section 3 Checklist, and Environmental Review Checklist.

DSHA staff monitors a sampling of rehabilitation activities on an annual basis. This monitoring consists of:

- Review of pertinent files for required documentation, compliance with program regulations and verification of the accuracy of information provided to DSHA;
- A visit to the project site to observe activities and ensure consistency with the application; and
- Results of the monitoring visit are submitted to the grantee generally within fifteen days of the monitoring visit.

In the event of a Determination of Concern, Finding of Deficient Performance or Finding of Noncompliance is indicated the grantee is required to present documentation to address the concern, resolve the deficiency or implement a corrective action plan.

A follow-up visit may be necessary to verify a corrective action or to provide technical assistance. When DSHA's review indicates the grantee has provided satisfactory corrective action, a letter is sent to the grantee stating that the finding(s) have cleared. All findings must be cleared before closeout.

DSHA can bar a grantee from applying for CDBG funds, withhold unallocated funds, require return of unexpended funds or require repayment of expended funds if a grantee fails to provide satisfactory corrective action.

HOME

DSHA ensures that recipients of HOME funds comply with the regulations through various monitoring activities. Monitoring activities include both desk and on-site reviews. Throughout a project, DSHA is committed to ensuring compliance with federal regulations, ensuring production and accountability, and evaluating organizational and project performance.

For HOME, the overall program standards that are addressed and verified include the following:

All projects will meet all of the HOME statutory requirements, and will satisfy all HOME regulations in conformity with the DSHA Program Guidelines;

- Not less than 90 percent of all HOME-assisted units in rental housing projects will rent to a tenant whose income does not exceed 60 percent of AMI at or below the maximum HOME rent limits (65 percent of AMI). In addition, no less than 20 percent of those units will rent to tenants at or below the low HOME rent limits (50 percent of AMI);
- Not less than 100 percent of all HOME-assisted units in homeownership projects (both owner-occupied rehabilitation and down-payment closing cost assistance) will loan or grant funds to homeowners at or below 80 percent of AMI;
 - a) 100 percent of the funds allocated for the previous two (2) program years will be committed to projects by the end of the second year;
 - b) 100 percent of the funds allocated for the previous five (5) program years will be expended by the end of the fifth year; and

DSHA will require any Community Housing Development Organization (CHDO) to reapply for designation upon the event of a material change in the structure of the CHDO or at such other time as required by HUD. In addition, a CHDO must reapply for CHDO certification annually or each time additional CHDO funds are committed to the organization by completing the CHDO Questionnaire. DSHA requires all CHDOs receiving funding to certify that there has been no material change in their status that would affect such funding. DSHA monitoring can be broken down into the two phases of a typical project: 1) preconstruction and construction, and 2) in-service.

Pre-construction and construction stage

DSHA ensures each recipient of HOME funding understands the program requirements applicable to their activity. These requirements include, but are not limited to, fair housing, financial management and accountability, environmental impacts, labor standards, procurement, lead-based paint, affirmative marketing, and acquisition and relocation activities. On-site monitoring of an activity during the construction phase occurs to ensure consistency with requirements and identify construction deficiencies. A portion of activity funds are withheld until deficiencies, if any, have been corrected and all program reports have been submitted to DSHA's satisfaction. In service DSHA staff conducts annual on-site reviews of rental housing activities to ensure the activity sponsor maintains the following:

- Correct rent and utility allowance levels for all HOME-assisted units;
- Accurate annual re-certification of tenant income;
- Compliance with Uniform Physical Conditions Standards;
- Compliance with Affirmative Marketing Requirements; and
- Compliance with other requirements of the HOME Program Guidelines.

In addition, DSHA ensures the proper payment of loan installments and escrow deposits, as required in the project's loan documents.

Record Keeping

In accordance with DSHA policy and federal requirements, DSHA has established and maintains records to enable DSHA staff, HUD, auditors, and the general public to determine the status of each HOME project, as well as overall program progress and status. Records are maintained in written and electronic format and are available to the public upon request, subject to the Freedom of Information Act.

ESG and HOPWA

Service providers receiving ESG and/or funds are monitored annually. The annual monitoring visit occurs after the end of the program year and consists of a review of applicable files, programs and processes of the agency. Areas examined include, but are not limited to, organization, environmental, conflicts of interest, insurance coverage, nondiscrimination and drug-free workplace policies, project activities and timelines, financial management and matching funds, procurement procedures, demographics, essential services, operations, homeless prevention and rehabilitation activities.

