

FY2020 – 2024 Consolidated Plan and FY2020 Annual Action Plan



Consolidated Plan for FY2020 – 2024 and Annual Action Plan for FY2020 (July 1, 2020 – June 30, 2021)

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Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The Consolidated Plan, prepared and implemented by the Delaware State Housing Authority (DSHA), is a planning document required by the U.S. Department of Housing and Urban Development (HUD). It presents a five year strategy to address the State's critical housing and community development needs. The State of Delaware's Consolidated Plan for Fiscal Years 2020 – 2024 guides the use of federal housing and community development funds. The Consolidated Plan also combines all of the planning and application requirements of HUD's four main formula programs into a single Plan. These formula programs are:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships Program (HOME);
- Emergency Solutions Grants (ESG);
- Housing Opportunities for Persons with Aids (HOPWA); and
- Housing Trust Fund (HTF)

Special funding allocated through these programs, such as CDBG-CV, ESG-CV, and HOPWA-CV, are also addressed through the Consolidated Plan process. Funding allocated through the CARES Act (CDG-CV, ESG_CV and HOPWA_CV), are all addressed via Substantial Amendment to DSHA's FY2015-2019 Consolidated Plan and FY2019 Annual Action Plan.

The Consolidated Plan primarily focuses on the State's non-entitlement jurisdictions. The nonentitlement jurisdictions are areas, primarily rural, which do not receive any direct allocations from HUD for the four formula programs mentioned above. Rather, the State administers these funds on their behalf.

In Delaware, one other participating jurisdiction, the City of Wilmington, receives HUD funding for CDBG, HOME, ESG, HOPWA, and HTF. Also, New Castle County receives HUD funding for three programs, CDBG, HOME and ESG. Finally, the City of Dover receives HUD funding for CDBG only. Therefore, the funds allocated to these participating jurisdictions are not covered by this Plan. It should be noted, however, that because the State's own housing and community development programs are operated on a statewide basis, and some federal programs such as the Low Income Housing Tax Credits (LIHTC) are also funded on a statewide basis, there may be some discussion regarding these jurisdictions within the Consolidated Plan.

Implementation of the five-year Plan will be done through a series of one-year Action Plans. The Action Plan identifies housing and community development resources expected to be available during the year.

The Action Plan also details the specific actions the State plans to take in the next year to assist in meeting its five-year goals. The FY 2020 Annual Action, covering the FY starting July 1, 2020 and ending June 30, 2021, is included as part of this Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The following general goals and strategies are derived from DSHA's strategic planning and public participation process and identified as most effective for addressing Delaware's most pressing housing and community development needs. These strategies serve DSHA as targets for each year's Action Plan and activities. Not all strategies apply to all areas of the State as local conditions and residents determine how best to address the housing and community development needs of each community. Each successive Action Plan endeavors to reflect and adhere to these strategies in its resource allocation and program planning. The Action Plan for FY2020 continues allocating the State's resources toward these priorities and achieving the goals set forth in the Consolidated Plan.

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

- Preserve and expand Delaware's stock of affordable rental housing;
- Assist Delaware families to achieve and sustain homeownership, including homebuyer assistance and rehabilitation assistance for existing homeowners;
- Reduce the family and community impact of foreclosure via prevention and recovery programs;
- Provide resources for local communities to address community development needs; and
- Assist in ending homelessness and ensure that those at risk of homelessness have access to affordable, integrated, supportive housing options, including permanent supportive housing.
- COVID-19 prevention and response

3. Evaluation of past performance

DSHA's most recent CAPER performance table is included as Appendix K, showing performance for Years 1-4 of the State's current five-year Consolidated Plan. Full CAPERs are available on DSHA's website at: <http://destatehousing.com/FormsAndInformation/capers.php>

4. Summary of citizen participation process and consultation process

Citizen participation in the Action Plan helps assist DSHA to set forth issues that need to be addressed to make the difference for individuals and families and the community they live in. DSHA is continually looking for efforts to broaden the citizen participation process. DSHA encourages and maintains an open relationship with a number of agencies, and provides them the opportunity to submit data, ideas and comments throughout the planning process. This process of intergovernmental cooperation and coordination is on-going. DSHA has been an active participant in or host of numerous groups on a variety of housing issues and needs, all of which informed the development of this Consolidated Plan and Action Plan.

DSHA interacts with representatives from Delaware governments, social service agencies, private nonprofit and for-profit developers and other special interest groups. DSHA specifically consults with the

Housing Alliance Delaware, the coordinating entity for Delaware's Continuum of Care, regarding the use of ESG funds, performance standards for ESG supported programs, and HMIS (Homeless Management Information System) needs.

In January 2020, DSHA staff attended numerous public input sessions and focus groups held by the other jurisdictions in order to hear the public comments and feedback to help inform this plan. Additionally DSHA held four public hearings and spoke to focus groups for input and comments.

In July 2020, a notification of a 30-day public comment period and the availability of the Consolidated Plan Action Plan was advertised in newspapers throughout the state and through DSHA's email newsletter *Highlights*. The draft Plan was also made available on DSHA's website at www.destatehousing.com and in county and state offices throughout the state. During the public comment period, two virtual public hearings were held throughout the state, on July 8. DSHA did not receive any comments from the virtual public hearings

5. Summary of public comments

Summaries of public comments received through the January 2020 outreach process and June 2020 public comment period on the draft Consolidated Plan are attached as Appendix A

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

Summaries of public comments received through the summer 2019 outreach process and Combined State and Federal Resource summary (Appendix J) and July 2020 public comment period (Appendix A) on the draft Consolidated Plan are attached.

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DELAWARE	
CDBG Administrator	DELAWARE	
HOPWA Administrator	DELAWARE	
HOME Administrator	DELAWARE	
ESG Administrator	DELAWARE	
HTF Administrator	DELAWARE	

Table 1 – Responsible Agencies

Narrative

All HUD Community Development funds described in this Consolidated Plan and Annual Action Plan for the State of Delaware are administered by the Delaware State Housing Authority.

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PR-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

In developing the Consolidated Plan, DSHA used its Citizen Participation Plan and existing practices of consultation and participation in assessing needs and continuously evaluating its administration of federal programs. Through statewide and county-level meetings, public hearings, focus groups, conventional notices and web availability. DSHA partnered with the other entitlement jurisdiction to complete a regional Analysis of Impediments and the AFFH in 2019, also in preparation for the previous Consolidated Plan, DSHA conducted a comprehensive housing needs assessment which strategically illustrated Delaware's housing need from 2015-2020 and incorporated community feedback. Following release of the needs assessment, DSHA engaged in an extensive outreach effort seeking input on prioritizing these needs. This was done in partnership with the other HUD jurisdictions in the state, which substantially increased participation.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

DSHA is an active member of and convener of initiatives to enhance coordination between housing providers and private and governmental health, mental health and service agencies. DSHA is an active member of:

- Governor's Commission on Building Access to Community-based Services
- Governor's Advisory Council to the Division of Substance Abuse and Mental Health
- Housing Committee of the State Council for Persons with Disabilities/Governor's Commission
- Continuum of Care memberships, Board and committee
- Delaware Correctional Reentry Commission
- Domestic Violence Task Force
- Childhood Lead Based Paint Poisoning Prevention Advisory Committee

Through our partnership programs, DSHA is also in regular contact with partners in the Department of Health and Social Services, Division of Developmental Disabilities Services, Division of Substance Abuse and Mental Health, Division of Services for Aging and Adults with Physical Disabilities, and Department of Services for Children, Youth and their Families.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

As a small state, Delaware is fortunate to have one statewide Continuum of Care. DSHA is an active

partner with the state's Continuum of Care, Participating in the membership, several committees, and Board.

Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

DSHA continues to consult with the Continuum of Care as well as the other ESG-funded jurisdictions in Delaware in planning to allocate ESG funds, develop shared performance standards and outcomes, and develop funding for the administration of HMIS. All three ESG jurisdictions in Delaware support HMIS and require grantee participation in HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DE HUD Entitlement Jurisdictions
	Agency/Group/Organization Type	Housing Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Please see Appendix N for description of consultations informing the Consolidated Plan and impediments to fair housing.
2	Agency/Group/Organization	Delaware Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Private Developers
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	Delaware Department of Health and Social Services
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing Alliance Delaware	The Consolidated Plan's priority on outcomes, HMIS, services that are targeted to prevent and end homelessness, and permanent supportive housing are all in line with the Continuum of Care's priorities.
Delaware Housing Needs Assessment	DSHA	The Needs Assessment provided extensive information that was considered in the development of this Consolidated Plan.
Strategies for State Policies and Spending	State of Delaware	The Strategies for State Policies and Spending identify areas of the state that will be targeted (and not targeted) for expansion of state infrastructure and services (such as roads, public transportation, etc.). DSHA's programs reflect these goals where appropriate (for example, in programs relating to the construction of new rental housing).

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	All Delaware HUD entitlement jurisdictions	Many of the recommendations from the AI have been incorporated in past Annual Action Plans as well as this Consolidated Plan, especially the recommendation to incentivize various activities in impacted vs. non-impacted areas or Areas of Opportunity.
Community and Choice report	Housing Subcommittee of the Governor's Commission on Community-based Alternatives	The Community and Choice Report both assessed housing needs for people with disabilities in Delaware and made broad recommendations to improve housing options in support of the effort to prioritize community-based care in Delaware
LIHTC Qualified Allocation Plan	DSHA	The QAP, also prepared by DSHA, is well aligned with the goals of the strategic plan to encourage the preservation and new creation of affordable rental housing.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(I))

Narrative (optional):

PR-15 Citizen Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation for the 2020 – 2024 Consolidated Plan began in the January of 2020 with public input workshops with the City of Wilmington and New Castle County. DSHA hosted four more formally, citizen participation was initiated in the January of 2020 in Kent and Sussex County to seek citizen input on needs and priorities.

The draft Consolidated Plan was made available for public comment from July 1- July 10, 2020. Due to the state of emergency the draft plan was pushed back from April to July 2020. It was posted, along with related documents, on DSHA's website. The public comment period was advertised in two statewide newspapers and extensively publicized via DSHA's Highlights email list. During the public comment period, two virtual public hearings (live streaming web-based meeting) were held throughout the state for the public to provide a summary of the plan, answer questions and receive comments on the draft Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public input Hearing	Non-targeted/broad community	<p>Four public hearings were held on the draft Consolidated Plan and Annual Action Plan:</p> <p>Tuesday, January 28, 2020 2:00 PM Georgetown</p> <p>Tuesday, January 28, 2020 5:00 PM Georgetown</p> <p>Wednesday, January 29, 2020, 2:00 PM Dover</p> <p>Wednesday, January 29, 2020, 6:00 PM Dover</p>	Appendix A Comments were supportive of the needs identified in the Consolidated Plan, particularly homeowner rehab and assistance for first-time and low-income homebuyers.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Notice of availability of draft Consolidated Plan and Annual Action plan posted in the Delaware News Journal and Delaware State News on July 1, 2020			
3	Internet Outreach	Non-targeted/broad community	Availability of draft plan and notices of public hearings distributed numerous times on DSHA's Highlights email list.			
4	Public Hearing	Non-targeted/broad community	DSHA hosted two virtual public hearings on the draft Consolidated Plan on July 8, 2020.	Summary of feedback from meetings is attached.		

