

STATE OF DELAWARE

HOME-ARP Allocation Plan

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

Consultation

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

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

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

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

Date	Method	Participant Stakeholders	Agency/Organization Type <i>(required stakeholders in italics)</i>
All Stakeholders June 13, 2022 12:00-1:00 pm	GoToMeeting virtual session	21	<i>Homeless service providers, Private organizations that address disability rights, Continuum of Care, Public agencies that address the needs of the QPs, Public housing authority, Community development organization, Affordable housing developer</i>
All Stakeholders June 14, 2022 2:00-3:00 pm	GoToMeeting virtual session	27	<i>Homeless service providers, Private organizations that serve the needs of the QPs, Public agencies that address the needs of the QPs, Public housing authority, Business</i>

Housing Alliance Delaware - Sussex Housing Group June 16, 2022 10:00-11:00 am	ZOOM virtual session	21	<i>Private organizations that address the needs of the QPs, Continuum of Care, Public agencies that address the needs of the QPs</i>
State Council for Persons with Disabilities June 27, 2022 1:00-1:30 pm	ZOOM virtual session	24	<i>Public agencies that address the needs of the QPs, Public/private organization that address civil rights, fair housing and disability rights</i>
Housing Alliance Delaware - Delaware Affordable Housing Coalition July 7, 2022 10:00-11:00 am	ZOOM virtual session	8+	<i>Private organizations that address the needs of the QPs, Continuum of Care</i>
Delaware CoC – Quarterly Meeting July 20, 2022 11:00 am-12:00 pm	ZOOM virtual session	12+	<i>Continuum of Care, Private organizations that address the needs of the QPs, Public agencies that address the needs of the QPs, Public housing authority, University, State elected official</i>
Housing Alliance Delaware - Community Development Network July 28, 2022 2:00-3:00 pm	ZOOM virtual session	13+	<i>Continuum of Care, Private organizations that address the needs of the QPs</i>

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

Date	Method	Participants Stakeholders	Agency/Organization Type <i>(required stakeholders in italics)</i>
All Stakeholders October 3, 2022 10:00-11:30 am	GoToMeeting virtual session	10	<i>Public agency that serves the needs of the QPs, Private organizations that address the needs of the QPs</i>
All Stakeholders October 6, 2022 2:00-3:30 pm	GoToMeeting virtual session	3	<i>Private organizations that address the needs of the QPs</i>
Housing Alliance Delaware - CoC Quarterly Meeting October 19, 2022 10:00 am-12:00 pm	ZOOM virtual session	13+	<i>Continuum of Care, Public agencies that provide services to the QPs, Private organizations that provide services to the QPs</i>

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

County, one in Sussex County and two wanted to move out of state. According to the Hope Center, 36% of referrals are from the three State Service Centers in Kent and Sussex Counties (Williams, Smyrna, and Milford).

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

Survey results are included in Appendix A.

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

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

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

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

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

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

Public Participation

[To be completed following the 15-day public comment period and public hearing.]

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

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

- *Date(s) of public notice: 12/5/2022*
- *Public comment period: start date - 12/6/2022 end date - 12/20/2022*
- *Date(s) of public hearing: 12/19/2022*

Describe the public participation process:

Enter narrative response here.

Section 2: Describe efforts to broaden public participation.

Enter narrative response here.

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

Enter narrative response here.

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

Enter narrative response here.

Needs Assessment and Gaps Analysis: Kent and Sussex Counties

This section presents the results of the homeless needs and gaps analysis, drawing on statewide HMIS data, Point-In-Time (PIT) count information, and public federal data sources. Where appropriate, this information is contextualized with feedback from stakeholders within the Kent and Sussex Counties’ homeless service systems.

Section 1: Housing Inventory

Delaware, like many states, has a shortage of affordable housing resources. In Sussex and Kent Counties, 24% of entries to homeless service clients remain in the system for six months or longer. Longer lengths of stay may increase the need for beds, as there is less movement for new clients to be able to use those resources. The bed shortage is namely for families experiencing homelessness, with a slightly greater need for family beds in Kent County as compared to Sussex County.

Table 1: Sussex County Homeless Needs and Gaps Analysis

Sussex County Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# Beds	# Units	# Beds	# Units	# Beds					# Beds	# Units	# Beds	# Units
Emergency Shelter	11	-	45	-	-								
Transitional Housing	14	-	33	-	27								
Permanent Supportive Housing	-	-	34	6	-								
Rapid Re-Housing	-	-	13	2	-								
Sheltered Homeless						-	149	8	14				
Unsheltered Homeless						-	43	3	4				
Current Gap										25	0	-67	0

Data Sources: 1. HMIS Data (Sussex, Kent County) (2021); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Table 2: Kent County Homeless Needs and Gaps Analysis

Kent County Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# Beds	# Units	# Beds	# Units	# Beds					# Beds	# Units	# Beds	# Units
Emergency Shelter	55	-	77	-	0								
Transitional Housing	43	-	0	-	0								
Permanent Supportive Housing	-	-	187	-	-								
Rapid Re-Housing	-	-	3	-	3								
Sheltered Homeless						3	306	11	18				
Unsheltered Homeless						-	95	1	3				
Current Gap										95	0	-134	0

Data Sources: 1. HMIS Data (Sussex, Kent County) (2021); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

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

Within Sussex County's rental housing inventory, there is a housing gap for households at 0-30% and 31-50% AMI (see Table 3). Analyzing the household occupancy of rental units by income tier provides additional information. According to CHAS data, there are 3,320 renter households in Sussex County at 0-30% AMI. For this income tier, there is an over-supply of 4,095 rental units affordable to this group of households. However, only 1,290 of the 4,095 units are occupied by 0-30% AMI households. The remaining 2,805 units are occupied by households with incomes above 30% AMI. ***This results in a housing gap of 2,030 rental units affordable to 0-30% AMI renter households.***

Moving up the income spectrum, there are 2,995 renter households at 31-50% AMI. For this income group, there is also an over-supply of 3,545 units that are affordable to them. However, only 870 of the 3,545 units are occupied by 31-50% AMI households. The remaining supply of 2,675 units is occupied by households of other income tiers, likely including some of the 0-30% AMI households who are living in units outside of their income tier which would cause them to be cost-burdened. ***This results in a housing gap of 2,125 rental units affordable to 31-50% AMI renter households.***

Table 3: Sussex County Non-Homeless Housing Needs and Gaps Inventory

Renter Households	0-30% AMI	31-50% AMI
Total Households	3,320	2,995
Affordable Housing Units	4,095	3,545
Units Occupied by Appropriate Income Tier	1,290	870
Units Occupied by Other Income Households	2,805	2,675
Gap	2,030	2,125

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

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

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

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

The situation in Kent County is similar but with a higher gap (see Table 4). According to CHAS data, there are 3,505 renter households at 0-30% AMI. However, there are only 2,570 rental units affordable to this group of households. Further exacerbating the situation is that only 930 of these 2,570 affordable units are occupied by 0-30% AMI households. The remaining 1,640 units are occupied by households with incomes above 30% AMI. **This results in a housing gap of 2,575 rental units affordable to 0-30% AMI renter households.**

Moving up the income spectrum, there are 3,210 renter households at 31-50% AMI. For this income group, there is a supply of 2,275 units that are affordable to them. However, only 715 of the 2,275 units are occupied by 31-50% AMI households. The remaining supply of 1,560 units is occupied by households of other income tiers, likely including some of the 0-30% AMI households who are living in units outside of their income tier which would cause them to be cost-burdened. **This results in a housing gap of 2,495 rental units affordable to 31-50% AMI renter households**

Table 4: Kent County Non-Homeless Housing Needs and Gaps Inventory

Renter Households	0-30% AMI	31-50% AMI
Total Households	3,505	3,210
Affordable Housing Units	2,570	2,275
Units Occupied by Appropriate Income Tier	930	715
Units Occupied by Other Income Households	1,640	1,560
Gap	2,575	2,495

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

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

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

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

Section 2: Size and Demographics Composition of Qualifying Populations

To analyze the size and demographic composition of qualifying populations, Delaware analyzed Homeless Management Information Systems (HMIS) data for calendar year 2021. While Delaware operates as a unified Continuum of Care statewide, the location of clients was determined by the project location in HMIS to understand need specifically in Kent and Sussex Counties. HMIS data was supplemented with other state reports as appropriate for each qualifying population.

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

Based on 2021 HMIS data, there are 2,022 people experiencing homelessness within the participating jurisdiction. The demographics of these individuals are listed below. Approximately 14% of individuals experiencing homelessness were a member of a family household. There are significant racial disparities in the PJ, as Black/African American individuals are overrepresented in homelessness.