Written documentation of any finding(s) is provided to the sponsor identifying areas of noncompliance and the actions required to correct them. Prior to any further grant awards, all finding(s) must be resolved and documented satisfactorily. For ESG and HOPWA, the overall program standards that are addressed and verified include the following:

- All grantees complete Quarterly Performance Reports every three months;
- Not less than 100 percent of the services provided will be services that are eligible by ESG statutes and HUD regulations; and
- Not less than 100 percent of the clients served will be eligible homeless families in accordance with HUD definition

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The public was able to comment on the FY2021 CAPER from October 26, 2022, through November 11, 2022. Notice of availability of the CAPER was advertised in the *Delaware State News* and *The News Journal*. Additional notification was provided through DSHA Highlights with an email subscriber list of approximately 1,400 people. The CAPER is available for download from DSHA's website at www.destatehousing.com/FormsAndInformation/capers.php. A paper copy of the CAPER was available for review at DSHA's main office at 18 The Green, Wilmington.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Through the Consolidated Planning process, constituents have confirmed Delaware's efforts to maintain and improve the quality of life for low- and moderate-income residents. Comments received from citizens have been supportive of the CDBG Program's housing emphasis and recognize the need to reduce substandard housing for low- and moderate income persons as a priority. As a result of our experience, the following programmatic change was incorporated into the FY2021 Program Guidelines.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During FY2020 and 2021, DSHA did not perform any on-site inspections of HOME-assisted developments, as a result of the pandemic and social distancing requirements. As of July 2022, Spectrum Inspection Group was contracted to perform these inspection and get the HOME inspections back on track. During FY 2022 all properties will be inspected.

Typically the monitoring includes physical inspections, review of tenant files and records, tenant rents, tenant selection and orientation, leases and security deposits, application processing, affirmative marketing plans, and general management policies. In addition to inspecting tenant incomes and rents, Uniform Physical Condition Standards (UPCS) were used during the units' physical inspection and also for all common areas in HOME-assisted properties. These areas include, but are not limited to, hallways, stairwells, laundry rooms, recreation rooms, lobbies and all exterior areas.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

DSHA has adopted affirmative marketing procedures and requirements for all HOME properties consisting of five or more units and requires all such developments to establish a plan to "affirmatively-further" fair housing. The Affirmative Marketing Plan is required to outline the actions the property developer will undertake to provide information and actively promote wider housing opportunities for all persons, while maintaining a nondiscriminatory environment of all aspects of Federally assisted housing during the HOME affordability period. Such actions include but are not limited to: requiring EHO logotype or slogans in all press releases, solicitations and communications; marketing and rental of all housing in accordance with Fair Housing laws, displaying Fair Housing posters in rental offices and on site; and the keeping of adequate records to determine compliance with all Fair Housing laws and requirements.

As part of the application process for the HOME financing, DSHA requires submission of an AFHMP on form HUD-935.2A for each development. DSHA then reviews the Plan to ensure that the Affirmative Marketing Plan addresses the intended use of media, community contacts, and special outreach efforts and complies with other Fair Housing requirements. Incomplete or deficient Plans must be corrected prior to initial closing of the loan. DSHA monitors all completed developments and notifies owners of any corrective actions required to meet the objectives of the approved AFHMP. Failure by the owner to take corrections as directed by DSHA may subject the owner to penalties including withholding of State and Federal funds, disbarment under State and Federal Housing programs and prosecution under local, State and Federal Fair Housing laws. During the reporting period, one rental development was completed which required Affirmative Marketing actions.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME Program activities completed in IDIS during the reporting period included the rehabilitation of 24 units of owner-occupied housing that promoted affordable housing by both alleviating substandard conditions and assisting owners in maintaining their homes. There was one (1) acquisition/new construction rental development (Herring Ridge) completed with 1 HOME units totaling \$1,700,000 that addressed the need for affordable rental housing.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	18
Tenant-based rental assistance	35	31
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

Since 1997, DSHA has awarded Housing Opportunities for Persons with AIDS (HOPWA) funds to the Delaware HIV Consortium (The Consortium) to operate a Tenant Based Rental Assistance (TBRA) program for low-income persons living with HIV/AIDS in Kent and Sussex Counties, Delaware. Covid Funds were provided for Short Term Rental, Mortgage and Utility assistance (STRMU).

Program beneficiaries must be low-income persons living with HIV disease or be AIDS defined. Total household income must fall within low-to-moderate income limits as defined by HUD. Clients must be referred to the TBRA program by HIV/AIDS case managers who ensure that their clients are receiving proper medical care and supportive services. The Consortium's housing staff screens applications and place eligible clients on the TBRA waiting list, which is updated monthly. Currently, the waiting time for rental assistance is approximately a year or less. Client eligibility determinations are reviewed on a regular basis and those who complete their waiting time and pass the eligibility screening review are interviewed by housing staff. The client is then given a 60-day timeframe to complete the process of becoming TBRA program participants. Program participants are reassessed for eligibility on an annual basis, through a recertification process involving a reassessment with a medical case manager, an annual housing inspection and a review of client compliance with all HOPWA program requirements.

Assisted households then rent affordable units that meet HUD Housing Quality Standards (HQS) from private landlords within Kent and Sussex Counties. Affordability is determined using HUD Fair Market Rents. Rental assistance is calculated with the same HUD formula used by Public Housing Authorities (PHAs) to determine rent subsidies. The rent subsidy is based upon household income and housing expenses, including rent and utilities, and covers the portion of housing costs in excess of 30 percent of the household's adjusted income, up to full monthly rent. Program beneficiaries must remain connected to HIV/AIDS case management services with access to appropriate health care and support services

funded by the Ryan White program and other mainstream service providers.