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment is intended to frame the current housing needs within the state of Delaware, while examining the significant trends and housing issues that will dictate housing policy over the years 2020-2024. In preparation for the previous Consolidated Plan, DSHA contracted with GCR, Incorporated and The Reinvestment Fund to conduct a statewide housing needs assessment, the *Delaware Housing Needs Assessment 2015-2020*. This included a comprehensive report, executive summary, submarket reports with further sub-county detail, and the development of an online reporting portal making all of the data used in and created by the *Needs Assessment* available online with pre-populated reports and custom mapping features. The *Delaware Housing Needs Assessment* and related documents and links are available on DSHA's website at: <http://destatehousing.com/FormsAndInformation/needs.php> and will be referenced often through the Needs Assessment and Market Analysis sections of the Consolidated Plan.

Delaware is a fast growing state compared to national averages, and particularly for states in the mid-Atlantic region. Much of this growth is attributable to new retirees moving into Delaware from out of town, attracted by lower taxes and the development of retiree and beach communities in East Sussex County.

Delaware was negatively impacted by the economic recession of the 2000s, but has fared slightly better than the national averages and is recovering. Unemployment rates went from 3.4% in December 2006, to 8.4% by December 2009, but 10 years later Delaware's unemployment rates have dropped to 3.7% by October 2019. In comparison, the national unemployment rates increased from 4.4% to 9.9% between 2006 and 2009 at the height of the recession and in 2019 have stabilized to 3.6%. Job losses were most acutely felt within the banking and finance industries, construction and manufacturing.

Primary housing needs identified in the needs assessment include:

- Renter cost burden for households <50% AMI, especially below 30% AMI
- Homeowner cost burden for households <50% AMI, especially <30% AMI
- Reducing the incidence and length of episodes of homelessness
- Permanent supportive housing for people with extremely low incomes and special needs
- Preserving existing affordable rental housing

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

Summary of Housing Needs

Delaware continues to be a fast growing state compared to national averages, and particularly for states in the mid- Atlantic region. Much of this growth is attributable to new retirees moving into Delaware from out of state, attracted to lower taxes and the development of retiree and beach communities in East Sussex County.

Delaware was negatively impacted by the economic recession of the 2000s, and is still rebuilding its economy, but has fared slightly better than national averages and is recovering. In *Delaware Housing Needs Assessment 2015-2020*, housing trends identified include:

- Most of the new housing construction will occur outside of cities, in exurban communities and rural areas with available lands to build subdivisions.
- Almost half of all renters and one-third of all homeowners have housing challenges, defined as paying more than 30% of their income on housing costs, or living in overcrowded or substandard living conditions.
- Minority households are less likely to become homeowners than White, non-Hispanic households, and when they do become homeowners, have a higher chance of experiencing housing challenges than Whites.
- Future housing demand is shaped by changing demographics, with a growing need for smaller units and more rental housing.
- Projected housing demand over the next five year is greatest in New Castle County.
- The greatest rental housing demand is among renters earning less than 50% AMI and market rate units; the greatest homeownership demand is from moderate and middle income homeowners.
- While seniors will comprise a large portion of future demand, they are predominately homeowners (84%) and are far more likely to enter the homeownership market than the rental market.

Demographics	Base Year: 2011	Most Recent Year: 2018	% Change
Population	890,856	967,171	+8%
Households	332,837	367,671	+9%
Median Income	\$59,317.00	\$64,805	+8%

Table 5 - Housing Needs Assessment Demographics

Data Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	39,660	40,445	58,085	37,420	168,415
Small Family Households *	11,565	13,620	20,455	15,200	86,360
Large Family Households *	2,710	2,935	4,275	2,585	14,300
Household contains at least one person 62-74 years of age	8,015	9,120	14,495	9,300	40,720
Household contains at least one person age 75 or older	6,315	8,715	8,730	4,200	12,690
Households with one or more children 6 years old or younger *	6,625	7,445	7,995	5,495	17,475
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	375	380	220	75	1,050	365	165	195	150	875
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	325	190	140	45	700	55	15	0	90	160
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	730	570	615	280	2,195	325	280	320	355	1,280
Housing cost burden greater than 50% of income (and none of the above problems)	13,835	5,505	1,405	75	20,820	9,870	7,440	4,230	1,355	22,895
Housing cost burden greater than 30% of income (and none of the above problems)	2,090	7,830	8,475	1,815	20,210	2,275	5,350	11,430	6,665	25,720

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	2,170	0	0	0	2,170	1,865	0	0	0	1,865

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	15,270	6,645	2,380	480	24,775	10,615	7,900	4,745	1,945	25,205
Having none of four housing problems	5,410	11,375	18,750	9,585	45,120	4,325	14,520	32,210	25,410	76,465
Household has negative income, but none of the other housing problems	2,170	0	0	0	2,170	1,865	0	0	0	1,865

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,185	6,180	4,070	16,435	3,170	4,445	5,910	13,525
Large Related	1,605	1,15	600	3,360	670	1,120	1,290	3,080
Elderly	3,590	2,775	1,550	7,915	5,895	5,335	5,115	16,345
Other	5,730	4,135	3,915	13,780	2,895	2,090	3,600	8,585
Total need by income	17,110	14,245	10,135	41,490	12,630	12,990	15,915	41,535

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,615	2,290	535	8,440	2,790	2,485	1,330	6,605
Large Related	1,395	535	20	1,950	625	650	220	1,495
Elderly	2,795	1,330	250	4,375	4,355	2,875	1,720	8,950
Other	5,080	1,605	620	7,305	2,520	1,555	1,005	5,080
Total need by income	14,885	5,760	1,425	22,070	10,290	7,565	4,275	22,130

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	925	605	665	155	2,350	240	175	315	209	939
Multiple, unrelated family households	15	75	135	150	375	125	65	150	129	469

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	90	80	25	45	240	0	0	0	0	0
Total need by income	1,030	760	825	350	2,965	365	240	465	338	1,408

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

As in many other states, households in Delaware are continuedly getting smaller, due to increasing numbers of “empty nesters” and older households without children, along with changing demographic trends. More people are choosing to live alone, and more couples are waiting longer to marry and start families of their own. The majority (43%) of Delaware households are small families or non-families (individuals or groups of non-related individuals), followed distantly by older or senior households (35% of households). Because of this, there is significant demand for affordable 1- and 2-bedroom housing units throughout the state. According to the Census 2018 ACS, only 24% of Delaware total housing units are 1- and 2-bedroom housing units.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Delaware Domestic Violence Coordinating Council (DVCC) was created to improve Delaware's response to domestic violence by engaging service providers and policymakers in the implementation of legislation, education, and policy development. According to the DVCC's 2019 Annual Report, there were 12,868 number of reported domestic violence criminal incidents. The report also revealed 495 women and over 200 children sheltered statewide as a result of a domestic violence incident that year; this was a slight improvement from 12,961 reported domestic violence incidents the previous year. A recent HUD Point-in-Time Count research indicates that 8% of persons experiencing homelessness reported being victims of domestic violence.

Women are the primary victims of domestic abuse within the state of Delaware. When a woman with limited resources leaves an abusive relationship, she is often forced to seek shelter elsewhere; though lack of affordable housing, long wait lists, and shelters filled to capacity often cause survivors of domestic violence to become homeless.

What are the most common housing problems?

The most common housing problems identified in the Needs Assessment (Section 2) are:

- Cost burden, defined as a household paying more than 30% of its income toward housing and related expenses (taxes and insurance for homeowners, utilities for renters);
- Overcrowding, when the number of persons in a household exceeds the number of rooms; and,
- Inadequate conditions, when a housing unit lacks basic kitchen or bathroom facilities.

Of these, by far the most pervasive problem in Delaware is cost burden, according to Housing alliance Delaware study with 70% of all renters paying too much for housing. Households are defined as "severely cost burdened" when more than 50% of household income is spent on housing; 27% of households in Delaware are considered severely cost burdened.

Are any populations/household types more affected than others by these problems?

In Delaware, low income renter- and owner-occupied households face greater cost burdens than moderate and middle income households: the greatest concentration of cost burden is among renters earning less than 50% AMI and among homeowners earning less than 30% AMI.

The Needs Assessment data indicates that the household types with the greatest need, in terms of numbers, are small families and Elderly individuals, with a total of 127,225 Households experiencing cost burdened living in Delaware, of that 82,590 are small related or elderly households. The greatest need in terms of percentages are Elderly households (with 30% experiencing cost burden, equivalent to 37,585

households). In terms of numbers (but not percentages) cost burden impacts senior homeowners in Delaware: roughly 16,345 older owner-occupied households experience cost burden.

In terms of racial composition of cost-burdened households, the Needs Assessment data illustrates extreme disparities by race. White Households make up 70% of all the households challenged by housing costs in Delaware, an estimated 237,639 Families. Among the minority racial groups (excluding whites whom are 70% of households experiencing cost burden living) the Black / African American Households are disproportionately cost burdened, with 64% challenged by housing costs, compared to approximately 22% for Hispanic Households. Cost burden among Hispanic Households is also disproportionately higher based on the number of households, though not as acute as for African Americans. In terms of severe cost burden, the disparities are not as extreme, with 16% roughly 17,103 families whom are Hispanic or African American paying more than 50% of their income on housing, Whites is the highest with nearly 27,145.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the U.S. Census' ACS, 47,286 renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2014-2018. Of those renters, 15.98% were over the age of 65. Additionally, 37.2% of cost burdened renters earned less than \$20,000 between 2014-2018. Affordable rentals is the primary need for both low-income individuals and families at risk of homelessness.

Since the housing crisis, Delaware has seen a reduction in the number of persons experiencing homelessness; however, the number of families experiencing homelessness has increased over the same time. Families living in poverty may experience any number of hardships—a lost job, a death in the family, an unexpected bill—which may create a situation where they cannot afford to maintain their housing. In FY2017 734 homeless households were served by Rapid Re-Housing in Delaware (1,542 people including adults and children). Of the households served, 307 were veteran households. A household can be a single adult household, a couple without children, or a family with children. 78% of households that completed a Delaware Rapid Re-Housing program exited the program successfully in permanent housing (342 households). 9% of households exited the program to homelessness - either to the streets, emergency shelter, or transitional housing. 13% of households exited to an “Other” destination – which includes moving in with friends or family, entering an institution (behavioral health facility, prison, hospital, etc.), or an unknown destination

If a jurisdiction provides estimates of the at-risk population(s), it should also include a

description of the operational definition of the at-risk group and the methodology used to generate the estimates:

DSHA and its partnering agencies adhere to the HUD definition of “imminent risk-of homelessness” to determine which households fall into the “at-risk” category. This includes: an individual or family who will imminently (within 14 days) lose their primary nighttime residence provided that no subsequent residence has been identified and the individual or family lacks the resources or support networks needed to obtain other permanent housing.

The three key sub-populations at imminent risk of homelessness identified in the *Delaware Housing Needs Assessment* were so determined due to a triggering factor: an incident of domestic violence, release from prison, or exit from foster care, all of which represent a significant life transition period at which point a person’s need for housing becomes critical. For survivors of domestic violence, ready access to shelter resources is especially critical, as the occurrence or timing of a triggering incident cannot be predicted; it is essential that housing resources be available and accessible to this population on an as-needed basis. Thus, the most effective housing intervention tools available to domestic violence survivors and many other at-risk populations are emergency vouchers either for temporary stays in hotels/motels, or more long-term arrangements in affordable rental units.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The National Alliance to End Homelessness cites the following key contributing factors which can cause a person or family to become homeless:

- **Income and Housing Affordability.** Low-income households are typically unemployed or underemployed due to a number of factors, such as a challenging labor market; limited education; a gap in work history; a criminal record; unreliable transportation or unstable housing; poor health or a disability. For those who are low-income but employed, wages have been stagnant and have not kept pace with expensive housing costs. The typical American worker has seen little to no growth in his/her weekly wages over the past three decades. Too little income combined with the dwindling availability of low-cost housing leaves many people at risk for becoming homeless.
- **Housing is Out of Reach.** The lack of affordable housing is the primary cause of homelessness among families in Delaware, as it is in the U.S. This is both because there is an inadequate supply of affordable housing and because incomes are so low that families cannot pay for the housing that is available.
- **Escaping Violence.** A domestic violence experience is common among youth, single adults, and families who become homeless. For many, it is the immediate cause of their homelessness. Survivors of domestic violence may turn to homeless service programs seeking a safe temporary place to stay after fleeing an abusive relationship. Others may turn to homeless service programs

primarily because they lack the economic resources to secure or maintain housing after leaving an abusive relationship. On a single night in 2019, homeless services providers had more than 48,000 beds set aside for survivors of domestic violence.