Table 5: HMIS Demographics by County

	<i>Kent County</i>	<i>Sussex County</i>	<i>Cross-County Projects and Unidentified Locations in PJ</i>
Male	52%	47%	67%
Female	47%	53%	33%
Transgender or Gender Non-Conforming	1%	<1%	<1%
White	40%	50%	40%
Black/African American	58%	48%	58%
American Indian or Alaskan Native	<1%	2%	1%
Asian, Native Hawaiian, or Other Pacific Islander	1%	<1%	<1%
Hispanic/Latino	6%	7%	7%
Under 18	20%	35%	21%
18-24	10%	7%	5%
25-54	53%	44%	43%
55 and over	17%	14%	31%
Veteran	4%	3%	43%
Disabling Condition	65%	36%	48%
Percent of all People Experiencing Homelessness in PJ	30%	25%	45%

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

HMIS data from the PJ communities shows that 104 people entered into homeless situations from institutional settings, while 58 people exited into institutional settings and an additional 333 people moved into temporary housing accommodations, which may indicate a greater risk of returning to homelessness. Of these individuals, the demographic information is as follows:

- 28% are under 25 years of age, 49% are between the age of 25-54, 24% are over the age of 55
- 66% are male, 33% are female, less than 1% are transgender/non-binary/questioning
- 41% have a disabling condition and of those who have a disabling condition:
 - 38% have a physical disability
 - 22% have a substance use disorder and
 - 7% have a developmental disability
- 41% are White, 58% are Black/African American/Africa, 1% are Native Hawaiian or Pacific Islander
- 21% are veterans

Table 6: Exits by County

<i>Exit Type</i>	<i>Kent County</i>	<i>Sussex County</i>	<i>Cross-County Projects and Unidentified Locations in PJ</i>
Homeless Setting	60%	39%	57%
Institutional Setting	2%	3%	3%
Permanent Housing	20%	48%	29%
Temporary Housing	15%	10%	10%

Sussex County

According to Comprehensive Housing Affordability Strategy (CHAS) data for Sussex County, 73% of renter households below 30% area median income (AMI) experience one or more of the following housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and a housing cost burden of greater than 30% of income being paid towards housing. With 17,822 available rental units within Sussex County, only 10% of units are affordable to households below 30% of area median income (AMI). This leaves a gap of 1,514 units needed to reduce the likelihood that these households might experience homelessness.

Kent County

Similarly, CHAS data for Kent County suggests that over 80% of renter households below 30% of AMI experience housing problems and that less than 9% of units are affordable to households below 30% AMI, leaving a gap of 1,701 affordable housing units.

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

In 2021, 506 individuals were sheltered in Kent and Sussex counties according to an [annual report](#) for FY2021 from Domestic Violence Coordinating Council. Two agencies, CHILD, Inc. and People’s Place II offer shelter and transitional housing in confidential locations throughout Delaware. Survivors of domestic violence were also identified in HMIS, though this is likely an undercount of those needing housing since domestic violence agencies do not participate in HMIS.

In Sussex County, 96 domestic violence survivors were identified in HMIS in 2021. Their demographics were:

- 10% Male, 90% Female, 0% Transgender/Nonconforming
- 5% under 18, and 5% youth ages 18 to 24, with the remaining survivors being adults over age 25
- 74% White, 22% African American/Black, 3% American Indian, Alaska Native, or Indigenous
- 5% Hispanic Latin(o)(a)(x)

In Kent County, 106 survivors of domestic violence were identified in HMIS in 2021. Their demographics were:

- 12% Male, 88% Female
- 12% under 18 and 10% youth ages 18 to 24, with the remaining survivors being adults over age 25
- 36% White, 62% African American/Black, 2% American Indian, 0% Alaska Native, or Indigenous, Asian, Native Hawaiian and Other Pacific Islander
- 3% Hispanic Latin(o)(a)(x)

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

Youth Aging Out of Foster Care: According to the Delaware Department of Children, Youth and Families, the average monthly census of foster care children is 500. These individuals are eligible for different vouchers (e.g., Family Unification Program, Foster Youth to Independence). Each month, approximately 300 youths (ages 16-23) are served. Vouchers are readily available but affordable housing units are not, especially units in good condition located in safe neighborhoods. By comparison, ERAP funding was very helpful during Covid because it allowed eligible youths to remain housed. Transitional housing with some level of supervision is an option and having the residents pay rent to the service provider rather than a landlord would be best. If these individuals have a good relationship with a family or household, then they can qualify for ASSIST which will provide a monthly stipend if the individual is engaged in school or a job and seeing a case worker. Without this type of arrangement, however, youths aging out of foster care are at risk for homelessness due to the lack of available and affordable quality units in safe neighborhoods. Even with financial assistance, some still fall through the crack, especially those who require supervision. Supportive services in conjunction with affordable units will increase the likelihood of remaining stably housed.

Persons Fleeing Domestic Violence: The 2022 Annual Report of the Domestic Violence Coordinating Council in Delaware included the following data on individuals fleeing domestic violence who were sheltered in Kent and Sussex Counties: 14 males, 229 females, and 309 children for a total of 642 individuals. Statewide, there were 21,955 combined criminal and non-criminal domestic violence incidents reported in Delaware in 2022 with 2,374 resulting in physical injury to victims.

Victims of Human Trafficking: The 2022 Annual Report of the Delaware Anti-Trafficking Action Council (DATAAC) provided some demographic data on victims of human trafficking. In 2021 there were fewer than six juvenile victims in Kent County and fewer than six juvenile victims in Sussex County. All victims were non-Hispanic females, and most were white. They ranged in age from 13-17 years of age.

Within HMIS and available CHAS data, the analysis included those at greatest risk of housing instability, as defined by having income less than 30% of AMI and experiencing housing cost burdens, veterans in

HMIS, and people with disabilities in HMIS who may require services to maintain housing. The results for each county are outlined below.

Sussex County

At Greatest Risk of Housing Instability: According to CHAS data, there are 8,125 households in Sussex County with less than 30% AMI and 1,520 of those households pay more than 50% of their income towards rent.

Veterans: Of the 16 veterans in HMIS in Sussex County projects in 2021, the demographics are as follows:

- 11 were male, 5 were female
- 10 were Black, African American, or African, and 6 were white
- 1 was Hispanic/Latin(a)(o)(x)
- All were over age 18

People with Disabilities: There were 171 individuals in HMIS who had any disabling condition in 2021. Of these individuals, 29% had a physical disability, 30% had a substance-related disability, and 4% had a developmental disability. The disability type for the remaining individuals is not known. Of all individuals who have a disabling condition, their demographics are as follows:

- 56 were male, 114 were female, 1 was questioning
- 4 were American Indian/Alaska Native, 54 were Black/African American, 1 was Native Hawaiian or Pacific Islander, and 112 were white
- 10 were Hispanic/Latin(a)(o)(x)
- All were over age 18

Kent County

At Greatest Risk of Housing Instability: According to CHAS data, 6,430 households in Kent County earn less than 30% of AMI and 2,080 of these households pay more than 50% of their income towards housing costs.

Veterans: Of the 21 veterans in HMIS in Kent County projects in 2021, the demographics are as follows:

- 17 were male, 4 were female
- 15 were Black/African American, 6 were white
- All were non-Hispanic/Latino
- All were over age 18

People with Disabilities: There were 221 individuals in HMIS who had any disabling condition in 2021. Of these individuals, 33% had a physical disability, 21% had a substance-related disability, and 7% had a developmental disability. The disability type for the remaining individuals is not known. Of all individuals who have a disabling condition, their demographics are as follows:

- 118 were male, 102 were female, 1 was questioning
- 1 was American Indian/Alaska Native, 112 were Black/African American, 1 was Native Hawaiian or Pacific Islander, and 106 were white. An additional client declined to provide their race.
- 12 were Hispanic/Latin(a)(o)(x)
- 5 were under age 18

Section 3: Current Resources Available to Assist Qualifying Populations

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

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

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

Sussex County

Between September 2021 and June 2022, 782 Sussex County households (consisting of a total of 2,076 persons) participated in Delaware's Emergency Rental Assistance Program (ERAP). Of those applicants, 544 were approved (69.6%) while 238 were not able to receive assistance (30.4%). The average household size of applicants was 2.65 persons, and the average of the head of household was 41.2 years. Most applicants were White (45.4%) followed by Black/African American (44.4%).

Table 7: ERAP Utilization Demographics in Sussex County

Race/Ethnicity	#	%
White	355	45.4%
Black or African American	347	44.4%
Asian	4	0.5%
Native Hawaiian or Other Pacific Islander	2	0.3%
American Indian or Alaska Native	10	1.3%
Biracial/Multi-racial	23	2.9%
Other/Unspecified	41	5.2%
Hispanic or Latino	64	8.2%

The average Sussex County ERAP recipient was renting a 1.5-bedroom apartment with monthly rent of \$626. With applicant households earning \$1,502 in monthly income on average, these households were spending 41.7% of their income on rent alone, indicating high levels of cost burden. This household income equates to about 27.3% of area median income. Additionally, 43.4% of applicants were unemployed, having been unemployed for an average of 374 days at the time of applying. On average, applicants were approved to receive \$4,647 for rent and utilities, covering approximately 7.6 months of rent. Sussex County applicants typically had five months in arrears, and approximately 14.8% of applicants had received an eviction notice.

Kent County

Between September 2021 and June 2022, 1,848 Kent County households (consisting of a total of 4,951 persons) received rental assistance through Delaware’s Emergency Rental Assistance Program (ERAP). The average household size of applicants was 2.68 persons, and the average head of household was 38.8 years old. Most applicants were Black (64.6%) followed by Whites (24.2%).