Annual Performance under the Action Plan

In FY2021 HOPWA funding from the Delaware State Housing Authority provided rental assistance for 35 households, consisting of 35 persons living with HIV/AIDS and 26 other persons for a total of 61 persons assisted. This output is equal to than the FY2021 HOPWA contract goal of 35 households. Additionally, Covid funds were used to assist 18 single person households with short-term mortgage, rent and utility assistance (STRMU).

Housing Stability – Of the 35 TBRA households assisted in FY2021, 33 households (94%) remained in stable housing: two (2) transitioned to private housing, and one (1) had a life changing event. There was an 94% housing stability outcome performance goal in this category. All 18 households assisted with STRMU remained stably housed.

Access to Care and Support – All clients are required to be enrolled in HIV/AIDS medical case management during their participation in the TBRA program, in order to be connected to medical care and supportive services consistent with their care plans. In FY2021, all households (100%) had housing plans as part of their case management service plans and all households (100%) had appropriate medical coverage and received a regular source of income. In addition, all households (100%) had contact with both their medical case managers and medical providers consistent with their service plans. These outcomes exceeded the 90% HOPWA performance goal for linkage to medical care and support services.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

The State received, \$3,101,884 for FY 2021 and committed HTF funds totaling \$600,000 during FY2021. The total funds committed included funds for the acquisition and construction of Foster Commons, a group home, and The Flats, phase IV, \$2,141,565, for construction of 52 affordable housing units in New Castle County.

There were no projects completed in FY 2021.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

There were no Section 3 assisted projects.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	DELAWARE
Organizational DUNS Number	611186909
UEI	
EIN/TIN Number	510116653
Identify the Field Office	PHILADELPHIA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Delaware Statewide CoC

ESG Contact Name

Prefix	Ms
First Name	ALICE
Middle Name	M
Last Name	DAVIS
Suffix	
Title	Housing Project Loan Specialist

ESG Contact Address

Street Address 1	18 The Green
Street Address 2	
City	Dover
State	DE
ZIP Code	-
Phone Number	3027394263
Extension	268
Fax Number	3027392416
Email Address	ALICE@DESTATEHOUSING.COM

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2021
Program Year End Date 06/30/2022

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: People’s Place II – Safe House

City: DOVER

State: DE

Zip Code: ,

DUNS Number:

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$20,500

Subrecipient or Contractor Name: WHATCOAT SOCIAL SERVICE AGENCY

City: DOVER

State: DE

Zip Code: ,

DUNS Number:

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$20,000

Subrecipient or Contractor Name: Catholic Charities

City: Wilmington

State: DE

Zip Code: 19805, 3309

DUNS Number: 125160754

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: \$77,100

Subrecipient or Contractor Name: Dover Interfaith Mission to the Homeless

City: Dover

State: DE

Zip Code: 19904, 3204

DUNS Number: 412280212

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: \$9,337

Subrecipient or Contractor Name: Sussex Community Crisis Housing Services

City: Georgetown

State: DE

Zip Code: 19947, 1243

DUNS Number:

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$20,000

Subrecipient or Contractor Name: The Shepherd Place

City: Dover

State: DE

Zip Code: 19904, 4804

DUNS Number:

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: \$17,500

Subrecipient or Contractor Name: People's Place II Abriendo Shelter

City: Milford

State: DE

Zip Code: 19963, 1579

DUNS Number: 053684296

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$25,000

Subrecipient or Contractor Name: Casa San Francisco

City: Milton

State: DE

Zip Code: 19968, 1601

DUNS Number: 125160754

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$30,000

CR-65 - Persons Assisted – SEE SAGE REPORT

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	43,800
Total Number of bed-nights provided	22,005
Capacity Utilization	50.24%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

As part of the ESG Application process, applicants must describe the expected outcomes from the proposed project and if a returning applicant, prior year outcomes. Applicants must include:

- Increased accessibility to affordable housing;
- Overall reduction in the number of persons who experience homelessness;
- Reduction in the length of homelessness;
- Reduction in returns to homelessness;
- Length of time between CMIS referral and assistance.

These outcomes are in line with the CoC's performance standards.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0		0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	71,071	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	0	0	0
Operations	0	17,513.85	142,337.00
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	17,513.85	142,337.00

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	0	0	0
HMIS	0	68.55	0
Administration	0	17554	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2019	2020	2021
	0	106,207.40	142,337.00

Table 29 - Total ESG Funds Expended

11f. Match Source

	2019	2020	2021
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	100,000
Local Government	0	0	0
Private Funds	0	0	174,200
Other	0	0	65,000
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	339,200

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	0	106208	481537

Table 31 - Total Amount of Funds Expended on ESG Activities

Appendix

1. Affidavit of publication
2. PR26 CDBG and CDBG CV and PR03
3. HOPWA CAPER and ESG SAGE
4. Fair Housing with maps
5. Housing Recovery Program
6. Additional IDIS reports for Public Display only
 - a. PR23 CDBG
 - b. PR23 HOME