- **Connecting Homelessness and Health.** An acute physical or behavioral health crisis or any long-term disabling condition may lead to homelessness; homelessness itself can exacerbate chronic medical conditions. A person can become chronically homeless when his or her health condition becomes disabling and stable housing is too difficult to maintain without help. According to the U.S. Department of Housing and Urban Development, people living in shelters are more than twice as likely to have a disability compared to the general population. On a given night in 2017, 20 percent of the homeless population reported having a serious mental illness, 16 percent conditions related to chronic substance abuse, and more than 10,000 people had HIV/AIDS.
- **Impact of Racial Disparities.** Most minority groups in the United States experience homelessness at higher rates than Whites, and therefore make up a disproportionate share of the homeless population.
- **Re-entry and criminal justice involvement.** Housing problems and homelessness are common among individuals leaving the corrections system. They tend to have limited or low incomes, and due to their criminal history, are often unable to obtain housing and employment through channels that are open to other low-income people. Criminal background checks are frequently employed by landlords, and these can make it challenging for formerly incarcerated people to secure housing. People re-entering the community often have no other choice than to turn to emergency shelters.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionate need, as defined by HUD, refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total population of households. The tables below indicate the share of households by race/ethnicity and income level experiencing one of more of the four housing problems, also as defined by HUD in the CHAS data. The four housing problems are: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one person per room (overcrowding); and 4) cost burden greater than 30%. Cost burden over 50% of a household's income, lacking complete kitchen or plumbing facilities, and overcrowding of more than 1.5 persons per room are considered "severe" housing problems.

Almost half of all renters and one-third of all homeowners have housing challenges, defined as paying more than 30% of their income on housing costs, or living in overcrowded or substandard living conditions. The challenges are most severe among renters earning less than 50% AMI (where 35% of all renters are renters earning less than 50% of AMI and are cost burdened).

The total population of Pacific Islanders and American Indian and Alaska Natives in Delaware is small and a small percentage of the population. Given this, the estimates for specific income levels and housing problems by race/ethnicity are often using extremely small numbers with large margins of error. As such, these populations are not included in the analysis.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,258	5,400	4,056
White	15,435	3,111	2,053
Black / African American	9,940	1,598	1,509
Asian	660	146	124
American Indian, Alaska Native	156	42	14
Pacific Islander	10	0	4
Hispanic	3,386	373	268

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

The share of total households in the State at 0-30% of AMI experiencing at least one housing problem is 22.58% roughly 39,655 families. The share for each race/ethnicity is as follows:

White	52%
Black / African American	33%
Asian	2%
American Indian, Alaska Native	1%
Pacific Islander	0%
Hispanic	10%

While the share for Black/African American and Hispanic is greater than the entire jurisdiction and the other race/ethnicities, it is not greater than ten percentage points and therefore does not represent a disproportionate need at this income level.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,255	12,796	0
White	13,315	9,650	0
Black / African American	7,179	2,293	0
Asian	372	120	0
American Indian, Alaska Native	166	53	0
Pacific Islander	25	0	0
Hispanic	1,876	630	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

The share of total households in the State at 30-50% of AMI experiencing at least one housing problem is 23.03% roughly 40,440 families. The share for each race/ethnicity is as shown below:

White	62%
Black / African American	24%
Asian	2%
American Indian, Alaska Native	0%
Pacific Islander	0%
Hispanic	10%

All races/ethnicities except for White are experiencing a disproportionately greater rate of housing problems at this income level.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,792	29,367	0
White	16,543	21,268	0
Black / African American	6,032	6,158	0
Asian	884	442	0
American Indian, Alaska Native	75	27	0
Pacific Islander	24	0	0
Hispanic	1,984	1,259	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

The share of total households in the state at 50-80% AMI experiencing at least one housing problem is 33.08% Roughly 58,085 Families. The share for each race/ethnicity is as follows:

White	68%
Black / African American	22%
Asian	2%
American Indian, Alaska Native	0%
Pacific Islander	0%
Hispanic	7%

In this income range, Hispanic households have disproportionate need, at 61.18%. Asian households also show disproportionate need, but the total number of households in this income range is only 1,326.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,263	25,371	0
White	7,242	19,295	0
Black / African American	2,141	4,405	0
Asian	173	525	0
American Indian, Alaska Native	25	50	0
Pacific Islander	0	24	0
Hispanic	527	828	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

The share of total households in the state at 80-100% AMI experiencing at least one housing problem is 21.31% roughly 37,420. The share for each race/ethnicity is as follows:

White	69%
Black / African American	21%
Asian	3%
American Indian, Alaska Native	1%
Pacific Islander	0%
Hispanic	6%

Only Hispanic households appear to have disproportionate need in the 80-100% AMI category, at 38.89% with a housing problem compared to 28.80 percent for the population as a whole. However, the total number of households is only 1,355.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Households facing severe housing problems are those who are homeless, face displacement, are housing cost burdened above 50% of AMI, or occupy housing with serious physical problems. Disproportionate need, as defined by HUD, refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total population of households. The tables below indicate the share of households by race/ethnicity and income level experiencing one of more of the four housing problems, also as defined by HUD in the CHAS data. The four housing problems are: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one person per room (overcrowding); and 4) cost burden greater than 30%. Cost burden over 50% of a household's income, lacking complete kitchen or plumbing facilities, and overcrowding of more than 1.5 persons per room are considered "severe" housing problems.

Almost half of all renters and one-third of all homeowners have housing challenges, defined as paying more than 30% of their income on housing costs, or living in overcrowded or substandard living conditions. The challenges are most severe among renters earning less than 50% AMI (where 32% of all renters are renters earning less than 50% of AMI and are cost burdened).

The total population of Pacific Islanders and American Indian and Alaska Natives in Delaware is small and a small percentage of the population. Given this, the estimates for specific income levels and housing problems by race/ethnicity are often using extremely small numbers with large margins of error. As such, these populations are not included in the analysis.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,226	9,934	2,187
White	11,930	5,641	1,342
Black / African American	7,285	3,429	525
Asian	316	124	82
American Indian, Alaska Native	41	25	20
Pacific Islander	4	0	0
Hispanic	2,230	522	209

Data Source: 2011-2015 CHAS

Table 17 – Severe Housing Problems 0 - 30% AMI

The share of total households in the State at 0-30% of AMI experiencing at least one severe housing problem is 64.71%. The share for each race/ethnicity is as follows:

White	63.08%
Black / African American	64.82%
Asian	60.54%
American Indian, Alaska Native	47.67%
Pacific Islander	100.00%
Hispanic	75.31%

Hispanic households show disproportionately greater need for the jurisdiction as a whole for the 0-30% AMI income level, at 75.31% compared to 64.71%.

30%-50% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,268	24,758	0
White	6,754	16,205	0
Black / African American	3,076	6,396	0
Asian	198	284	0
American Indian, Alaska Native	72	147	0
Pacific Islander	25	0	0
Hispanic	957	1,565	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

The share of total households in the State at 30-50% of AMI experiencing at least one severe housing problem is 31.28%. The share for each race/ethnicity is as follows:

White	29.42%
Black / African American	32.47%
Asian	41.08%
American Indian, Alaska Native	32.88%
Pacific Islander	100.00%
Hispanic	37.95%

No race or ethnicity indicates a disproportionate greater need at this income level.

50%-80% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,708	47,473	0
White	4,653	33,159	0
Black / African American	1,865	10,276	0
Asian	294	1,033	0
American Indian, Alaska Native	29	73	0
Pacific Islander	20	4	0
Hispanic	741	2,496	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

The share of total households in the State at 50-80% of AMI experiencing at least one severe housing problem is 13.97%. The share for each race/ethnicity is as follows:

White	12.31%
Black / African American	15.36%
Asian	22.16%
American Indian, Alaska Native	28.43%
Pacific Islander	83.33%
Hispanic	22.89%

No group indicates a disproportionate greater need at this income level, although the percent of Hispanic households with severe needs in this income level is 9% higher than the population as a whole.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,572	33,028	0
White	1,558	24,976	0
Black / African American	667	5,875	0
Asian	33	665	0
American Indian, Alaska Native	0	75	0
Pacific Islander	0	24	0
Hispanic	253	1,109	0

Data Source: 2011-2015 CHAS

Table 20 – Severe Housing Problems 80 - 100% AMI

The share of total households in the State at 80-100% of AMI experiencing at least one severe housing problem is 7.22%. The share for each race/ethnicity is as follows:

White	5.87%
Black / African American	10.20%
Asian	4.73%
American Indian, Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	18.58%

At 18.58% with severe housing problems compared to 7.22% of the total population, Hispanic households in this income range indicate a disproportionate need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionate need, as defined by HUD, refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total population of households. The tables below indicate the share of households by race/ethnicity and income level experiencing cost burden, also as defined by HUD in the CHAS data. Cost burden is defined as paying 30-50% of household income on housing costs. Severe cost burden is defined as paying greater than 50% of household income on housing costs.

The total population of Pacific Islanders and American Indian and Alaska Natives in Delaware is small and a small percentage of the population. Given this, the estimates for specific income levels and housing problems by race/ethnicity are often using extremely small numbers with large margins of error. As such, these populations are not included in the analysis.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	223,369	58,370	41,297	2,231
White	173,560	38,537	24,610	1,390
Black / African American	34,495	14,045	12,024	525
Asian	5,672	1,481	754	82
American Indian, Alaska Native	405	233	144	20
Pacific Islander	24	24	29	0
Hispanic	7,274	3,480	3,019	209

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

The share of total households in the State that are cost burdened (30-50% income spent on housing costs) is 17.95%. The share of total households in the State that are severely cost burdened is 12.70%. The total share of households that are cost burdened or severely cost burdened is 30.64%. The share for each race/ethnicity follows:

Cost Burden >30%

White	26.52%
Black / African American	42.67%
Asian	27.98%
American Indian, Alaska Native	47.01%

Pacific Islander	68.83%
Hispanic	46.48%

Cost Burdened 30-50%

White	16.19%
Black / African American	22.99%
Asian	18.54%
American Indian, Alaska Native	29.05%
Pacific Islander	31.17%
Hispanic	24.89%

Severely Cost Burdened (>50%)

White	10.34%
Black / African American	19.68%
Asian	9.44%
American Indian, Alaska Native	17.96%
Pacific Islander	37.66%
Hispanic	21.59%

There is no disproportionate need indicated for households with cost burden of 30-50% of their income. There is also no disproportionate need for households with severe cost burden. However, Hispanic households have a rate of severe cost burden of 9% higher than the population as a whole and Black/African American household have a rate of severe cost burden 7% higher than the population as a whole.

For all cost burden, both Black/African American and Hispanic households have disproportionate need. Hispanic households are cost burdened at over 16% the rate for the whole population.