Table 8: ERAP Utilization Demographics in Kent County

Race/Ethnicity	#	%
White	447	24.2%
Black or African American	1193	64.6%
Asian	11	0.6%
American Indian or Alaska Native	4	0.2%
Native Hawaiian or Other Pacific Islander	7	0.4%
Biracial/Multi-racial	87	4.7%
Other/Unspecified	99	5.4%
Hispanic or Latino	102	5.5%

The average Kent County ERAP recipient was residing in a 1.6-bedroom apartment with a monthly rent of \$842. With applicant households earning \$1,426 or 27.1% AMI in monthly income on average, these households were spending 59.0% of their income on rent alone, indicating severe levels of cost burden. Additionally, 38.7% of applicants were unemployed, having been unemployed for an average of 367 days at the time of applying. On average, applicants were approved to receive \$5,208 for rent and utilities, covering approximately 6.5 months of arrears, current rent, and/or future rent. Kent County applicants typically had four months in arrears, and approximately 14.6% of applicants had received an eviction notice.

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

Approximately 27% of all households across the nation are asset-limited, income-constrained, and employed (ALICE). These households often have unmet needs as they fall below traditional poverty measures but do not earn enough to be financially secure. According to the 2019 ALICE data, 42% of households in Kent County and 41% of households in Sussex County fall below the threshold of being able to afford basic necessities, higher than the national average.¹ The following section describes unmet needs in Kent and Sussex Counties based on current available data.

1. Homeless as defined in 24 CFR 91.5

There are currently 56 year-round shelter beds, 34 permanent supportive housing units, and 13 rapid rehousing beds for individuals experiencing homelessness in Sussex County. In Kent County, there are currently 129 year-round shelter beds, 187 permanent supportive housing units, and 9 rapid rehousing beds. In both counties, there is a significant need for shelter, particularly for families. Additionally, there are not sufficient permanent supportive housing units to serve everyone who may have a qualifying condition.

¹ <https://www.unitedforalice.org/state-overview-mobile/Delaware>

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

The wait times for households to receive their first housing voucher in Delaware remains long – individuals must wait for an average of 31 months across the state struggling to find affordable housing before receiving Housing Choice vouchers from their local housing authority. There is a shortage of nearly 20,000 rental units for extremely low-income renter households in Delaware. In a recent [US Census Bureau Household Pulse Survey](#), an estimated 30,100 households in Delaware were behind on their housing payments from March 30 through April 11, 2022. In May 2022, 22,008 households in Delaware had no confidence in their ability to pay for housing, and 4,358 households thought they were somewhat or very likely to leave their home due to eviction or foreclosure.

Sussex County

According to 2020 ACS data, there were 32,347 available rental housing units in Sussex County, with 17,822 renter-occupied units. The seasonal population in Sussex County creates a unique housing market with a substantial number of units that are occupied on a seasonal basis – nearly 50,000 units are considered “vacant,” with the majority of units vacant for seasonal use located in eastern Sussex County. The high seasonal vacancy has a limiting effect on the supply of housing available to residents who live in the community year-round, contributing to upward pressure on rents and home values.

A Housing Needs and Market Analysis [report](#) of housing needs in Sussex County determined that the county’s number of lower cost homes has either declined or is not growing as quickly as higher-cost housing. In the rental market, median gross rent in the County has risen 10% since 2012 with the greatest increases among units priced between \$1,000 and \$1,500. While western Sussex County has lower median rents than Eastern Sussex County, the median rent in Western Sussex County has increased at a faster rate in the last several years than it has in the eastern part of the County.

Table 9: Percentage of Subsidized Housing in Sussex County by Funding Stream

Funding Stream	Units	Percentage
USDA	566	18%
LIHTC	624	20%
Public Housing	155	5%
Section 8	258	8.25%
Other	50	1.6%
Multiple HUD (Assisted Units)	1474	47%

Kent County

According to the Delaware Housing Alliance, “there is both a housing crisis and an income crisis (in the state), particularly in 2021 when many households simply did not earn enough income to enter the market rate rental market.” There are 73,073 total housing units in Kent County. Of these units, 20,973 are renter-occupied, according to 2020 ACS data. A needs and market analysis summary of Kent County found that the rate of housing construction has not kept pace with the additional number of households resulting in a

tight housing market that has seen an escalation in rent and home purchase prices. Many households pay more than 30% of their income toward housing costs.

Table 10: Percentage of Subsidized Housing in Sussex County by Funding Stream

Funding Stream	Units	Percentage
USDA	34	1%
LIHTC	828	31%
Public Housing	423	16%
Section 8	262	10%
Other	37	1.4%
Multiple HUD (Assisted Units)	1072	40%

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

According to the Domestic Violence Coordinating Council FY2021 annual [report](#), there were a total of 22,587 combined criminal and non-criminal domestic violence incidents reported in Delaware. In FY2020, the intimate partner criminal incidents reported:

- 74% of victims were female
- 10 Protection from Abuse (PFA) Orders were issued by the Family Court in Sussex County, and 17 were issued from Kent County
- 760 individuals were sheltered statewide in FY2020 (13 Males, 411 Females, 336 Children), and
- 403 individuals were sheltered in Kent and Sussex counties (6 Males, 199 Females, 198 Children)

According to [Human Trafficking Hotline](#), in Delaware, 27 human trafficking cases were reported in 2020. Of these cases:

- 52 were victims of trafficking themselves, 25 were community members, 10 were Medical professionals, 8 were Faith-Based Representatives, and 7 were victims of another crime.
- 24 Female, 4 Male
- 14 Minors, 11 Adults

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

According to 2021 HMIS data, 731 individuals have a disabling condition that may qualify them for permanent supportive housing or other services. However, the PJ only has 221 permanent supportive housing beds, the majority of which are likely already filled. The Corporation for Supportive Housing estimates that there is a need for 2,009 additional supportive housing units across the state².

² <https://cshorg.wpengine.com/supportive-housing-101/data/>

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

Within the PJ, 42% of people experiencing homeless are unsheltered, indicating that further emergency beds and units are needed. In addition to this, the number of unhoused people is likely much higher – in rural areas, unhoused individuals will seek shelter in the woods, abandoned farm buildings, or couch-surf, indicating a “hidden homeless population” not captured by PIT counts that perpetuate a cycle of scarcity. Within Kent and Sussex counties, more than 85% of each area is considered rural, 1,165 people are homeless on a given night.

Furthermore, between 2016 and 2020, Delaware’s total homeless population increased by 9% and there was a 35% increase in homelessness in 2021 on the night of the PIT count, with the unsheltered population increasing by nearly 200%. While there has been a decrease in veteran homelessness, family households experiencing homelessness have increased by 35% and chronic homelessness has increased by 230% within the past 5 years. Based on these trends, additional permanent supportive housing units and emergency shelter beds should be allocated to ensure the needs of the qualifying populations can be met.

Table 11: Length of Stay by Subpopulation, Sussex County

<i>Subpopulation</i>	<i>Average Length of Stay</i>
Total Average Length of Stay	227
Domestic Violence Victims	192
Veterans	180
Disabling Condition	204

Table 12: Length of Stays by Subpopulation, Kent County

<i>Subpopulation</i>	<i>Average Length of Stay</i>
Total Average Length of Stay	47
Domestic Violence Victims	106
Veterans	60
Disabling Condition	110

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

The threat of eviction is also present for households that do not have the lowest incomes due to the increased housing cost burden. According to the Housing Alliance of Delaware, although eviction has long been a struggle faced by low- and extremely low-income renters, the economic impact of the pandemic has impacted many households who do not fall into the lowest incomes but have a housing cost burden that puts them in danger of eviction. Nearly 50% of renter households between 51% and 80% of AMI spend more than 30% of their income on housing costs and utilities. As rents continue to increase, this population will become more vulnerable to housing instability.

ALICE (Asset Limited, Income Constrained, Employed) data shows that 68,023 households within Kent County and 96,624 households within Sussex County cannot afford basic necessities. The cost of household essentials (housing, childcare, food, transportation, health care, a smartphone plan, and taxes) is rising. While the number of households in poverty has stayed relatively flat from 2007 to 2019, the number of ALICE households has continued to increase as a result of rising costs and stagnant wages. Furthermore, these rates may vary depending on household composition:

Table 13: ALICE and Poverty Rates in Kent County by Household Type

Household Type	Kent County		
	Total Households	Poverty %	ALICE %
Under 25 Years	2,790	40%	42%
Over 65 Years	18,732	11%	39%
Families with Children	18,585	20%	22%
Married with Children	11,444	8%	15%
Single Female-Headed Families	5,583	44%	33%
Single Male-Headed Families	1,548	22%	37%

Table 14: ALICE and Poverty Rates in Sussex County by Household Type

Household Type	Sussex County		
	Total Households	Poverty %	ALICE %
Under 25 Years	1,790	14%	71%
Over 65 Years	40,962	8%	31%
Families with Children	18,662	18%	28%
Married with Children	12,284	8%	18%
Single Female-Headed Families	4,761	43%	44%
Single Male-Headed Families	1,617	23%	55%

Section 7: Priority Needs for Qualifying Populations

Based on the preceding information, the priority needs among the qualifying populations include, but are not limited to:

- Increased emergency shelter units and beds
- Increased affordable and low-income housing
- Increased permanent support housing for persons with physical disabilities and substance abuse disorders

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

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

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

HOME-ARP Activities

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

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

The RFP for the development of affordable rental housing will include bonus points for proposed projects that leverage other resources, such as project-based rental assistance. Proposals will be evaluated according to criteria such as organizational or developer experience, capacity, demonstrated effective grant management experience, services offered, housing need, project readiness, and leveraged resources, among other factors.

Proposals for non-congregate shelter will be evaluated according to criteria such as organizational or developer experience, capacity, demonstrated effective grant management experience, services offered, housing need, project readiness, the financial capacity to provide 100% of operating expenses, sources for providing supportive services required by the Qualifying Populations, other leveraged resources, and whether the non-congregate shelter will be maintained as such during the restricted use period, among other factors.

