



New Castle County

Consolidated Plan

Annual Action Plan

July 1, 2021 – June 30, 2022

(for housing and community development programs)

New Castle County
Department of Community Services
77 Reads Way
New Castle, DE 19720
(302) 395-5600



ANNUAL ACTION PLAN

(July 1, 2021 – June 30, 2022)

Executive Summary

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

1. Introduction

New Castle County developed an outreach effort to maximize input from a large cross-section of stakeholders for the Consolidated Plan. This outreach effort included public meetings, published meeting notices, stakeholder meetings, and in-person interviews.

New Castle County receives three entitlement grants from the US Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program Grant (HOME) and the Emergency Solutions Grant (ESG). These funds are used to leverage other public and private funding towards community development and housing projects.

New Castle County, as an entitlement jurisdiction in the CDBG, HOME and ESG Programs, is required by HUD to submit a consolidated plan every five years. The Consolidated Plan identifies the priority community development and housing needs for the citizens of New Castle County. It integrates economic, physical, environmental, community and human development in a comprehensive and coordinated fashion so that the County, New Castle County Housing Authority, Newark Housing Authority and nonprofit organizations can work together to assist in meeting the needs of families and/or individuals. The strategic plan in this document sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, it helps the County and citizens keep track of results and learn what works in the community.

This Consolidated Plan corresponds to the County's next five fiscal years, which begins July 1, 2020 and ends June 30, 2025. Each year, the County will prepare an Annual Action Plan outlining specific projects and the amount of funding that will go towards the goals outlined in the Consolidated Plan. At the conclusion of each fiscal year, County staff will prepare the Consolidated Annual Performance and Evaluation Report (CAPER) to report the progress towards the Consolidated Plan goals and accomplishments by project.

This Plan considers the increasing importance of identifying and prioritizing the most critical needs to be addressed with CDBG HOME, and ESG Program funds.

2. Summarize the objectives and outcomes identified in the Plan

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

Based on stakeholder feedback, the following priorities were identified for New Castle County:

Increase Supply of Affordable Housing

- Increase affordable rental housing.
- Increase homeownership.
- Housing rehabilitation.

Decrease Homelessness

- Provide housing and services to the homeless and at risk of homelessness that align with the Delaware Continuum of Care Action Plan.

Improve Public Facilities and Infrastructure

- Improve public infrastructure.

Provide Public Services

- Provide public services to low and moderate-income households as well as persons with special needs.

Planning and Administration and Fair Housing

- Provide quality oversight and administration of federal programs.
- Affirmatively Further Fair Housing

TARGET POPULATIONS:

- Persons experiencing homelessness or at risk of homelessness

- Elderly
- Disabled
- Populations with high services needs such as mental illness, substance use, ex-offenders, at risk youth and survivors of domestic violence

3. Evaluation of past performance

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

The summary of past performance reported below was taken from the City's most recently completed Consolidated Annual Plan Evaluation Report completed for Program Year 2019 and submitted to HUD.

The County exceeded most of the Annual Goals outlined in the 2015-2020 Consolidated Plan through various public service housing and public facility activities. To meet the goal of providing Decent Affordable Housing for owners, the County greatly exceeded expected outcomes by providing direct financial assistance to homebuyers through the Down Payment and Settlement Loans Program. During the program year, the County and City of Newark assisted 95 households using housing related CDBG funding. Thirty-four households in New Castle County received down payment settlement assistance and a total of 61 households received housing rehabilitation and related services. Those programs include: Four Homebuyer Incentive Program (HIP) Loans, 28 Emergency Repair Loans, 16 Senior Minor Home Repair Grants, and four Architectural Accessibility Improvements. In addition, The City of Newark completed five Home Improvement projects and four Senior Repair projects for residents located within the City of Newark limits.

There were several HOME projects nearing completion when the CAPER was being drafted last year. A total of 36 HOME units were completed in Program Year 2019 which consisted of 30 rental units and 6 Homebuyer units.

According to the IDIS PR 51-Selected CDBG Accomplishment Report for the Program Year between 7/1/2019 - 6/30/2020, NCC assisted 95 households with housing related services, 8,279 people were recipients of Public Services and 4,830 people benefitted from Public Improvements. Overall, a total of 13,204 people were beneficiaries of NCC's CDBG programs for program year 2019. These were projects that provided direct homeownership assistance, residential rehabilitation, curb cuts for Americans with Disabilities Act (ADA) compliance, direct client services and ones that were based on Low/Mod Geographic Area Benefit Census Data, and include activities such as general public services, senior services, handicapped services, crime awareness projects, fair housing activities, subsistence payments, employment & training programs, and youth services.