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Disproportionate need, as defined by HUD, refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total population of households. The tables below indicate the share of households by race/ethnicity and income level experiencing one of more of the four housing problems, also as defined by HUD in the CHAS data. The four housing problems are: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one person per room (overcrowding); and 4) cost burden greater than 30%. Cost burden over 50% of a household's income, lacking complete kitchen or plumbing facilities, and overcrowding are considered "severe" housing problems.

For housing problems, which includes lacking complete kitchen facilities, lacking complete plumbing facilities, overcrowding, and a cost burden greater than 30%, minorities, especially African Americans have a disproportionately greater need.

In the Needs Assessment 15-25 screens, Black/African American and Hispanic households have disproportionate needs in several areas, including:

Housing Problems

30-50% AMI: Black/African-American; Asian; Hispanic

50-80% AMI: Hispanic

80-100% AMI: Hispanic

Severe Housing Problems

0-30%: Hispanic

80-100%: Hispanic

Cost Burden

Any Cost Burden: Black/African-American; Hispanic

If they have needs not identified above, what are those needs?

Homeownership disparities still exist between White households and households of color. Minority households are less likely to become homeowners and have a higher chance of experiencing housing challenges than White, non-Hispanic households; roughly half of minority households are homeowners compared to 77.6 among White, non-Hispanic families. Furthermore, approximately 38% of African

American and Hispanic homeowners face housing challenges, compared to 14% for White, Non-Hispanic homeowners. Other needs are described in greater detail in NA-10 and the Housing Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Delaware's population is less diverse than the national average, with 38% of the population a minority, compared to 40% nationwide. The two largest minority groups are African Americans (23%) and Hispanic persons of all races (9%). The majority of the Black/African American and Hispanic population lives in New Castle County (64% and 60%). There is also a large concentration of Hispanic households in Sussex County (28% of all Hispanic households), where the Black/African American population is also a smaller percentage of the population. Further discussion of concentrations of racial and/or ethnic minority households is included under AP-50.

NA-35 Public Housing – (Optional)

Introduction

DSHA is a Public Housing Authority for Kent and Sussex Counties outside the City of Dover. Four other Public Housing Authorities in Delaware own and operate public housing and Housing Choice Voucher programs in the City of Dover, City of Newark, City of Wilmington, and New Castle County.

Per the Desk Guide for Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER, the information on this page is not required for states. A summary of the number and type of families in need of housing assistance and families on public housing and Section 8 waiting lists, is included below. The below information is only for the Delaware State Housing Authority, serving Kent and Sussex Counties outside the City of Dover.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	484	900	0	900	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	73	230	0	230	0	0
# of Disabled Families	0	0	128	493	0	493	0	0
# of Families requesting accessibility features	0	0	484	900	0	900	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	143	369	0	369	0	0	0
Black/African American	0	0	334	519	0	519	0	0	0
Asian	0	0	1	2	0	2	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	7	0	7	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	5	3	0	3	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	14	23	0	23	0	0	0
Not Hispanic	0	0	470	877	0	877	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

On an aggregate basis across all DSHA sites, DSHA's public housing stock meets Section 504 requirements. As part of its current Fair Housing Plan, and as noted in our FY2019 Annual Action Plan, DSHA has planned to convert all remaining Public housing development to the Rental Assistance Demonstration (RAD) program by 2025, which would include converting existing units to accessible units.

Need for accessible units is high. DSHA has made changes to its QAP and multifamily financing that have resulted in an average of 15-20% of new units being fully accessible, far above the 5% required by Section 504. As tenant-based rental assistance is increasing as a state strategy via the State Rental Assistance Program, the availability of accessible units in LIHTC-financed sites is critical to ensuring that people with vouchers can secure accessible units.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

DSHA maintains a combined waiting list for both its public housing and Housing Choice Voucher programs. The application is available online and DSHA's waiting list remains open. There are approximately 18,038 households on the waiting list as of March, 2020. 71% of these households are single individuals or small families, seeking 1 or 2-bedroom units. 31% of the households on the waiting list are either elderly and/or have at least one member with a disability.

How do these needs compare to the housing needs of the population at large

These housing needs are similar to the housing needs of the population as a whole. Renter housing needs are most severe among extremely low-income households. People with disabilities and extremely low income are especially vulnerable as they may need supportive services to live in the community, have other expenses that further tax their incomes, and have less opportunity to increase their income through employment.

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

HUD defines homelessness as the condition facing someone who is sleeping in a place not meant for human habitation or in an emergency shelter, or being in transitional housing for homeless persons who previously came from the street or an emergency shelter. On January 30, 2019, Housing Alliance Delaware (HAD), the lead Continuum of Care (CoC) entity in the state, conducted a one night count of Delaware's homeless population, more commonly known as the Point in Time (PIT) Survey: 921 individuals were identified as homeless during that night, including individuals in supportive housing.

In addition to directing the annual Point-In-Time Surveys, HAD administers the Community Management Information System (CMIS), which tracks data relative to homeless services provided throughout the state. The majority of homeless service providers in Delaware are obligated to report information to CMIS on the people they serve. Based on information gleaned from CMIS and from the PIT Survey, HAD is able to provide the following estimates from calendar year 2019:

	2018	2019	Sheltered	*Unsheltered
Statewide	1,082	921	826	95
New Castle	717 (66%)	540 (61%)	505	35
Kent	247 (23%)	200 (20%)	168	32
Sussex	118 (11%)	181 (19%)	153	28

Table 26 – Housing alliance Delaware PIT

Data Source Comments: Housing alliance Delaware 2019 The State of Housing in the First State.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronic homelessness includes 1) those who have been homeless on the streets, or in emergency shelter, for more than 1 year continuously, or 4 or more times in 3 years, totaling 12 months or more, or 2) those who have challenges living independently due to a disabling condition. In the Housing alliance Delaware PIT survey 2019: 168 individuals surveyed were chronically homeless, 15 were families with children. In 2018: 189 were individuals were found to be chronically homeless, and 9 were families with children.

Veteran Homelessness

2019 7.% (65) identified as veterans.

2018: 6% (65) identified as veterans.

2017: 9% identified as veterans.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	333	25
Black or African American	508	11
Asian	2	0
American Indian or Alaska Native	4	1
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	807	36
Not Hispanic	57	1

Data Source
Comments: Housing
Allowance Delaware
2019 PIT

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2019 Point in Time study in Delaware identified 65 veterans homeless on one night in January 2019. Annually, Supportive Services for Veterans and their Families (SSVF) programs in Delaware serve approximately 300 veterans and their families annually.

The Delaware Department of Education (DOE) 2018 Smarter Balanced Assessments identified more than 1,200 homeless children and youth in Delaware schools during the point in time testing. Children and youth who now, according to studies conducted by the National Center of Family Homelessness, are more likely to experience homelessness again later in life.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Delaware's population is less diverse than average, with 32% of the population a minority, compared to 34% nationwide. The largest minority group in terms of race is African Americans, who represent 22% of the state's population. Roughly 9% of the population self-identifies as Hispanic, of all races.

African Americans are, however, disproportionately represented in Delaware's homeless population: According to the Delaware Statewide CoC Racial Disparities Assessment 2019, roughly 55% of Delaware's homeless population is African American and 66% of that were families with Children, compared to Whites at 27%, and Other Races at 5%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the statistics provided by the Housing Alliance Delaware along with the CoC Racial Disparities Assessment in 2019, “Sheltered” homelessness (936 individuals) includes adults, children, and youth residing in emergency shelters or transitional housing, domestic violence shelters, residential programs, hotel/motel voucher arrangements, and other temporary housing situations. It does not include persons who are doubled up in conventional housing, persons residing in permanent supportive housing units, children or youth residing in temporary housing due to parental abandonment or neglect, or persons living in mental health facilities, chemical dependency facilities, or criminal justice facilities. “Unsheltered” homelessness (58) includes adults, children, and youth sleeping on the streets, or in parks, alleys, vehicles, campgrounds, transportation depots, and other places not meant for human habitation.

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

Introduction

Special needs housing provides an alternative living arrangement for individuals who are unable to live independently without care, supervision or support because of age, disability, substance abuse, mental illness, chronic homelessness or other circumstances. Supportive housing programs assist these individuals with daily life and also offer access to case management, housing support, vocational, employment and other services for clients (and client families) transitioning to independent living.

HOPWA

Current HOPWA formula use:

Cumulative cases of AIDS reported	2,098
Area incidence of AIDS	25
Rate per population	7
Number of new cases prior year (3 years of data)	82
Rate per population (3 years of data)	3

Current HIV surveillance data:

Number of Persons living with HIV (PLWH)	3,488
Area Prevalence (PLWH per population)	863
Number of new HIV cases reported last year	0

Table 28 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	150
Short-term Rent, Mortgage, and Utility	75
Facility Based Housing (Permanent, short-term or transitional)	95

Table 29 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

HUD defines “special needs” populations to include frail and nonfrail elderly, homeless persons and persons at risk of becoming homeless, persons with HIV/AIDS, persons with physical disabilities, persons with mental or behavioral disabilities, and persons with alcohol or drug addictions. As housing needs for individuals who are homeless or are at-risk of homelessness have been addressed elsewhere

in this Plan, this section will focus on the special housing and supportive service needs of the elderly, those with disabilities, and persons with HIV/AIDS.

Individuals from these population groups often face challenges living independently without onsite services tailored to meet their particular needs. Additionally, because many members of these populations have annual average incomes of less than \$9,252 SSI income, they can face formidable challenges when finding affordable housing on the private market. The combined impact of multiple housing and service-related challenges is that many of these individuals must resort to living in a long-term care facility, nursing home, state-run hospital, or other institution.

What are the housing and supportive service needs of these populations and how are these needs determined?

Frail and Nonfrail Elderly

“Elderly” is defined as an individual who is over the age of 62; “frail elderly” is defined as an elderly person who requires assistance with three or more activities of daily living (ADLs), such as bathing, walking and performing light housework.

Nationally, households over 65 population is 16% but Delaware is higher than the national average at 18%, resulting in nearly 1 in 5 Delawareans are now over the age of 60; by the year 2025, this will increase to 1 in 4. Elderly persons in Delaware are increasingly seeking affordable opportunities that will enable them to “age in place”, such as housing that features universal design elements (wider doors and lights, storage that is within easy reach), or retrofits to meet mobility challenges (exterior ramps, accessible bathrooms, and first floor bedrooms).

Physical or Developmental Disabilities

According to the American Disabilities Association, an individual with a disability is defined as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such impairment, or a person who is perceived by others as having such impairment. In order for persons with disabilities to live independently and successfully in the community, it is often necessary that they retrofit their homes to support mobility and other impairments, receive care from a live-in aide or other medical professional who can assist with daily tasks, and have some form of transportation assistance.

In Delaware, 37% of adults over age 65 have a disability—a number that is likely to increase as the population ages. Persons with disabilities have lower incomes than those without any disability, and persons with severe disabilities are especially susceptible to falling into poverty, as the nature of their disability often inhibits their ability to work and earn steady income. Absent some kind of housing assistance, these financial restrictions place persons with disabilities at high risk of either

institutionalization or falling into homelessness. Individuals with physical disabilities are especially challenged by financial demands, as they often require a level of care that can be both extensive and expensive. In 2017, the Delaware Division of Services for Aging and Adults with Physical Disabilities (DSAAPD) FY19 report, which works to address the needs of people with physical disabilities and seniors in the state, estimated that 1,276 households would require housing assistance in order to remain in the community, or to transition to independent living.