The RFP process for both eligible activities will be finalized once HUD approves the state's Allocation Plan.

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

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

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

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

Table 15. Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 500,000		
Acquisition and Development of Non-Congregate Shelters	\$ 1,924,121		
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing	\$ 2,100,000		
Non-Profit Operating		0 %	5%
Non-Profit Capacity Building		0 %	5%
Administration and Planning	\$ 798,374	15 %	15%
Total HOME ARP Allocation	\$ 5,322,495		

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

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

- Increased emergency shelter units and beds
- Increased affordable and low-income housing
- Increased permanent supportive housing for persons with physical disabilities and substance abuse disorders

The remaining 15% of the HOME-ARP grant will be allocated to program administration. DSHA will work with its sister state agencies, Housing Alliance of Delaware, and other potential partners will identify funding for additional supportive services to pair with HOME-ARP-financed housing.

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

The need for a non-congregate shelter in southern Delaware is based on the Homeless Needs Inventory and Gap Analysis tables (see Table 1 and Table 2) that revealed a bed shortage namely for families experiencing homelessness, with a slightly greater need for family beds in Kent County as compared to Sussex County.

The need for developing affordable rental housing is clearly evident in the Non-Homeless Needs and Gaps Inventory tables (see Table 3 and Table 4). In Sussex County, there is a housing gap of 2,030 rental units affordable to 0-30% AMI households and a gap of 2,125 units affordable to 31-50% AMI households. In Kent County, the gap numbers are slightly higher at 2,575 units affordable to 0-30% AMI households and 2,495 units affordable to 31-50% AMI.

It is also clear that if DSHA does not have an adequate pathway to help people stay safe while waiting for the creation of housing, more people will experience the consequences of homelessness, such as incarceration, decreased well-being, violence, and even death. Therefore, it is a priority to ensure that a non-congregate shelter is created.

HOME-ARP Production Housing Goals

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

DSHA proposes to develop six affordable rental units at a per-unit development cost of \$325,000.

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

DSHA estimates the development of six affordable rental housing units for Qualifying Populations to address the priority needs as outlined in the plan. DSHA will work with developers and local non-profit entities to acquire, rehabilitate and/or construct new affordable rental units.

Preferences

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

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

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

Referral Methods

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

(Optional):

DSHA will use Coordinated Entry in conjunction with additional methods in identifying homeless persons and families to be referred to the HOME-ARP projects since the CoC CE does not accept all HOME-ARP Qualifying Populations. In an effort to reach all Qualifying Populations and provide them with access to the HOME-ARP activity, DSHA will require the activities to use additional referrals from outside organizations. These may include Delaware 2-1-1, existing shelter providers with waiting lists, among other entities. The referral method will be finalized as part of the implementation process and through the development of a policy and procedure manual to administer the HOME-ARP activity.

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

See response to #1.

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

See response to #1.

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

See response to #1.

Limitations in a HOME-ARP Rental Housing or NCS Project

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

DSHA will not include any limitations for eligibility to its HOME-ARP activities.

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

Not applicable.

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

Not applicable.

Appendix A: Stakeholder Consultation Materials

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

First name	Last name	Company
Amber	Ayers	People's Place II
Adria	Buchanan	Central Baptist CDC
Adrienne	Abrenica	Community Member
Alan	Matas	City of Wilmington
Alan	Grinstead	Delaware Department of Corrections
Albert	Biddle	Kent County Community Development
Albert	Shields	Office of John Carney
Alexia	Wolf	DHSS
Alice	Davis	Delaware State Housing Authority
Alicia	Lehmer	
Allan	Zaback	Division of Developmental Disabilities Services
Allieu	Sheriff	Family Promise of Northern New Castle County
Allieu	Sheriff	
Allen	Knuckles	
Althea	Lanier	Dart First State-DE Transit Corporation
Anthony	Mangeri	Town of Townsend
Ann	Aviles	HOMES Campaign
Amanda	Moore	
Annette	Pic	
Amy	Walls	Discover Bank
Anas Ben	Addi	Delaware State Housing Authority
Andrew	He	
Angela	Allbee	Dept of Corrections
Angela	Harris	N/A
Anna	Conaway	Division of Social Services
Anna	Shields	Delaware Senate
Anne	Farley	First State Strategies, LLC
Anthony	deFiore	NCC Council
Anthony	Libonate	Delaware Financial Capital Corporation
Audrey	Nwokocha	Delaware HIV Consortium
Ashley	Parker	
Anthea	Piscarik	
Aaron	Prince	Catholic Charities
Amelia	Ramsaran	Housing Alliance Delaware
Jeffrey	Politis	Village of Arden Chairman
Ann	Gutsche	Village of Ardentown Town Chair
Amy	Seramone	Amerihealth Caritas DE
Andrew	Sharp	
Angela	Steele	Sherick Redevelopment
Alice	Stumpf	
Alexandria	Thomas	Catholic Charities
Alexa	Timmreck	HAD
Alison	Windle	Neighborhood House
Bryan	Abramson	Christina Cultural Arts Center
Beth	Altemus	Easter Seals of DE & MD Eastern Shore
John	Barineau	Friendship House
Barbara	Benezet	
Blanche	Creech	Peoples Place II

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Becca	Johnson	Tech Impact
Bernice	Edwards	First State Community Action Agency
Benita	Johnson	HUD
Beverley	Ebersold	USICH
Bernita	Futch	Housing Alliance Delaware
Susan	Kent	Love, Inc.
Br. Peter	Avitable	
Jim	Bianchetta	PFLAG
John	Blyden	Laborers Eastern Region Organizing
Brandy	Nauman	Housing Coordinator & Fair Housing Compliance Offi
Felicia	Brown	
Bonnie	Porter	Newark Day Nursery
Beth	Pritchett	Catholic Charities
Brenda	Timmon-Gunter	VMC
William	Russell	WYE Realty Advisors
Bryan	Townsend	
Bryce	Fender	WilmInvest, LLC.
Brad	Shannon	Delaware HIV Services
Beth	Undercuffler	Limen House
Bridget	Walters	
Beverly	Ward	Habitat for Humanity of New Castle County
Bruce	Wright	First State Community Action Agency
C	Aponte	
Carl	Colantuono	
Carlyle	Hooff	Delaware Health and Social Services DSAMH
Carolyn	Martin-Pettaway	
Carolyn	Morgan	
Carrie	Casey	New Castle County Department of Community Services
Dianne And Tim	Casey	Delaware State Council on Housing
Catherine	Smith	Delaware Transit Corporation (DART)
Chad	Bowers	Meridian Bank
Cierra	Bryant	Delaware Coalition Against Domestic Violence
Carol	Carr	Ministry of Caring
Cathy	Cessna	Ingleside Homes
Christian	Dambly	Pennrose Properties
Carol	Davis	Nehemiah Gateway Community Development
Cecilia	Gonzalez	Wilmington VA Medical Center - Dpt of Vet Affairs
Cecilia	DeFazio	M. O. T. Jean Birch Senior Center
Cerron	Cade	Department of Labor
Courtney	Everett	
Carla	Grygiel	Newark Senior Center
Bob	Chadwick	New Castle County Chamber of Commerce
Charles	Hayward	
Charneece	Jackson	NCC Council
Cheryl	Christiansen	Family Promise of Northern NCC
Cheryl	Best-Wells	Shepherd Place
Clare	Howard	Housing Opportunities of Northern Delaware (HOND)
Christina	Venticinque	Capital School District
Christine	Roberts	NCC Council

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Christine	Hanna-Ronald	
Chris	Whaley	Delaware State Housing Authority
Chrystal	Kirby	Salvation Army
Cindy	Deakyne	Delaware State Housing Authority
Cindy	Ramsay	Fairway Independent Mortgage Corp.
Albert	Marks	Village of Arden
Clare	Garrison	State Office of Volunteerism
Linwood	Jackson	People (NAACP)
Ennio	Emmanuel	Kent County Code Purple
Nikki	Gonzalez	Code Purple Sussex County
Gilbert B.	Clampitt	Dover Interfaith Mission
Corinthia	Pierce	New Castle County Libraries' Rewire to be Rehired
Carolyn	Petrak	
Clytia	Royster	YWCA
Dale	Smith	Family Promise of Southern Delaware
Dana	Mitchell	New Castle County
Daniel	Logan	Department of Justice
Darius	Humphries	Casa San Francisco
Daryll	Harris	
Dan	Atkins	Delaware Community Legal Aid Society, Inc. (DECLASI)
David	Buches	Federal Home Loan Bank of Pittsburgh
David	Berry	
David	Sorber	Citizens Bank
David	Tackett	NCC Council
Don	Baker	Forum to Advance Minorities in Engineering, Inc. (FAME)
Darlene	Battle	Delaware Alliance for Community Advancement (DACA)
David	Baylor	Delaware City Manager (Interim)
Dianne	Bingham	Krysti Bingham Foundation
Dan	Blevins	Wilmington Area Planning Council
Deborah	Bagatta-Bowles	YMCA Central Wilmington
Darius	Brown	Wilmington Hope Commission
Dave	Callahan	NCALL
Deborah	Neff	Nemours
Debbie	Taylor	DOE - Office of Early Learning
Debra	Fletcher	Child Inc.
Debrah	Steinbrunner	Richardson Park Community Action
Robert	Hall	Delaware Ecumenical Council on Children and Families
Dee	Durham	NCC Council
Deirdre	Avant	
Michelle	Quaranta	Delaware Apartment Association
Audrey	Nwokocho	Delaware Housing Assistance Program
Denise	Rodriguez	Horizon House
Denise	Tatman	Delaware Association of Realtors
Devon	Manning	Delaware State Housing Authority
Devona	Fields	God's True Treasures
Donna	Fierro	Reading Assist Institute
Denise	Freeman	NCALL Research, Inc.
David	Galdun	Community Member
Denise	Garcia	Ingleside Homes