ESG Strategic Plan goals were achieved through collaborative initiatives between NCC and non-profit homeless service providers that operate and maintain Emergency Shelters, Rapid Re-Housing programs and Homeless Data Collection Systems. ESG accomplishment data is downloaded from the SAGE

(Homeless Management Information System) HMIS Reporting Repository. A total of 595 unduplicated clients, representing 290 households, were served during this program year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

New Castle County's goal for citizen participation is to ensure a broad participation of County residents, and housing, economic, and service providers in the planning and implementation of community development and housing programming. Citizen participation takes the form of advertised community meetings and public hearings.

In addition to newspaper notices in the state-wide News Journal and the Spanish language electronic website publication, El Tiempo Hispano, Annual Action Plan public meeting notices are emailed to approximately 300 housing and community development stakeholders. The public meeting notices are also posted on the Division of Community Development and Housing's website. Target dates for the Annual Plan funding process were provided to attendees at the fall public hearing and proposal kickoff held on November 10, 2020. Key dates for the upcoming One Year Action Plan are as follows:

April 13, 2021: Draft Action Plan open for Public Comment/Public Meeting

May 14, 2021: Close of Public Comment for Action Plan

April 27, 2021: New Castle County Council consideration of Action Plan

May 31, 2021: Action Plan Submitted to HUD (On or Before)

July 1, 2021: One Year Action Plan Projects Begin

June 30, 2022: One Year Action Plan Projects End

One virtual public hearing was held on April 23, 2021. In addition, the 2021-2021 Draft Annual Action Plan was placed on public display for 30 days beginning April 13, 2021 and ending May 14, 2021.

5. Summary of public comments

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

- Comment 1: Please provide for dedicated HOME funding to the City of Newark incorporated into the Annual Action plan and the Consolidated Plan. Context: While the City of Newark receives dedicated CDBG, it does not receive a specifically allocated portion of HOME. This is

detrimental to new creation of affordable housing. The City of Newark is the second largest city in New Castle County behind Wilmington, however Wilmington benefits from dedicated entitlement funding and is a participating jurisdiction for affordable housing block grant programs. Comment 2: Please incorporate language in the Annual Plan that will provide bonus points and extra capital resources for affordable housing projects within the 145.02 Census tract or 2 blocks from E. Main Street Newark given the higher property values and correlated higher cost of development. These points are typically found in the annual CDBG and HOME funding applications. Comment 3: Please include a goal, geographic area, and funding specific to the stated goal “Increased Supply of Affordable Housing” found in the final Annual Action Plan and Consolidated Plan. Please include the City of Newark as a Geographic Area in this provision.

- Please see **page 20** of the Annual Action Plan
<https://www.nccde.org/DocumentCenter/View/42321/Draft-Annual-Action-Plan-Program-Year-July-1-2021--June-30-2022> Goal Name suggestion: Increased Supply of Affordable Housing” Goal Outcome suggestion: New Construction of 50-100 units of affordable housing or public housing.

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

All comments were accepted.

7. Summary

New Castle County does award funds through a competitive grants process to HOME Program applicants. Grantees would qualify for additional bonus points because the City of Newark’s Census Tracts are “areas of opportunity” and not designated as high impact Census Tracts. Below is a list of HOME funded projects located in and around the City of Newark:

<u>Fiscal year</u>	<u>HOME funds</u>	<u>Project Name</u>	<u>Developer</u>	<u>HOME assisted unit</u>
2006	\$260,000	Victoria Mews	Petrucon	3 units
2008	\$100,000	Victoria Mews	Petrucon	same 3 units as above
2014	\$200,000	Carleton Court	LWNA	8 units
2014	\$100,000	Newark Housing - Declines the funds		
2015	\$150,000	Marydale Apts	LWNA	3 units – repaid the funds at closing
2015	\$200,000	Our Lady of Grace	NCALL	
2016	\$150,000	Our Lady of Grace	NCALL	3 units

\$1,160,000 17 units Special Needs units: The County has invested HOME funds in group homes accessibility improvements in the Newark area through its partners. Partners includes the following: Home for Life Foundation, United Cerebral Palsy, Arc of Delaware and Connections.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	NEW CASTLE COUNTY	Department of Community Services
HOME Administrator	NEW CASTLE COUNTY	Department of Community Services
ESG Administrator	NEW CASTLE COUNTY	Department of Community Services

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency overseeing the development of the Consolidated Plan is New Castle County (NCC), Department of Community Services (DCS), Community Development and Housing Division. DCS is the contracting and participating jurisdiction that administers the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) programs in NCC. In addition, the DCS also administers the NCC Housing Authority (NCCHA) Section 8 Housing Choice Voucher Program. Numerous housing and social service-related agencies partner with NCC each year to provide a multitude of services to the community.

Consolidated Plan Public Contact Information

New Castle County

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