Mental Health and Substance Abuse Disorders

Mental illness and addictive disorders tend to disrupt relationships with family and friends and also result in the loss of employment. For persons already struggling to meet financial demands, the onset or exacerbation of an addiction or mental health episode can then cause them to fall into poverty, which places them at high risk of losing their housing. The Delaware Division of Substance Abuse and Mental Health (DSAMH) oversees the provision of both outpatient and residential services to Delawareans struggling with mental health and substance abuse disorders, largely through contracts with private agencies. Outpatient services include screening and evaluation; outpatient counseling; opioid treatment; long-term treatment team programs; case management services; and detoxification. Residential services include short-term treatment; long-term treatment; and halfway houses.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Delaware HIV Consortium, there are approximately 3,449 people in Delaware who are living with HIV/AIDS. Persons who are symptomatic with the disease are often unable to work and experience difficulties performing daily activities, which places them at high risk of falling into poverty, and losing their housing. Housing stability is critical to achieving positive health outcomes by maintaining wellness and managing treatment, particularly because many HIV/AIDS medications require refrigeration in order to be effective. The State of Delaware has four entities that receive funds through the federal Housing Opportunities for Persons with AIDS (HOPWA) Program. During the FY2018 year, these programs provided rental assistance for 29 households, consisting of 29 persons living with HIV/AIDS and 31 other persons for a total of 60 persons assisted.

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Describe the jurisdiction's need for Public Facilities:

Although the majority of the needs identified through this and related processes are for housing-related services and facilities, there are a number of other needs that must be met to promote thriving, healthy communities. These include sustainable and efficient infrastructure, connected transit and transportation services, inviting community and commercial centers, and efficient governmental and non-profit agencies.

How were these needs determined?

Through the Stakeholder Outreach and Community Participation processes associated with this plan, input was received from individuals and organizations and the public at large. While most of the comments received addressed housing, one specifically cited need includes downtown infrastructure, and transportation although the nature of that need was not elaborated upon.

Describe the jurisdiction's need for Public Improvements:

There is need for public facilities improvements throughout the state. While most of the comments received through this process addressed housing, one specifically cited need includes downtown infrastructure, although the nature of that need was not elaborated upon. Funds are awarded annually to local governments through the competitive process.

How were these needs determined?

Please see above.

Describe the jurisdiction's need for Public Services:

Through the Stakeholder Outreach and Community Participation processes associated with this plan, cited public service needs included crime prevention, job training, transit services, youth employment, health services and Homeless prevention services, and better planning and coordination of all services. Statewide, these services are addressed by other agencies with which DSHA collaborates.

How were these needs determined?

Please see above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Needs Assessment and Market Analysis are intended to frame the current housing needs within the state of Delaware, while examining the significant trends and housing issues that will dictate housing policy and responses to those needs through 2024. Delaware has a variety of housing types based on location the analysis of the housing market is different in all three counties. Delaware's diversity in both culture and landscape changes from dense urban and suburban markets in the northern parts of the state, and resort and rural farming markets in the southern half. Housing allowance Delaware Conducted a housing affordability study compared to wages for all three counties in Delaware. In preparation for the previous Consolidated Plan, DSHA contracted with GCR, Incorporated and The Reinvestment Fund to conduct a statewide housing needs assessment, the *Delaware Housing Needs Assessment 2015-2020*. The *Delaware Housing Needs Assessment* and related documents and links are available on DSHA's website at: <http://destatehousing.com/FormsAndInformation/needs.php> and will be referenced often through the Needs Assessment and Market Analysis sections of the Consolidated Plan. Recent data from numerous other sources are also included in this Housing Market Analysis section.

Key findings from the Delaware Housing Needs Assessment 2015-2020

- Households are becoming smaller, impacting the types of housing most in demand. There are more unmarried adults and couples without children than in previous generations, increasing the demand for smaller units. Married couples without children and single individuals without children account for 31% and 26% of all households, respectively
- More households are renters now than any time in the past 20 years, increasing demand for rental housing stock and limiting availability of rental housing for low income households. Because residential construction has largely focused on single family development in the past two decades, much of the current rental housing stock is older and likely in need of repairs.
- Almost half of all renters and one-third of all homeowners have housing challenges, defined as paying more than 30% of their income on housing costs, or living in overcrowded or substandard living conditions.
- Cost Burden - A household is paying more than 30% of their income on housing, leaving limited funds for other necessities like food, clothing and healthcare. Households paying more than 50% of their income on housing are severely cost burdened.

MA-10 Number of Housing Units – 91.310(a)

Introduction

After the housing market "bubble" burst in 2008, many new residential developments that were approved were put on hold and many are yet to be built. The trends in housing demand shifted to meet the new housing climate, with homes shrinking in size to become more affordable. The idea of "purchasing as much house as you can afford, because it will always appreciate in value" no longer holds true.

As of 2018, the housing market is showing modest signs of recovery, but the large number of blighted or abandoned off the market homes are still in the city of Wilmington. The stagnant economy, and the increased hesitation in many families to pursue homeownership, is slowing the recovery more than experts had anticipated. The residential growth Delaware is experiencing, is at a substantially higher price than 10 years ago but not equal to the market of the mid 2000's.

Delaware's housing stock is very distinct within specific regions. The northern portion of the state, in New Castle County, has much more in common with the densely populated urban areas of the mid-Atlantic. Downtown areas have more homes and multi-family buildings, and areas outside the cities are well-established suburban communities with older, single family homes. The majority of renters (66%) live in multi-family buildings, whereas more than 90% of homeowners live in single-family homes.

In contrast, Kent and Sussex counties have housing characteristics more in common with rural areas. Mobile homes comprise a large percentage of housing stock, and there are fewer housing options overall. Townhomes, small multi-family structures, and larger multi-family developments are less common here than in New Castle. In Kent and Sussex, the vast majority of families (90%), whether they are renters or owners, live in a single family home or mobile home.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	242,617	59%
1-unit, attached structure	60,676	15%
2-4 units	16,958	4%
5-19 units	38,934	9%
20 or more units	17,778	4%
Mobile Home, boat, RV, van, etc	37,453	9%
Total	414,416	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	329	0%	2,475	3%
1 bedroom	2,706	1%	20,680	23%
2 bedrooms	31,870	13%	34,718	39%
3 or more bedrooms	207,903	86%	32,156	36%
Total	242,808	100%	90,029	101%

Table 31 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The state of Delaware housing programs serves a variety of populations and incomes. The Public Housing program, as well as the Housing Choice Vouchers/Project-Based Vouchers and Rural Development program serve very low income and extremely low income families (<50% AMI). Section 202/811 serves low income seniors and individuals with disabilities. Homeownership loan programs serve moderate to middle income individuals and families.

According to the HUD Picture of Subsidized Households data, Delaware has a total of 13,195 subsidized units throughout the state not including U.S. Department of Agriculture's Rural Housing, Indian Housing, HOME and Community Development Block Grants (CDBG). The majority of the families served roughly 80% are female led households. 70% of households are Black non-Hispanic families.

Currently the State of Delaware has a total of 4,866 LIHTC Units and 88 properties scattered throughout the state, these units generally target families at 50-60% of AMI. Majority of the units are in Wilmington 1,650, New Castle county total is 2,386 and the other units are spread throughout Kent (1,415) and Sussex county (942)

DSHA currently has 1,020 total units in the Housing Choice Vouchers program, which includes 905-MTW Vouchers, 50 -Family Unification Vouchers, 50-811 Mainstream Vouchers and 20 -VASH Vouchers. The state of Delaware also services 400 public housing units and 100 Rad units, serving 1,419 people The demographic breakdown includes: 65% of families at or below 30% AMI, 71% African American, 28% Caucasian/White, 3% Hispanic, 52% Elderly and/or Disabled.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Many of the subsidized affordable units in the state are at risk of being lost due to age, limited funding to make needed repairs, and market pressure. DSHA has long recognized this issue and conducted internal update of the state's affordable housing inventory in 2018-2019 of all subsidized, project-based rental housing in the state, totaling 206 sites and 12,445 units to assess preservation needs. The updates included a physical assessment using REAC scores to evaluate property conditions an analysis of each site's financial capacity to operate; and an assessment of market conditions to determine if the development is at risk of conversion of market rates units.

Based on the internal study, the State determined that overall, there are few properties with severe physical distress, but the lack of reserves, aging housing stock, and demand for market rate rentals in high demand areas, are obstacles to preserving affordable rental housing.

Based on the survey, the following units and developments are at risk of severe deterioration or conversion:

- 363 units in 8 sites have substantial financial and/or physical distress, with REAC scores below 80. 167 of these units are in Wilmington. This is an improvement from the mid-2010s, where 6631 units in 29 developments scored below 80.
- 2,043 units in 23 projects are over 15 years old and have not been substantially repaired or remodeled. 47% of these units are in Wilmington.
- 2,289 LIHTC units are older than 20 years old and have not been substantially repaired or remodeled. 60% of these units are in Kent and Sussex county
- 502 units are ADA or 504 units.

Does the availability of housing units meet the needs of the population?

Nationally, households over 65 are projected to increase by 9.8 million from 2013 to 2023, which will create the need for additional housing for seniors. In 2019, Delaware had 12,445 Total subsidized units of affordable housing. Out of the 12,445 total subsidized units only 4,576 (36%) are for the elderly and 441 (3%) are for people with disabilities. It is estimated that 1 in 5 Delawareans are over the age of 60; by the year 2021 this share will increase to 1 in 4. Similar to national trends, Delaware's senior homeowners will increasingly look for affordable opportunities to remain in their homes as they age for as long as possible. Older homeowners will increasingly need homes that feature "universal design" elements and retrofitting homes to meet mobility challenges.

According to the National Low-Income Housing Coalition (NLIHC), renters with special needs and senior renters are more likely than other renters to have extremely low incomes. Twenty-five percent of all renter households have extremely low incomes, but 43% of renter households who are disabled and 34% who are senior renter households have extremely low incomes. As a group, extremely low-income renters are more likely than the general renter population to be at least 62 years old or to have a disability

Describe the need for specific types of housing:

The demand for rental housing is increasing and there is currently a shortage of rental housing in the state. The rental vacancy rate in Delaware has been consistently dropping compared to the peak in 2010 at 13.41%. according to Census ACS data in 2017 Delaware rental vacancy rate was at 7.4%. This is due to the fact that much of the housing industry has been focused on homeownership while the renter population has been increasing. Rental housing demand is strong for deeply affordable units and market rate units; the majority of demand for home purchases is from households earning more than 80% AMI.

According to CSH (Corporation for Supportive Housing) Nationally the estimated need for supportive housing is roughly 1,125,000 homes, Delaware is estimated to need 2,218 more supportive housing units. 29% of Delaware's supportive housing need are for persons living alone, A similar trend is happening nationally, household sizes and housing demand are shrinking.

MA-15 Cost of Housing – 91.310(a)

Introduction

Delaware's housing market has recovered, but at a slower pace than the national average. According to MarkeTrac by CoreLogic, Delaware's average home sales price was \$257K in 2019, slightly higher than the average of 2007 \$250k pre-recession prices. The sluggishly recovering economy, Limited amount of affordable housing, and a large number of foreclosed homes, hampered the recovery of the housing market. The housing market recovery is also not even spread across the state, with unemployment rates higher in Kent County, Dover, and Wilmington; the housing prices are also recovering more slowly in the same areas.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	235,000	231,500	(1%)
Median Contract Rent	755	845	12%

Table 32 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	18,810	19.0%
\$500-999	51,569	52.0%
\$1,000-1,499	23,691	23.9%
\$1,500-1,999	3,721	3.8%
\$2,000 or more	1,382	1.4%
Total	99,173	100.0%

Table 33 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	7,910	No Data
50% HAMFI	23,775	14,725
80% HAMFI	62,945	51,195
100% HAMFI	No Data	83,135
Total	94,630	149,055

Table 34 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 35 – Monthly Rent

Data Source Comments:

Table35

Is there sufficient housing for households at all income levels?