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Doris	Griffin	Delaware Adolescent Program, Inc.
Dana	Hanchin	Housing Development Corporation - MidAtlantic
Diedra	Harper	Child Inc.
Javier	Torrijos	Delaware Hispanic Commission
David	Holden	Ingerman Group
Darius	Humphries	Catholic Charities
Diana	Brown	New Castle County Libraries
Susan	Kent	Better Homes of Seaford
Dan	Krantz	
Dorothy	Medeiros	
David	Moore	Milford Housing Development Corporation (MHDC)
David	Mosley	Delaware Center for Homeless Veterans
Dion	Murphy	Ministry of Caring
Don	Keister	atTACK addiction
Dorene	Fields	DOC, PCCC
General Email	Community Relations	Delaware Department of Transportation
Diana	Poole	Town of Elsmere
DeBorah	Gilbert White	HerStory Ensemble
Dorothy	Medeiros	
Donald	Robitzer, Jr.	Commonwealth Group
Don	Russell	Prudential, Fox & Roach
Darlene	Sample	Interfaith Community Housing of Delaware Inc.
Danielle	Sullivan	REACH Riverside
Donna	Snyder-White	Delaware Helpline- 2-1-1
Allen	Samuels	Duffy's Hope, Inc.
Dionne	Williams	
Daniel	Wilson	SERCAP
Dale	Smith	
Ericka	Brice	
Eddi	Ashby	Delaware Health and Social Services Independent Living
Ella	Edwards	
Erin	Gallaher	Housing Alliance Delaware
Kaba	Ephraim	Henrietta Johnson Medical Center
Elaine	Kari	Moderate Income Management Company, Inc.
Elev8Us	Organization	
Lillian	Harrison	Elevated CDC
Lisa	Diller	NCC Council
Elizabeth	Romero	Division of Substance Abuse and Mental Health
Elizabeth	McCourt	YWCA Delaware
Emily	Ferrell	Community Member
Emily	Ferrell	
Ennio	Emmanuel	Kent County Code Purple
Bill	Love	
Erin	Coleman	New Castle County Department of Community Services
Esther	Ng	Diamond and Associates
Eric	Thompson	Town of Elsmere Mayor
Evelyn	Wilson	Just a Hand Up Community Navigation Association
Emily	Vera	
Tyshee	Jackson	Eden Veterans Refuge

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HOME-ARP Program
Stakeholder List

Erica Y	Williams	YWCA
Ivan	Neal	
Faith	Mwaura	
Frank	Brown	Within Your Reach Group Home
Felicia	Kellum	Division of Family Services
Felicia	McElveen-Hendricks	Family Promise of Northern New Castle County
Bill	Perkins	
Fritz	Jones	Catholic Charities Inc
Frances Ann	Marquez	Housing Alliance Delaware
Faith	Martin	Peoples Place
Francis	Wilmer	DCYF
Heather	Taylor	Fratelli Co. LLC
Fred	Bañuelos	
Fred	Neil	
Dr. Freeman		People (NAACP)
Ford	Waggoner	Easter Seals Disability Services
Gail	Gartner	State of Delaware Employment and Training
George	Beer	Delaware Valley Development Company
Genelle	Taylor	DHSS
George	Meldrum	Nemours
George	Smiley	NCC Council
George	Dannemann	The Danneman Firm, LLC
Gloria	Benson	DHSS
Genean	Matthews	
Grace	Whitney	
Jose De Jesus	Granados	
Greg	Valentine	
Gregory	Bisset	Milford Police Department
Gloria	Smith	Delaware Center for Justice
Guadalupe	Murphy	Volunteer Delaware 50+
Gwanda	Marshall	
Gwen	Miller-Reilly	for Aging and Adults with Physical Disabilities
Terry	Breland	
Lateasa	Scott	Harrison House Community Program
Helen	Anderson	Dual Generation Center
Helen	McAdory	Diamond State CLT
Henry	Smith	Delaware Department of Health and Social Services
Henry	Harmon	
Heather	Mackson	Lutheran Community Services
Holly	Rybinski	Brandywine Counseling
Hara	Wright-Smith	Enterprise Community Partners
Earl	Woodlen Jr.	Harriet Tubman's Safe House
Daniese	McMullin-Powell	State Council for Persons with Disabilities
Ebony	Johnson	
Ivan	Neal	
Dave	Mosley	DE Center for Homeless Veterans
Randy		Delaware Pride, Inc.
		Metropolitan Wilmington Urban League (MWUL)
Mamie	Charest	People's Place

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Stakeholder List

Centralized	Intake	Housing Alliance Delaware
Jeanine	Kleimo	Dover Interfaith Mission for Housing
Jessica	Alicea	Delaware Center for Justice
Jo	Allegro-Smith	Community Resource Center, Rehoboth
Bill	Bell	NCC Council
Jim	Boyle	NCC Council
Jamila	Jones	Dart First State-DE Transit Corporation
Jane	Rattenni	New Castle County Summer Camp
Janell	Stanton	
Janet	Kilpatrick	NCC Council
Jared	Kauffman	Delaware Transit Corporation (DART)
John	Jaremchuk, Jr.	Elsmere Land Bank
Mr. Lee	Jarmon	Garfield Park
John	Bates	Ministry of Caring
John	Bendel	
James	Cephas	Mental Health Association Delaware
Johane	Cherico	
Jea	Street	NCC Council
Jeffrey	Bergstrom	City of New Castle
Jeff	Ronald	Springboard Collaborative
Jenna	Haines	Milford Police Department
Jennifer	Montgomery	Warriors Helping Warriors
Mr. James	E. Parker II	Oakmont
Mr. Jerry	Collins	Holloway Terrace
Mr. Jerry	Collins	Mayview Manor
Wanda	Jervey	
Jessica	Finan	Home of the Brave
Jimmy	Gambacorta	City of New Castle
John	Giles	Town of Elsmere
John	Taylor III	State of Delaware Attorney General Office
Jill	McCoy	Disabilities
James	Johnson	State Representative
Jeanne	Jacobson	Our Lady of Grace Home, Inc.
Jasmine	Lilly	(DCRAC)
Joe	Myer	
Joan	Larrivee	State of Delaware Historical and Cultural Affairs
Joanna	Champney	Division of Social Services
Joanne	DiGiovanni, Lcw, Bcd	Veteran Affairs
Joel	White	The Salvation Army
Joel	Amin Jr.	Wilminvest LLC
John	Cartier	NCC Council
John	Dodd	BDC - HealthIT
Robert	Weir	City of Wilmington
John	Gardley	
John	Hulse	
John	McNeal	State Council For Persons with Disabilities
John	Rauso	Middletown Police Department
John	Baker	
Joni	Patterson	DHSS

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

Joseph	Bloch	NCC Public Safety
Joshua	Matticks	State Veterans Services
Joyce	Mixon	DSSC
John	Randolph	Ingerman Group
Jimia	Redden	YMCA
Jessica	Reed	
Jawanna	Saunders	Simonds Gardens Blueprint Community
Jaime	Saylor	First State Community Action Agency
Jennifer	Seo	
Janell	Stanton	People's Place II
Dr. Joshua	Thomas	National Alliance on Mental Illness (NAMI)
James	Thompson	Brightfields, Inc.
Judson	Malone	The Springboard Collaborative
Julie	Devlin	
John	Whitelaw	CLASI
Karen	Barlow	NCC Council
Karen	Favors	VA (HUD-VASH)
Karen	Hartley-Nagle	NCC Council-President
Karen	Zogheib	Veteran Affairs
Karen	Horton	Delaware State Housing Authority
Karen	Rowland	Dover Interfaith ES
Karen	Cheeseman	Edgemoor Revitalization Cooperative
Kate	Phillips	Healthy Communities DE
Kate	Rohrer	U.S. Senator Chris Coons
Kathy	Harris	NCC Council
Kathy	Bevans	STEHM, Inc.
Kisha	Baldwin	
Kimberly	Blanch	BeeBe Healthcare
Kenneth	Branner, Jr.	Town of Middletown Mayor
Kimberly	Brockenbrough	N/A
Khadilla	Dhanoolal	
Kaitlin	Douglas	Child Inc
Kecia	Winchester	
Keisha	Baynard	
Kim	Ellis	Catholic Charities
Kenneth	Woods	NCC Council
Kevin	Moffitt	National MS Society
Kevin	Gilmore	Habitat for Humanity of Sussex County
Kristi	Felts	Conexio Care, Inc.
Karen	Gradie	
Kia	Carey	New Castle County Department of Community Services
Kiesha	Kellam	
Kim	Eppehimer	Friendship House (Hope Center)
Kimberly	Neal	
Kimberly	Davis	Innovations Realty Solutions
Kim	Brockenbrough	Volunteer
Herman	Holloway, Jr.	MLK Complaint & Referral Center
Kirsten	Olson	Children & Families First
Kevin	Kelly	Leon N. Weiner and Associates (LNWA)