Households with the greatest needs in Delaware are predominantly Very Low and Extremely Low Income households, (earning less than 50% AMI), whereas the greatest demand for affordable housing is among moderate and low income households (57%) of all demand.

The greatest demand can be summarized as follows:

- a.) Units affordable to households at 30% HAMFI. Currently, only 8% of units are affordable to renters at 30% HAMFI and only 25% to those at 50% HAMFI.
- b.) For owners, only 10% of units are available for the 50% HAMFI households, compared to 34% and 55% for those at 80% and 100% HAMFI.

How is affordability of housing likely to change considering changes to home values and/or rents?

Delaware's housing market was extremely volatile in the past decade due to the housing bubble and ensuing collapse of the housing market, leading to an increase in foreclosures and lower home values. In the past 5 years the market has shown steady increase. From 2015 to 2019, median sale price for all homes increased approximately 7.8%, while the percent of seriously delinquent loans peaked at 9.2% in 2010, but has decreased from 5.7% and had fallen to 2.51% in 2019.

Delaware's housing market has recovered, but at a slower pace than national average, with home prices equal or greater to those of pre-recession. According to MarkeTrac by CoreLogic, Delaware's average home sales price was \$257K in 2019, slightly higher than the average of 2007 \$250k pre-recession prices. The home prices in Delaware are likely to continue to become less affordable for low- and moderate-income buyers, and steep increases in rents combined with overall scarcity of rental housing are likely to contribute to continued and increased affordability issues for renters.

Based on new building permits and feedback from community developers, new homes slated for development will be slightly more affordable than the homes built during the peak of the housing bubble due to high price in construction cost and fees.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair market rents (FMRs) are significantly higher (\$50-\$200) than the Median Gross Rent as reported by the 2016-2020 Fair Market Rent Documentation system. While FMRs are much lower in Kent and Sussex Counties than in New Castle, rental housing, especially multifamily rental housing, is much scarcer. Households often have difficulty securing rental units through the Housing Choice Voucher program in all three counties. DSHA monitors rents closely, and carefully balances allowable rents with knowledge of the local rental markets, highest rental housing needs, and the need for rental developments to have sustainable finances.

Discussion

Housing prices dropped significantly after 2006 in reaction to the housing market crash, and the loss of the jobs from the resulting economic decline. While this impacted almost all real estate markets in the US, it had a particularly strong impact in areas like Delaware, which experienced strong housing development from 2000 to 2006. The market is just now in 2017-2019 starting to rebound, shown by the steady rise in housing sales price.

Foreclosures spiked in the latter part of 2000s because of a loss of jobs and wealth that resulted from the housing crisis. There is a correlation between the change in housing prices and Delaware's per capita income. In 2018, Delaware had the 15th highest per capita income in the U.S.; by 2012 this number had declined to 23th now in 2018 Delaware is slowly rising to 17th. This upward shift corresponds to the House Price Index, where property values are increasing.

Despite the decline in sale prices, building activity has rebounded and Delaware remains a high growth area. It is the one of few states in the Mid-Atlantic of Northeast region with strong residential construction activity relative to population and is on the same tier as other high population growth areas like Arizona and Washington. The anticipated new construction corresponds to the household growth estimates produced by the Delaware Population Consortium, who projected an additional 26,000 households between 2020 and 2040.

MA-20 Condition of Housing – 91.310(a)

Introduction:

Delaware has a recognizable problem with blight and a deteriorating housing stock. The is particularly acute in low income communities where homes are relatively old primarily in urban settings like Wilmington. The problem with blight and a deteriorating housing stock continues with concentrations of older dilapidated homes in small towns in Kent and Sussex County, and in rural pockets of older homes in poor condition (not necessarily manufactured homes). Manufactured home or mobile home communities catering to very low income households that are dispersed throughout the state but are largely concentrated in the south are aging beyond there useful life.

The age of a home and the income of its occupant are the primary indicators for substandard housing. Much of Delaware's housing stock is at the age considered to be "past its useful life" and likely in need of substantial repair to maintain its value. Approximately 13% of all homes were built before 1950, and another 34% were built between 1950 and 1980. In total, almost half of all homes in Delaware are over 30 years old, which is standard life cycle for homes before requiring substantial rehabilitation. These older homes are most at risk of deterioration, particularly in lower income communities with limited financial resources to make repairs. Areas that represent older housing stock and half a concentration of low-income households are identified as potential clusters of substandard housing for the purpose of this report.

Definitions

"Substandard condition" is defined as homes that are vacant and abandoned; homes that are occupied but are in unlivable conditions; and homes that are occupied and in disrepair. "Substandard condition but suitable for rehabilitation" are substandard condition homes but the nature of the substandard condition makes rehabilitation financially and structurally feasible.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	61,088	25%	44,060	44%
With two selected Conditions	1,129	0%	2,492	3%
With three selected Conditions	214	0%	131	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	182,418	75%	52,490	53%
Total	244,849	100%	99,173	100%

Table 36 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	55,663	23%	16,957	17%
1980-1999	76,634	31%	27,874	28%
1950-1979	82,315	34%	37,412	38%
Before 1950	30,237	12%	16,930	17%
Total	244,849	100%	99,173	100%

Table 37 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	112,552	46%	54,342	55%
Housing Units build before 1980 with children present	27,310	11%	17,250	17%

Table 38 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Data Source: 2011-2015 CHAS

Total:	70,988
For rent	6,633
Rented, Not Occupied	1,839
For Sale only	3,297
Sold, Not Occupied	1,430
Seasonal or Recreational Use	38,799
Migrant use	0
Other Vacant	18,990
Source: 2018 ACS 1 year	

Table 40 – Vacancy Status

While detailed data on the various types of long-term vacancy are not available to complete Table 39 (REO, abandoned, etc.), the 2018: ACS 1-Year Estimates Detailed Tables indicates 18,990 “Other” vacant units in Delaware. These units are not being held for seasonal use and are not for sale or rented. These are units that may be being held off the market due to weak demand, or long-term REO vacancies, or abandoned units.

Need for Owner and Rental Rehabilitation

The Delaware Housing Needs Assessment estimated there are 18,322 substandard housing units in Delaware, 12,800 of these homeowner units and 5,500 renter units.

Estimated Substandard Units			
	Owner Occupied	Renter Occupied	Total
Kent County	1,903	734	2,636
New Castle County	7,676	3,912	11,588
Sussex County	3,209	888	4,097
Delaware	12,788	5,534	18,322
Data Source: Delaware Housing Needs Assessment 2015-2020			

The age of a home and the income of its occupant are the primary indicators for substandard housing. Much of Delaware's housing stock is at the age considered to be "past its useful life" and likely in need of substantial repair to maintain its value. Approximately 13% of all homes were built before 1950, and another 34% were built between 1950 and 1980. In total, almost half of all homes in Delaware are over 30 years old, which is standard life cycle for homes before requiring substantial rehabilitation. These older homes are most at risk of deterioration, particularly in lower income communities with limited financial resources to make repairs.

Delaware jurisdictions administering homeowner rehab programs report lengthy waiting lists and frequent calls for emergency repairs. Many in need are elderly homeowners with deferred maintenance issues that have slowly worsened. As the population ages, this will likely increase. Additionally, in the economic downturn low-income homeowners have also had difficulty maintaining their homes, and the

major expenses of homeownership such as a furnace or roof can be prohibitive. Deferred, these issues can create more serious problems with leaks and structural problems. In Kent and Sussex Counties, especially Sussex, much of the rental housing stock is single-family homes with similar issues.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

We do not have a direct estimate of the number of housing units occupied by low or moderate income families with lead based paint hazards. Additionally, the presence of lead based paint does not necessarily mean there are active lead based paint hazards in the home. Age of the home and areas with higher poverty rates/lower median family incomes are likely areas where risk is concentrated. Approximately 19,800 owner occupied homes and 8,600 renter occupied homes were built before 1980 and have children present. The highest risk units are those built before 1950, when interior use of lead based paint was banned.

MA-25 Public and Assisted Housing – (Optional)

Introduction:

DSHA is a Public Housing Authority for Kent and Sussex Counties outside the City of Dover. Four other Public Housing Authorities in Delaware own and operate public housing and Housing Choice Voucher programs in the City of Dover, City of Newark, City of Wilmington, and New Castle County. In total, the five PHAs in Delaware own and operate roughly 2,500 public housing units and approximately 5,100 Housing Choice Vouchers.

The below information is only for units owned and vouchers administered by the Delaware State Housing Authority.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			508	955			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 41 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Delaware State Housing Authority: The DSHA is a high performing Moving To Work PHA. The public housing owned and operated by DSHA is predominately small sites, with an average unit count of 55 units, located in small walk-up structures. Most of the developments are over 20 years old, and while maintained, only one of the developments (Liberty Courts in Dover) have had substantial rehabilitation since their construction. Two of the developments cater to senior residents, while the remainder are Moving to Work communities.

Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

Much of the public housing in the state is older and in need of rehabilitation. Years of insufficient Capital Fund allocations have forced PHAs to delay maintenance and focus on only the most critical upgrades. The Wilmington and Newark PHAs have both engaged in public housing redevelopment, including a HOPE IV project, in recent years. Public housing capital needs are specified in each PHA's Annual Plan.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Through our Moving to Work program, DSHA provides case management to assist residents to remove barriers to increasing their income, including employment and job training, transportation, childcare, and other barriers. At our public housing sites, DSHA and its partners provide a wide array of services and resources, such as after school and summer programs, Meals on Wheels and Food Bank programs, financial literacy and budget counseling, 4-H, ESL classes, and many others. In addition to services, DSHA is also committed to maintaining high-quality public housing sites with quality community spaces such as community centers and playgrounds.

MA-30 Homeless Facilities – 91.310(b)

Introduction

Introduction

Delaware’s Continuum of Care of Services to assist the homeless is comprised of many small and large public and private organizations that serve the Homeless. Some large organizations such as Ministry of Caring, Connections and Friendship House provide a variety of services from vocational training to mental health care and dentistry, most provide just housing and case management services. Case managers refer and assist people to navigate mainstream services such as TANF, public housing resources, mental and physical health resources.

Chronically Homeless Households

Delaware has focused on addressing the housing needs of chronically homeless individuals over the past few years. CoC funds have allowed new permanent supportive housing opportunities and DSHA/SRAP funds have allowed for other permanent supportive housing options to be created.

Homeless Families with Children

Many shelters and transitional housing programs throughout the State focus on households with children. Permanent housing resources for this population are severely limited and the focus has been to increase family income to allow the household to access affordable housing.

Veterans and Their Families

Communities throughout the State successfully completed efforts to End Veteran Homelessness in Delaware by the end of 2016. Given available resources and the number of Veterans (414) this goal was achieved in October 2016. The state of Delaware and DSHA received certification for “effectively ended veteran homelessness” from the United States Interagency Council on Homelessness, the U.S. Department of Housing and Urban Development and the U.S. Department of Veterans Affairs.

Unaccompanied Youth

Delaware continues to struggle with unaccompanied youth. While we hear antidotal information about homeless youth, most do not meet the HUD definition for homeless as they tend to be living with non-custodial friends or family members. They may move from house to house

frequently with no permanent address and schools may have them identified as homeless, but they are not counted in the counts or showing up in our CMIS in great numbers. Delaware appears to have sufficient resources to address the needs of those unaccompanied youth who present and meet the HUD criteria for homelessness.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	577	247	437	904	231
Households with Only Adults	367		191	727	
Chronically Homeless Households	n/a		n/a	724	
Veterans	16		42	167	
Unaccompanied Youth	4		11	0	

Table 42 - Facilities Targeted to Homeless Persons

Data Source Comments:
HUD 2019 CoC housing
Inventory County report

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Delaware mainstream services are available to homeless households as well as other citizens. Delaware's mental health system has undergone a transformation in recent years to better support citizens with the most severe mental health issues to prevent hospitalizations and homelessness. In addition to the expansion of Assertive Treatment Teams (ACT) and Intensive Out-Patient (IOP) Services the SRAP program grew out of this effort. These programs are especially important for those who may have been chronically homeless, or who are at risk for becoming chronically homeless.

Delaware received an allocation of 50 Family Unification Program vouchers (FUP) in the late 2010's. A few vouchers were targeted towards those families that the Department of Family Services would need to take children from parents due to dependency due to homelessness when no other abuse was alleged. The families chosen usually had multiple times of being homeless and often had a child with a disabling condition, where a single parent was prevented from working due to their need to take care of the child.

Many homeless families receive mainstream resources such as Social Security, TANF, Child Support for income support. They get vocational assistance through the Department of Labor and local community college, as well as the Food Bank of Delaware which offers a culinary training program with job placement. Delaware does not currently have an active program to assist people who are homeless and have a disability, or are elderly to access Social Security entitlements.

Other services such as medical care, out-patient mental health counseling, drug and alcohol treatment are provided by community resources associated with the person's medical insurance. Delaware is currently in the process of transforming the State funded drug and alcohol treatment programs where many homeless households get treatment. As a result, there may be more housing options in the future for people participating in these services. Currently housing is usually limited to inpatient treatment and Oxford Houses.

Other mainstream resources include helping people access basic needs such as food and clothing. A number of churches and community groups offer assistance in these areas. They tend to come and go and the State Service Centers in each area is usually aware of what is available.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Chronically Homeless

Delaware has been working for years to increase the permanent supportive housing available to chronically homeless individuals and families. We currently have 281 beds of permanent supportive housings listed in the 2019 CoC Bed Inventory Chart dedicated to chronically homeless households.

In addition, the state has created a State Rental Assistance Program (SRAP) that provide supportive housing to over 700 households. Although the people housed in this program do not always meet the definition for chronically homeless, many of them have serious disabilities that limit their income and often require supportive services to maintain independent, stable housing. Many are people who would likely be chronically homeless without this housing option.

Additional permanent housing is needed for the population who may not currently meet the chronically homeless household definition, but who without some housing intervention will meet the definition within a few years. DE CoC is working to proactively identify these people and assist them get permanent housing with support to meet their needs. Permanent supportive housing for chronically homeless families is also a need in Delaware.

Families with Children

Need for emergency shelter for families far exceeds available shelter space in the state. Emergency housing needs are supplemented by motel vouchers administered by the Department of Health and Social Services, Division of State Service Centers. This program serves several thousand families every year.

Since 2013, DSHA, the Continuum of Care, other funders and nonprofits in Delaware have worked to establish a strong network of rapid rehousing providers and focused to increase rapid rehousing capacity and quality in Delaware. There is now significant RRH capacity in Delaware, which is growing more every year. Some transitional housing facilities still exist for families, but the focus of the homeless system has been to increase rapid rehousing capacity. DSHA also has a combined 90 vouchers for family reunification and youth exiting foster care.

Veterans and Their Families

Delaware has several small transitional housing facilities for Veterans, These Veteran only facilities have all been started by Veterans and have Veteran representation on their boards. They provide a strong connection to Veteran Administration services and a focus on getting these men and women and their families into permanent housing.

The Wilmington VA has several hundred VASH vouchers for its service area. In addition, a supportive housing facility, the Pearl Center, receiving LIHTC, project-based VASH vouchers, and other resources opened within the past couple of years in Wilmington. At the same time, the PHAs in Delaware have actively pursued opportunities from HUD to secure additional VASH vouchers. Close to 40 additional VASH vouchers have come to Delaware PHAs through this effort.

Unaccompanied Youth

Many of the unaccompanied youth thought to be homeless do not meet HUD's definition of homeless as they are housed night to night, but not at a fixed address. For those that would be on the streets, we have a few shelter beds. Others are assisted by child protective services to find safe and stable housing. Through partnership with the Department of Services for Children, Youth and their Families, DSHA administers 40 state and federal vouchers for youth exiting foster care.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	29
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

Table 43 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Delaware Department of Health and Social Services (DHSS) operates four long-term care facilities throughout the state:

- Governor Bacon Health Care Center, located in Delaware City, has 82 licensed beds, and provides residents with skilled intermediate and long-term care.
- Delaware Hospital for the Chronically Ill, located in Smyrna, has 400 licensed beds, and provides residents with skilled intermediate and long-term care.
- The Stockley Center, located in Georgetown, has 50 licensed beds and serves individuals with developmental and intellectual disabilities.
- Delaware Psychiatric Center, located in New Castle, has 115 licensed beds and serves individuals with both short- and long-term mental health and substance abuse disorders.

With increasing attention at both the national and state levels on compliance with the Americans with Disabilities Act and the Olmstead Supreme Court decision of 1999, housing and service providers in Delaware have been shifting dramatically away from institution-based care toward supportive housing options in community-based settings. DHSS has been the main driving force behind this shift, chiefly by partnering with DSHA and with private and nonprofit housing service providers to offer service-enhanced housing to DHSS clients: the housing provider will administer tenant-based or project-based rental assistance, while DHSS or

one of its contractors offers wraparound supports and services to ensure the client's continued success living independently in the community.

The following section provides an overview of both housing programs and service options available to persons from special populations wishing to transition from institution-based care to community housing solutions.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Delaware State Rental Assistance Program (SRAP): SRAP is designed to serve individuals who have access to continuing supportive services, but require affordable housing to live safely and independently in the community. SRAP is funded by the Delaware General Assembly and the Delaware Department of Health and Social Services (DHSS), and is administered jointly by DSHA, DHSS, the Delaware Department of Services for Children, Youth, and Their Families (DSCYF), and three partnering school districts (one in each county of the state). Tenant-based rental assistance is provided to: individuals who are exiting a long-term care facility, nursing home, or the Delaware Psychiatric Center; individuals who are at-risk of institutionalization in such a facility; young people who are exiting foster care; families who are retrieving children from foster care and require affordable housing in order to do so (family unification); and families who are experiencing homelessness and have children enrolled in one of the participating school districts. Since the Program was launched in 2011, SRAP has provided rental assistance to more than 1,500 households.

Section 811 Project Rental Assistance Program: In 2012, DSHA applied for Section 811 Project Rental Assistance Program funds from the U.S. Department of Housing and Urban Development. In 2014, DSHA received a one-time, 5-year allocation of \$5.1 million to create units of project-based subsidy for extremely low income (30% AMI or less) individuals with disabilities which qualify them for long-term services. To date, DSHA has executed Rental Assistance Contracts with 24 participating properties, representing 128 units.

Low Income Housing Tax Credit (LIHTC) Target Units Program: Since 2014, DSHA, as the LIHTC allocating agency for the State of Delaware, has included in its Qualified Allocation Plan (QAP) a requirement that at least 5% of all future units (or six units, whichever is greater) developed with LIHTC funding be set aside for persons with very low incomes (40% AMI or less) and special needs. Target populations include: persons with HIV/AIDS, persons who are imminently or literally homeless, survivors of domestic violence, persons with

disabilities, youth exiting foster care, and persons exiting institutions. To date, DSHA has financed the construction of 94 Tax Credit Target Units at 15 newly constructed or rehabilitated properties.

HUD Mainstream Vouchers: DSHA applied for and was awarded 50 HUD Mainstream Vouchers (formerly called Section 811 Mainstream Vouchers) in late 2018. Mainstream Vouchers are Housing Choice Vouchers designated for nonelderly (younger than 62) individuals who have disabilities which qualify them for long-term services. Priority is given to individuals who are experiencing homelessness, and individuals who are exiting institutions and long-term care facilities. DSHA began issuing vouchers in February 2019; as of March 2020, 13 applicants had leased units with Mainstream Vouchers, while 25 households had vouchers issued and were seeking housing.

Much of the services and support that individuals receive as they begin their transition to living in the community is either directly provided by DHSS, or funded by DHSS and provided by one of its partnering agencies. DHSS and its partners continue to make ongoing services and supports available to ensure that individuals can remain in the community and do not end up transitioning *back* to institutional care.

Managed Care Organizations (MCOs) are under contract to the Delaware Department of Health and Social Services (DHSS) Division of Medicaid and Medical Assistance (DMMA), and are primarily focused on serving individuals with physical disabilities who qualify for Medicaid assistance—specifically long-term care supports and services under the Diamond State Health Plan Plus (DSHP+) Program. MCO members are primarily referred through either DMMA or the Delaware Division of Services for Aging and Adults with Physical Disabilities (DSAAPD). MCO supports include transition services, case management, and care coordination, while DMMA staff members provide quality oversight of MCO activity. MCOs and DHSS staff are engaged to either provide directly or to coordinate referrals to longer-term supports and services for the DSAAPD and DMMA populations. These include assistance with activities of daily living, adult day services, adult foster care, assistive devices, attendant services, congregate and home delivered meals, legal services, employment, and personal care services. Staff members further assist these populations with securing access to the funds to pay for necessary services beyond what DHSS is equipped to provide directly.

Support Coordinators employed by the Delaware Division of Developmental Disabilities Services (DDDS) conduct outreach at the Stockley Center, as well as group homes, and congregate living arrangements. Support Coordinators meet with DDS clients in those settings once a quarter, and can determine if and when an individual wants to move from a segregated setting into a community setting. If an individual

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expresses a need or desire to move, the Support Coordinator will facilitate a referral to a **Community Navigator**, who will assist the client with identifying needed supports and services, and in developing a team of individuals (both paid and volunteer) who can provide those supports once the client has transitioned to housing in the community. The amount and type of supports provided are dependent upon what the individual needs to live successfully and independently in the community, and may include learning how to shop, budget, schedule medical services, and plan meals. These “Supported Living” services are included in the DDS Lifespan Waiver.

The Delaware Division of Substance Abuse and Mental Health (DSAMH) coordinates various points of service delivery with a range of contracted service providers, such as PATH (Projects for Assistance in Transition from Homelessness) Providers, and PROMISE (Promoting Optimal Health for Individuals through Supports and Empowerment) Providers, as well as peer supports. **DSAMH Vendors** are charged with developing a person-centered plan for the provision of community mental health services, and with providing clients assistance in obtaining and coordinating social and support services, including: activities of daily living, access to entitlements, emergency food, personal finance planning and management, transportation services, habilitation and rehabilitation services, educational supports, and prevocational and vocational services. PATH services may be restricted to a shorter term, and geared toward initial outreach and stabilization in permanent housing. PROMISE services are available for as long as a participating household should require them.

In addition to the above positions, DHSS contracts with specific **Housing Case Management** entities to coordinate housing placement and housing related assistance and supports to promote participant independence, self-sufficiency and freedom of choice. Participants served include individuals referred by DMMA and DSAAPD. Housing Case Managers often interact and collaborate with other service providers to facilitate the transition of individuals from institutional care to community-based care.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

DSHA will continue to issue SRAP vouchers up to its established budget authority. As of March 2020, 753 household had leased SRAP-assisted units, while 74 had vouchers issued and were seeking housing. Given the projected turnover (the number of households expected to exit the program over the course of a year) DSHA

expects to issue 150 new SRAP vouchers by July 2021.