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

Kevin	Smith	Habitat for Humanity of New Castle County
Kara	Masi	People's Place II
Ketanya	Moore	Community Inspired Actions
Kathleen	Mullin	
Shirley	Alloway-Ibrahimovic	New Knollwood Civic Assn.
Khadija	Robinson	Ministry of Caring
Kathleen	Rupert	Wilmington Senior Center
Kerry	Sheldon	Brandywine Counseling and Community Services
Kala	Siano	Peace by Piece
Karen	Smith	Ministry of Caring
Jane	Kurz	Lighthouse for Broken Wings
Kristine	Vargo	Leon N. Weiner and Associates (LNWA)
Kimberly	Weldon	Connections
Kyle	Hodges	State Council for Persons with Disabilities
Lorie	Ackerman	Centurion
Lamarr	Gunn	People (NAACP)
Lori	James	Office of Senator Tom Carper
Lateef	Countley	
Latricia	Thomas	
Laura	Lee	DNREC
Lauren	Hess	Office of Senator Chris Coons
Felisha	Lawrence	Community
Linda	Brittingham	Christiana Care
Lee	Bunting	
Lawrence	Cessna	Ingleside Homes
Lee Anne	Cassidy	STEHM, Inc.
Lenda	Magana-Luna	
Lisa	Forever	YWCA
Laura	Gendreau	United Way of Delaware
Bishop Jeffrey	Broughton	People (NAACP)
Larry	Henderson	Independent Resources
Toni	Short	Lighthouse for Broken Wings
Lisa	Fitzgerald	USDA Rural Development
Lisa Mb	Johnson	DE DSSC/OCS
Lisa	Scoon	Division of State Service Centers
Herbie	Brown	HOPE stde.com
Lois	Jackson	
Lataja	Kenlaw	
Lynn	Kovich	Inperium
Amy	Loder	HOMES Campaign
Michael	Long	
Lori	Kane	New Castle County Police
Lottie	Lee	Delaware Health and Social Services
Lisbeth	Rojas	
Lisa	Schieffert	
Lauren	Werner	
Latoya	Wright	
Lucretia	Young	New Castle County Community Services Board
Madeline	Brooks	Christiana Care Health System

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

Madeline	Goodall	Family Promise
Bill	Farley	
Mary Ann	Marshall	STEHM, Inc
Marcey	Rezac	Community Member
Maria	Bynum	U.S. Department of Housing and Urban Development
Marie	Pinkney	LegHall
Ms. Marie	A. Reed	Southbridge
Mark	Taylor	
Markeisha	Rossq	
Mark	Smith, Jr.	Community Services Corporation
Marlena	Gibson	Delaware State Housing Authority
Marlena	Gibson	Delaware State Housing Authority
Marsha	Conley	
Mathew	Lemite	
Matt	Johnson	YWCA
Maureen	Monagle	Domestic Violence Coordinating Council
Marissa	Band	Community Legal Aid Society, Inc.
Michael	Bell	Wilmington Housing Authority
Melissa	Briddell	
Melanie	Brown	Delaware HIV Consortium
Monique	Chadband	Philanthropic Alliance for Community Enterprise (PACE)
Joanne	McCafferty	Delaware Assistive Technology Initiative (DATI)
Elder Louis	McDuffy	Eden Park Garden
Mamie	Charest	People's Place II
Debra	McKenna	Volunteer
Moni	Edgar	United Cerebral Palsy of Delaware
Melanie	Rosser	
Steve	Metraux	University of Delaware
Michael	Fortner	City of Newark
Maria	Garcia	YWCA
Maggie	Glick	Sussex Community Crisis Housing Services, Inc.
Charles	Dale	Gaudenzia
Michael	Kalmbach	
Michael	Reeder	Delaware State Police
Michael	Rodriguez	NCC Council
Michelle	Wagenhoffer	CCH Complex Care
Micki	Edelsohn	Homes for Life Foundation
Jennifer	Parsons	
Michael	Spencer	Town of Newport Mayor
Mimi	Rayl	UD - Biden School Center for Research and Service
Mindy	Bacchus	Warriors Helping Warriors
Mr. David	Trincia	Minquadale
Matthew	Johnson	YWCA, Delaware Inc.
Matthew	Jones	Brightfields. Inc.
Marene	Jordan	Newark Housing Authority
Meghann	Karasic	Delaware Community Legal Aid Society, Inc.
Mariann	Kenville-Moore	DCADV
Maria	Matos	Latin American Community Center
Martin	McCarrick	Ministry of Caring

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

Moira	Dillon	
Michele	Ostafy	Child Inc
Melody	Phillips	
Maribeth	Przywara	Limen House
Marcia	Stephenson	Delaware Center for Horticulture
Michael	Sullivan	Ministry of Caring
Michelle	Taylor	United Way of Delaware
Molly	Weldon	
Mr. Edwin	Rosa	Swanwyck Estates
Natalie	Panye	Delaware Futures Inc.
Natalie	Fountain	Delaware Division of Human Relations
Nick	Beard	Delaware Coalition Against Domestic Violence
Nellie	Manlove	NCC Council
Nicole	Majeski	Delaware Department of Transportation
Nicole	Rhoden	Westside Family Healthcare
Nicole	Waters	New Castle County Department of Community Services
Nicole	Carmichael	Social Contract
Nikki	Gonzalez	Sussex County Code Purple
Nina	Anderson, Dr.	Tova Community Health, Inc.
Nique	Traylor	NCC Council
Nikki	Kerchevale	
Nicole	Rinier	DCADV
Nicole	Waters	New Castle County
Onesimus	Al-Amin	Delaware HIV Consortium
Cindy	Patton	Good Neighbors Home Repair
Olga	Lezcano	Delaware State Housing Authority
Orenda	Poindexter	YWCA
Ouida Joi	Cooper-Rodriguez	
Tim	DeSchepper	Our Daily Bread
Paulette	Rappa	The Way Home
Whittona	Burrell	
Polly	Sierer	Newark Area Welfare Committee
Patricia	Post	
Donald	Patton	Christina School District
Paul	Baumbach	Delaware General Assembly
Paul	Pantano	Pantano Real Estate
Paula	Witcher	VMC
Paul	Calistro	
Paul	Calistro	West End Neighborhood House
Peggy	Strine	Community Member
Penrose	Hollins	NCC Council
Porsha	Harvey	Catholic Charities
Pastor Rachel	Howell	Love-In-Deed CDC
Pat	Pettaway Ward	YWCA
Janice	Pratt-Fields	Pratt-Fields Home Please, Inc
Joanne	Miro	
Sandra	Ballard	Peoples Settlement Association
Peter	Ferris	Springboard Collaborative
Precious	Zachery	Peoples Place 2

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HOME-ARP Program
Stakeholder List

Ruth	Baker	Leased Access Preservation Association
Rachel	Surratte	
Rachel	Wells	
Raina	Allen	Delaware Racial Justice Collaborative
Regina	Kerr Alonzo	Jewish Family Services
Rashmi	Rangan	(DCRAC)
Ryan	Bailey	Pennrose Properties
Ryan	Berry	Housing Alliance Delaware
Raegan	Brewer	
Robert	Broesler	North Star Strategies
Rebecca	Bucci	Peers Mentoring Center
Roger	Bungy	Delaware Center for Homeless Veterans
Rose	Camps	Ministry of Caring
Becca	Cotto	YWCA
Richard	Dominguez	Housing Alliance Delaware
Read	Scott	LegHall
Becky	Martin	
Rich	Emge	
Carrie	Gray	Wilmington Renaissance Corporation
Renee	Beaman	Delaware State Service Centers
Ray	Fitzgerald	Wilmington Housing Authority
Br Ronald	Giannone	Ministry of Caring
Rob	Gurnee	Lutheran Community Services
Rona	Harris	
Russ	Huxtable	Milford Housing Development Corporation (MHDC)
Rich	Hall	Department of Land Use
Rick	Gessner	Capital One
Rhonda	Miller	Ministry of Caring
Rufus	Mincey	Dover Housing Authority
Robyn	Barrall	Sussex P&P
Roderick	Fesel	
Romona	Fullman	Delaware Division of Human Relations
Rona	Harris	
Ronald	MacArthur	Cape Gazette
Richard	Romeo	
Rachel	Stucker	Housing Alliance Delaware
Phyllis	Brian	
Ruthann	Messick	Delaware Restaurant Association
Richelle	Vible	
Rebecca	Wilczynski	Boys & Girls Club of Delaware Claymont
Peg	Tigue	Old Brandywine Village, Inc
Sandra	Brisiel	Meet me at the Well
Sandra	Smithers	Dunleith
Sarah	Keifer	Kent County
Stephanie	Beers	Home of the Brave
Sheila	Berkel	Rose Hill Community Center
Selena	Bowler	
Shay	Burriss	YWCA
Sophia	Castagna	Housing Alliance Delaware

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

Maria	Evans	Sussex Community Housing
Sarah	Cha	Stand By Me
Susie	Charles	Aviva Health Services
Samantha	Conti	
Susannah	Eaton-Ryan	The ARC of Delaware
Shameka	Johnson	
Shanta	Terry	Veterans Multi-Service Center
Sheri	Evans-Stanton	Delaware Chapter of the Sierra Club
Sherry	Zebrook	Supportive Transitional & Emergency Housing Minist
Sandra	Johnson	
Sarah	Keifer	Kent County
Sean	Kelly	Leon N. Weiner and Associates (LNWA)
Sarah	Lester	Cornerstone West CDC
Sydney	Linders	
Shantel	Love	
Steve	Mikelman	
Shyanne	Miller	
Stacy	Mitchell	DCADV
Robin	Brown	Sojourners Place
Robyn	Beck-Gott	Sojourner's Place
Carole	Somers	Community Interest
Sonya	Starr	
Sophy	Cywinski	
Sophia	Elliott	Dept of Services for Children, Youth and Families
Steven	Peuquet	Service
Gladys	Spikes	Housing Opportunities of Northern Delaware (HOND)
Starlese	Price	Housing Alliance Delaware
Sarah	Rhine	CLASI
Sue	Ryan	Delaware Coalition Against Domestic Violence
M/ Sgt. Scott	Saunders	Middletown Police Department
Shay	Scott	
Stacy	Shamburger	
Stacy	Shamburger	West End Neighborhood House
Stuart	Sherman	Boys & Girls Club of Delaware Greater Newark
Stacey	Simon	CORAS Wellness and Behavioral Health, LLC
Saad M.	Soliman	Peace by Piece, Inc.
Stephanie	Staats	YWCA, Delaware Inc.
Stacy	Stancell	
Susan	Strawbridge	Bellevue Community Center
Stephen	Groff	
Stephen	Groff	Division of Medicaid and Medical Assistance
Norman	Oliver	Our Youth Inc.
Mark	Stutman	New Ecology Inc
Susan	Cycyk	Division of Child and Mental Health
Susan	Dembowczyk	
Sue	Frost	Salvation Army
Susan	Holloway	
Susan	Lipscy	Newark Library
Susan	Moore	New Castle County

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

Susan	Strawbridge	St. Patrick's Center
Susan	Kent	
Renee	Roberts	TD Bank
Sara	Weimer	Homeward Bound
Starr	Wilson	
Keith J.	Smith	2 Fish Home Renovation
Taiwo	Sapara	The Salvation Army
Tamara	Richardson	Social Service Specialist
Tamarra	Morris	New Castle County Economic Development
Tara	Andrews	ARS Treatment Centers
Tara	Finnigan	NCC Council
Tasha	Scott	The Shepherd Place
Tyler	Berl	Delaware HIV Consortium
Thomas (Tom)	Coleman	City of Newark Acting Manager
Timothy	Crawl Bey	Timothy Crawl Bey Associates
Terence	Dougherty	
Terri	Townsend	
Teresa	Sharpe	Delaware Center for Homeless Veterans
Tracy	Fletcher II	Fulton Bank
Tracey	Harvey	City of Dover
Terri	Hasson	WSFS Bank
Timothy	Henkel	Pennrose Properties
Theresa	Bennett	Delaware Department of Education
Theresa	Jackson	
Thomas	Hall	Services
Tierra	Morris	
Captain Tim	Sheehan	The Salvation Army
Timothy	Sheldon	NCC Council
Tony	Klemanski	NCC Board of Realtors
Trevor	Knight	
Terrant	Morrison	People's Place II
Tracey	Mulveny	Goodwill Delaware & Delaware County
Tom	Ayd	Green Street Housing
Stanley	Green	City of Delaware City Mayor
David	Brenner	Town of Bellefonte
Kathleen	Harvey	Town of Odessa Mayor
Tracy	Polk	Department of Veterans Administration
Karla	Fleshman	Transitions Delaware LLC
Trinette	Redinger	
Anthony	Sierzega	Community Legal Aid Society, Inc.
Tracey	Spriggs	Delaware Federation of Housing Counselors
Trevor	Turner	Food Bank of Delaware
Terrie	Williams	Henrietta Johnson Medical Center
Tyesia	DuPont-Palmer	Sussex County Government
Tyler	Berl	Delaware HIV Consortium
Tyler	Shade	Family Promise of Northern NCC
Valarie	Tickle	Criminal Justice Council
Valerie	Bradshaw	DHSS
Valerie	George	NCC Council

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

Valerie	Longhurst	Police Athletic League
Vaughn	Watson	
Venita	Garvin	Delaware Alliance Against Sexual Violence
Van	Hampton	First State Community Loan Fund
Vincent	Garlick	New Castle County Department of Community Services
Vincent	White	Provest Realty
Vincent	White	
Dr. André	Haley	Second Chance Promise Program (2CPP)
Vikram	Krishnamurthy	Delaware Center for Horticulture
Vicky	Moncrief	Catholic Charities
Valerie	Shipman	Delaware Center for Horticulture
Marsha	Conley	Warriors Helping Warriors (W4W)
Bill	Baldwin	Action Environmental
William	Brown	
Wanda	Burgos-Rincon	Latin American Community Center
William	Connolly	Connolly & Partners, LLC
		West End Neighborhood House
Christian	Williauer	Cornerstone West
Sarah	Lester	West Side Grows
Wes	Wootten	Housing Alliance Delaware
		William McCool
William	Potter	Delaware Workforce Development Board
Wenona	Sutton	Catholic Charities
Yolanda	McCoy	Wilmington City Council
Yvonne	May	Bridge Clinic
Dr. Zelda	Carter	Family Help, Inc.
Kathleen	Macrae	American Civil Liberties Union of Delaware
Eileen	Joseph	Carelink Community Support
David	Baylor	City of Delaware City Interim City Manager
Rhonda	Harris	CLARIFI
James	Maravelias	Delaware AFL CIO
Dan	Tjaden	Delaware City Police Dept.
Sue	Ryan	Delaware Coalition Against Domestic Violence (DCADV)
Beau	Zebley	Kent County Association of Realtors
Laurence	Levinson	Levinson Firm, LLC
Beryl	Barmore	M & T Bank
		New Castle County Summer Camp
Natalie	Kaplan	New Castle Senior Center
Norma	Zumsteg	PNC Bank
		Sojourner Place
Merritt	Burke	Sussex County Association of Realtors
Damon	Carpitella	Tidewater Mortgage Services, Inc.
Patrick	Toman	Village of Ardencroft Chairman
Chris	Portale	Wells Fargo
Dara	Westerman	YMCA Central Wilmington



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

HOME-ARP Stakeholder Discussions

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

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

Stakeholder Session #1

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

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

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

Access code: 207-123-301

Stakeholder Session #2

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

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

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

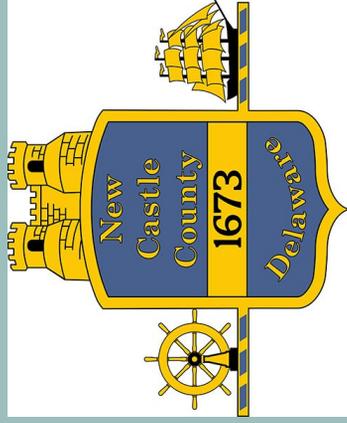
Access code: 353-849-533

For additional information, please contact:

New Castle County: Vincent.Garlick@newcastlede.gov

Delaware State Housing Authority: Cindy@destatehousing.com

Wilmington: juliaf@mandl.net



HOME-ARP ALLOCATION PLANS: STAKEHOLDER CONSULTATIONS

Joint Stakeholder
Consultation for:

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

AGENDA

What is HOME-ARP?

Allocation amounts

Qualifying populations

Eligible activities

Next steps

Discussion

THE HOME- AMERICAN RESCUE PLAN (ARP)

SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.

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

HOME-ARP ALLOCATIONS

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

HOME-ARP ALLOCATIONS FOR DELAWARE PJS

Delaware Non-Entitlement \$5,322,495

New Castle County \$3,672,176

Wilmington \$2,100,727

QUALIFYING POPULATIONS

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

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

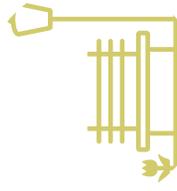
Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

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

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



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



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



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



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



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

HUD HOME-ARP DEFINITION HOMELESS

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



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



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



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



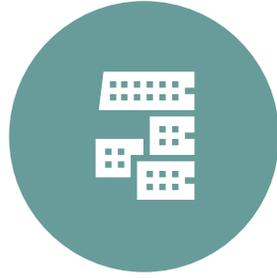
Exiting Institution: Is exiting a publicly funded institution or system of care (e.g., jail, prison, psychiatric hospital, etc.)



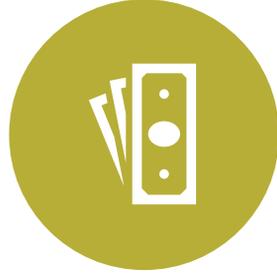
HUD HOME-ARP DEFINITION AT RISK OF HOMELESSNESS

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

ELIGIBLE ACTIVITIES



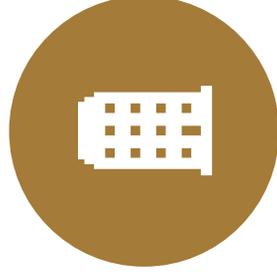
PRODUCTION
OR
PRESERVATION
OF AFFORDABLE
HOUSING



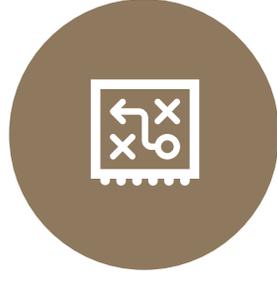
TENANT-BASED
RENTAL
ASSISTANCE
(TBRA)



SUPPORTIVE
SERVICES,
HOMELESS
PREVENTION
SERVICES, AND
HOUSING
COUNSELING



PURCHASE AND
DEVELOPMENT
OF NON-
CONGREGATE
SHELTER



NONPROFIT
OPERATING
AND CAPACITY
BUILDING

NEXT STEPS

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

Round 2 of stakeholder outreach will be scheduled in late August

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

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

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

DISCUSSION |

FOR MORE INFORMATION

New Castle County:
Vincent.Garlick@newcastlede.gov

Delaware State Housing Authority:
Cindy@destatehousing.com

City of Wilmington:
juliaf@mandl.net

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

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

Organizations represented:

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

Agency/Organization Type (required stakeholders in italics)

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

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

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

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

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

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

3. **Additional comments**

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

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

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

Organizations represented:

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

Agency/Organization Type (required stakeholders in italics)

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

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

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

- Some families purchasing older

2. **What are the biggest risk factors for maintaining housing among the QPs?**

- Inadequate services; if absent, they will fail quickly because it's a critical element to keeping them housed
- Some of our clients need institutional care before they can be stabilized or recovery won't be sustainable
- Many homeless do not have a primary care physician; keeping them healthy could contribute to keeping them housed
- Need a one-stop shop to more holistically address the needs of the homeless and at risk
- Financial literacy training would help
- Some persons with mental health issues can't be left alone if they need medications

3. **What sub-populations are under-served?**

- Homeless children with mental illness who need services separate from their parents
- Youth aging out of foster care tend to couch-surf, many without plans or goals
- Homeless LGBTQ persons
- Released offenders and released sex offenders
- Persons who are deaf, persons with autism

4. **Additional comments**

- Only about 275 housing units on the market for sale in Kent County

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

Sussex Housing Group

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

Organizations represented:	Agency/Organization Type (required stakeholders in italics)
DE Community Reinvestment Action Council	<i>Private organization serving the needs of the QPs</i>
DE Division of Public Health	<i>Public agency serving the needs of the QPs</i>
Elevated Community Development Community Corp.	<i>Private organization serving the needs of the QPs</i>
First State Community Action Agency	<i>Public agency serving the needs of the QPs</i>
Housing Alliance Delaware	<i>Continuum of Care</i>
Sussex Co. Habitat for Humanity	<i>Private organization serving the needs of the QPs</i>
Sussex Co. Housing & Community Development	<i>Public agency serving the needs of the QPs</i>
USDA Rural Development	<i>Public agency serving the needs of the QPs</i>

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

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

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

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

Organizations represented:

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

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

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

2. Other Comments:

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

Delaware, New Castle County, Wilmington HOME-ARP Stakeholder Consultation
Delaware Affordable Housing Coalition
7/7/2022 10:00-11:00 am

Organizations represented:

NCALL
Housing Alliance of Delaware
People’s Place, Milford
HDC – Mid-Atlantic
West End Neighborhood Housing
Sussex County Habitat for Humanity
Central Delaware Habitat for Humanity
Better Homes of Seaford

Agency/Organization Type (required stakeholders in italics)

Private organization that addresses the needs of the QPs
Continuum of Care
Private organization that addresses the needs of the QPs
Private organization that addresses the needs of the QPs
Private organization that addresses the needs of the QPs
Private organization that addresses the needs of the QPs
Private organization that addresses the needs of the QPs
Private organization that addresses the needs of the QPs

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

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

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

Organizations represented:	Agency/Organization Type (required stakeholders in italics)
Housing Alliance of Delaware	<i>Continuum of Care</i>
DE State University	University
West End Neighborhood House	<i>Private organization that provides services to QPs</i>
DE State Representative	State elected official
New Castle Co Housing Authority	<i>Public housing authority</i>
Community Legal Aid Society, Inc.	<i>Private organization that addresses civil rights</i>
Fair Chance	<i>Private organization that provides services to QPs</i>
DE Dept of Education	<i>Public agency that provides services to the QPs</i>
Veterans Multi-Service Center	<i>Public agency that provides services to the QPs</i>
DE Dept of Health & Human Services	<i>Public agency that provides services to the QPs</i>

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

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

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

Organizations represented:	Agency/Organization Type (required stakeholders in italics)
Housing Alliance of Delaware	<i>Continuum of Care</i>
Family Promise of Northern New Castle County (several volunteers)	<i>Private organization that provides services to the QPs</i>

1. **What are the most critical gaps and needs in the local homeless and housing service system?**
 - Our clients can't move out of emergency shelters because there are no units available
 - More emergency shelters are needed in northern NCC but also statewide
 - There's a deterrence to building multi-family housing, generally due to public opposition; there's more public support to build units for households at 80% AMI, less for those at 0-30% AMI; there's also public support for using public funds to assist 80% AMI households to become homeowners
 - Most families need at least 2- and 3-bedroom units
2. **Other comments:**
 - How will the lived-experiences of homeless persons and families be included in this planning? (response: through a survey of residents at the Hope Center in New Castle County)



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

HOME-ARP Stakeholder Consultations Round 2

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

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

Stakeholder Session #1

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

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

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

Access code: 350-255-509

Stakeholder Session #2

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

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

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

Access code: 303-159-973

For more information, contact:

New Castle County: Vincent.Garlick@newcastlede.gov

Delaware State Housing Authority: Cindy@destatehousing.com

Wilmington: juliaf@mandl.net



HOME-ARP ALLOCATION PLANS: STAKEHOLDER CONSULTATIONS

Joint Stakeholder
Consultation for:

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

THE HOME- AMERICAN RESCUE PLAN (ARP)

SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.

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

HOME-ARP ALLOCATIONS FOR DELAWARE PJS

Delaware Non-Entitlement \$5,322,495

New Castle County \$3,672,176

Wilmington \$2,100,727

QUALIFYING POPULATIONS

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

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

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

Other populations who meet one of the following criteria:

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

STAKEHOLDER IDENTIFIED NEEDS / ISSUES

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

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

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

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

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

STAKEHOLDER IDENTIFIED NEEDS / ISSUES (CONTINUED)

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

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

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

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

DATA ANALYSIS: NEW CASTLE COUNTY

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

DATA ANALYSIS: KENT & SUSSEX COUNTIES

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

DATA ANALYSIS: WILMINGTON

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

PRIORITY NEEDS

WILMINGTON

Emergency shelter beds/units

Rapid Re-Housing units

PSH units

Permanent affordable rentals

Supportive services

KENT & SUSSEX COUNTIES

Emergency shelter beds/units

Permanent affordable rentals

PSH units (physical disabilities,
substance abuse)

PRIORITY NEEDS (CONTINUED)

NEW CASTLE COUNTY

Affordable rental units for low income and moderate income

Rental housing preservation for other QPs

PSH units

Permanent affordable rental units

TBRA

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

QUESTIONS?

NEXT STEPS

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

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

Submission to HUD is anticipated in December

FOR MORE INFORMATION

New Castle County:
Vincent.Garlick@newcastlede.gov

Delaware State Housing Authority:
Cindy@destatehousing.com

City of Wilmington:
juliaf@mandl.net

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

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

Organizations represented:

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

Agency/Organization Type (required stakeholders in italics)

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

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

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

Organizations represented:

REACH Riverside
YWCA of DE
(2 unidentified)

Agency/Organization Type (required stakeholders in italics)

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

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

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

Organizations represented:	Agency/Organization Type (required stakeholders in italics)
Housing Alliance of Delaware	<i>Continuum of Care</i>
University of DE/Biden Center for Research & Services	<i>Public agency that provides services to the QPs</i>
New Castle County	<i>Public organization that provides services to the QPs</i>
Ministry of Caring	<i>Private organization that provides services to the QPs</i>
SERCAP	<i>Public agency that provides services to the QPs</i>
Veterans Multi-service Center	<i>Public agency that provides services to the QPs</i>
Family Promise of Southern Delaware	<i>Private organization that provides services to the QPs</i>
DE Coalition Against Domestic Violence	<i>Private organization that provides services to the QPs</i>
HerStory Ensemble	<i>Private organization that provides services to the QPs</i>
YWCA	<i>Private organization that provides services to the QPs</i>
Better Homes of Seaford	<i>Private organization that provides services to the QPs</i>
DE Dept of Health & Social Services (several volunteers)	<i>Public agency that provides services to the QPs</i>

1. HOME-ARP presentation on the Needs Assessment & Gap Analysis was provided.
 Comments included:
 - a. Requests to explain sources of some data points were addressed
 - b. Clarification of some points were provided
 - c. Recommended the Domestic Violence Coordinating Council’s annual report for DV data by county (obtained)
2. Questions:
 - a. Will there be an RFP for funding? (response: DSHA, NCC and the city will make that decision individually)

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

Analysis of Responses

Overview

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

Length of Stay

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

Age

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

Residence before the Hope Center

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

Previous Place of Residence

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

Number of Household Members

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

Current Employment and Weekly Earnings

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

Services Received at the Hope Center

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

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

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

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

Plans to Stay at the Hope Center

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

Moving On

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

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

Analysis of Responses

Overview

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

Service Areas of Respondent Organizations

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

Type of Organization (could check more than one response)

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

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

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

Prioritizing Needs

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

Unmet Needs

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

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

Prioritizing HOME-ARP Funding

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

Appendix B: Public Participation Materials

[to be inserted upon completion of 15-day public comment period and public hearing]