As stated previously, DSHA has executed Section 811 Project Rental Assistance Program contracts with 24 participating properties, representing 128 units. As of March 2020, 82 Section 811 Program participants have leased units. DSHA does not expect to place Section 811 subsidy in any additional units, but will continue working to fill the remaining 46 units with qualified applicants through coordinated referral efforts with DHSS and other service provider partners.

The same coordinated referral process is leveraged to fill Tax Credit Target Units with qualified applicants from designated special populations. As of March 2020, 50 of the 94 Tax Credit Target Units have been occupied by such applicants, and DSHA will continue to coordinate efforts to fill the remaining 44 units. Further, the Qualified Allocation Plan (QAP) will continue to mandate that new projects set aside Target Units for special populations; thus more units will be added to this inventory each year.

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policy related to the cost of housing and the incentives to develop, maintain, and improve affordable housing vary throughout Delaware. However, these policies are primarily concentrated at the local level as cities and counties establish land use controls, zoning ordinances, building codes, and other regulations, and plans and policies that affect their jurisdiction. While many of these policies apply to all housing development, some can create obstacles unique to affordable housing and housing security for low-income persons. The following are some of the barriers to affordable housing as identified in the *2014-2020 Statewide Housing Needs Assessment* and the *2020 State of Delaware's Analysis of Impediments to Fair Housing Choice*.

- **Land Use and Zoning Codes**– While zoning ordinances in Kent and Sussex County contain categories to permit housing types that may be affordable, such as multi-family, the amount of land zoned and available for is limited.
- **Affordability Gap** - The growing gap between the cost of creating and maintaining decent housing and household incomes continues to grow. Building new housing is becoming increasingly costly, making it difficult for the private market to meet even the needs of moderate- and middle-income residents.
- **Community Opposition** – Opposition continues to be a barrier to proposed housing developments that provide a more affordable or diverse housing product. Aggressive and well-organized, community opposition often prevents housing providers from obtaining zoning approvals needed to proceed with the creation of this much-needed housing.
- **Demographics and Housing Mismatch** – – Much of the existing supply and housing development in the construction pipeline is for single-family detached homeownership despite the increasing demand for rental housing as more households wait to purchase a home, or have transitioned to the rental market. Also, with growing senior populations and smaller families in general, the demand for large single-family homes is waning in lieu of smaller, more compact housing.
- **Occupancy codes and restrictions** – The Delaware State Code defines a family as “an individual or married couple and the children thereof with not more than 2 other persons, living together as a single housekeeping unit in a dwelling unit.” This definition is extremely restrictive, as it limits the number of unmarried persons who can live together in a unit.
- **Workforce Housing** – Many jobs anticipated to serve a growing population are within lower-wage occupations and are located in high cost areas like eastern Sussex County, which exacerbate housing affordability challenges.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

Since the end of the recession, Delaware has seen a slow but steady pattern of growth. Unemployment dropped to 4.0% in December 2019, but is still high by historical standards. The financial services sector has experienced some recent expansion and tourism has continued to sustain its growth as gasoline prices stabilized and then declined. Agriculture and manufacturing growth is still slow, especially in terms of job growth, as companies invest more in technology instead of workers.

A new normal appears to be emerging for Delaware. The growth of Delaware's future economy will likely be based on many of its current most important sectors and other sectors with growth potential that have strong connections with, if not roots in, in Delaware's core industries.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,263	1,173	1	1	0
Arts, Entertainment, Accommodations	16,969	13,340	15	15	1
Construction	8,036	6,435	7	7	0
Education and Health Care Services	21,571	14,181	19	16	-2
Finance, Insurance, and Real Estate	6,359	3,576	6	4	-1
Information	1,306	583	1	1	0
Manufacturing	13,649	12,890	12	15	3
Other Services	4,108	2,949	4	3	0
Professional, Scientific, Management Services	6,103	3,255	5	4	-2
Public Administration	0	0	0	0	0
Retail Trade	19,500	16,660	17	19	2
Transportation and Warehousing	4,678	3,408	4	4	0
Wholesale Trade	3,715	2,609	3	3	0
Total	107,257	81,059	--	--	--

Table 44- Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	163,239
Civilian Employed Population 16 years and over	149,958
Unemployment Rate	8.09
Unemployment Rate for Ages 16-24	26.97
Unemployment Rate for Ages 25-65	5.09

Table 45 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	29,087
Farming, fisheries and forestry occupations	4,904
Service	17,027
Sales and office	34,952
Construction, extraction, maintenance and repair	17,175
Production, transportation and material moving	12,005

Table 46 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	92,085	65%
30-59 Minutes	37,861	27%
60 or More Minutes	11,968	8%
Total	141,914	100%

Table 47 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,094	1,934	8,827
High school graduate (includes equivalency)	40,027	3,645	15,102
Some college or Associate's degree	37,952	2,111	10,765
Bachelor's degree or higher	30,862	1,090	6,208

Table 48 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	928	2,420	2,011	2,747	4,287
9th to 12th grade, no diploma	4,027	4,009	2,845	8,795	7,236
High school graduate, GED, or alternative	9,374	11,148	12,607	35,157	25,535
Some college, no degree	8,243	8,774	7,699	18,516	12,10
Associate's degree	1,340	3,865	3,742	9,210	3,968
Bachelor's degree	1,894	5,672	5,459	13,177	8,192
Graduate or professional degree	95	2,407	3,240	8,542	7,176

Table 49 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,107,974
High school graduate (includes equivalency)	1,834,423
Some college or Associate's degree	2,429,959
Bachelor's degree	2,778,951
Graduate or professional degree	3,653,562

Table 50 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within the state?

The largest industry sector in Delaware is Education and Healthcare services. This is followed by Retail Trade and Arts, Entertainment, Accommodations. Although it is currently the largest industry sector, as the population continues to age and retirees move to Delaware, the demand for health care will continue to increase. Delaware positions itself as an attractive shopping destination for the region because of its sales tax policy. Therefore, it is not surprising that retail trade was the second largest industry.

Describe the workforce and infrastructure needs of business in the state.

Delaware has a diverse landscape that includes dense urban cities, rural farmland, and beach communities. This diversity has helped Delaware nurture a varied economy with industries spanning finance, agriculture, and tourism. Education and Healthcare includes hospital systems, ambulatory health care services, nursing care facilities, social assistance, schools, and universities.

In the future, Delaware is projected to have 28,670 more jobs in 2026 than in 2016, for an average annual growth rate of 0.6 percent. Health Care and Social Assistance, already the state's biggest employer by a wide margin, is again expected to show the most growth, accounting for one-third of the total new jobs projected. According to Delaware occupation and industry projection, the occupations expected to have the most job openings due to growth are registered nurses, followed by retail salespersons, followed by food preparation and serving workers.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Delaware aims to place greater emphasis on the long term unemployed, non-High School Diploma Graduates, traditionally hardest to serve adults and youth, dislocated workers, ex-offenders, and returning soldiers. These populations likely require increased retraining and honing of job skills. The establishment of Adult Basic Education/General Education Development, Reemployment Services, the initiation of the Individual Assessment, Discharge and Planning Team (I-ADAPT) for ex-offenders, as well as other new approaches including the state's tax credits for businesses hiring returning veterans are some examples of programs created to serve these populations.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

The educational attainment of Delaware residents is comparable to national figures: 31% of residents have a college degree or higher and 47% have no education beyond high school. There are distinctions between submarkets, however. The rural areas in the state in southern Kent County and western Sussex County have a much larger share of the population with no high school degree, ranging from 17% to 20%. Additionally, more than 60% of residents in these two subregions have no education beyond high school, which is exceptionally higher than state and national figures. The limited educational attainment of Delaware's rural population is similar to many southern, rural areas, and is a leading reason for these areas' higher poverty rates and related poor housing conditions.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

Governor John Carney has outlined in his education plan an integrated Cabinet-level Council to better deliver early childhood education. Key to this approach is Building stronger connections between early learning and K-12 schools. A child's brain development is most significant between birth and age 3. In fact, 90% of children's brain capacity develops by age 5, before they even step foot into a kindergarten classroom. With the development of the STARS program, Delaware has made real progress in helping children get to school better prepared to learn. Since 2012, the number of Delaware early learning programs that have earned the highest quality rating, five stars, has gone from 24 to 127. And all children are seeing the benefits, especially children from low-income families. Students will also benefit from improvements in graduation rates, move to post-secondary education and/or training via tracks including Delaware's University system, Delaware's Technical Community College System, and other professional and occupational training programs.

The Pathways to Prosperity program has expanded rapidly over the past few years, from 500 students in two school districts to 6,000 students statewide next year. They're taking classes and earning professional certifications in professions like computer science, engineering, and biomedical science. And the certifications they're earning can be taken directly to the workforce, or help them further their education in college. Governor, John Carney continues to work with Delaware high schools and the business community to identify workforce needs and opportunities for graduating students. He also is working to expand partnerships between Delaware Tech and the state's high schools to get more students the critical skills and qualifications they need to be valuable members of the workforce.

Describe any other state efforts to support economic growth.

Under the Carney administration the State has established the public-private Delaware Prosperity Partnership and developed the Division of Small Businesses to help small business owners and startups by providing a manager and liaison to assist in a verity of services. Some of the services can include:

- Navigating government processes- The manager can serve as a liaison for you with state agencies, helping the owner to cut through red tape, reducing the amount of time the owner spends dealing with government and allowing them to focus on opening or growing their enterprise.
- Connecting the owner with resource organizations- There are approximately 100 different

organizations, government entities, non-profits and more that provide services directly to Delaware small businesses. A liaison can help them connect with the right one.

- Accessing capital - Cash flow can be make or break for a business. The liaison can help the owner connect with funding opportunities from regional resources or from Division of Small Business programs.

Delaware's Comprehensive Economic Development Strategy 2016 details a series of initiatives that will support the private sector in shaping Delaware's economy. The plan has four interlocking strategies:

- Enhance Business Resources: Initiatives that focus on providing the critical educational and infrastructure resources necessary to attract and retain growing, sustainable businesses and the workers they require.
- Retain the Critical Core: Programs that focus on the retention and expansion of existing business and industry.
- Recruit the Future: Approaches that focus on the attraction of new business and industries compatible with Delaware's future economy and sustainable in the long term.
- Rejuvenate the Foundation: Programs that focus on job creation through revitalization of established business centers, innovation, entrepreneurship, research and development, and commercialization of new products and processes.

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

There are areas where aging housing stock and low-income households are concentrated, as well as housing problems as defined by HUD. A concentration would be an area where the rate of housing problems is in the top two quintiles. The Delaware Housing Needs Assessment identified areas where there were likely concentrations of substandard housing due to the age of the housing stock and concentrations of low-income households.

Extremely low-income households are the most likely to have housing problems and experience Housing burdens, especially severe housing problems. There are concentrations of ELI households around the state, primarily in more urban areas but some rural census tracts as well. Unfortunately, in rural areas concentrations are often smaller communities and more difficult to pick up in census tract or sometimes even block group-level data.

Legend

Jurisdiction

Region

TRACT

R/ECAP

Percent Households with Burden

- < 29.33 %
- 29.33 % - 37.06 %
- 37.06 % - 45.41 %
- 45.41 % - 56.02 %
- 56.02 % - 100 %

Percent Households with Burden:
Data not Available

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

esri AFFHT0004 | Esri, HERE, NPS

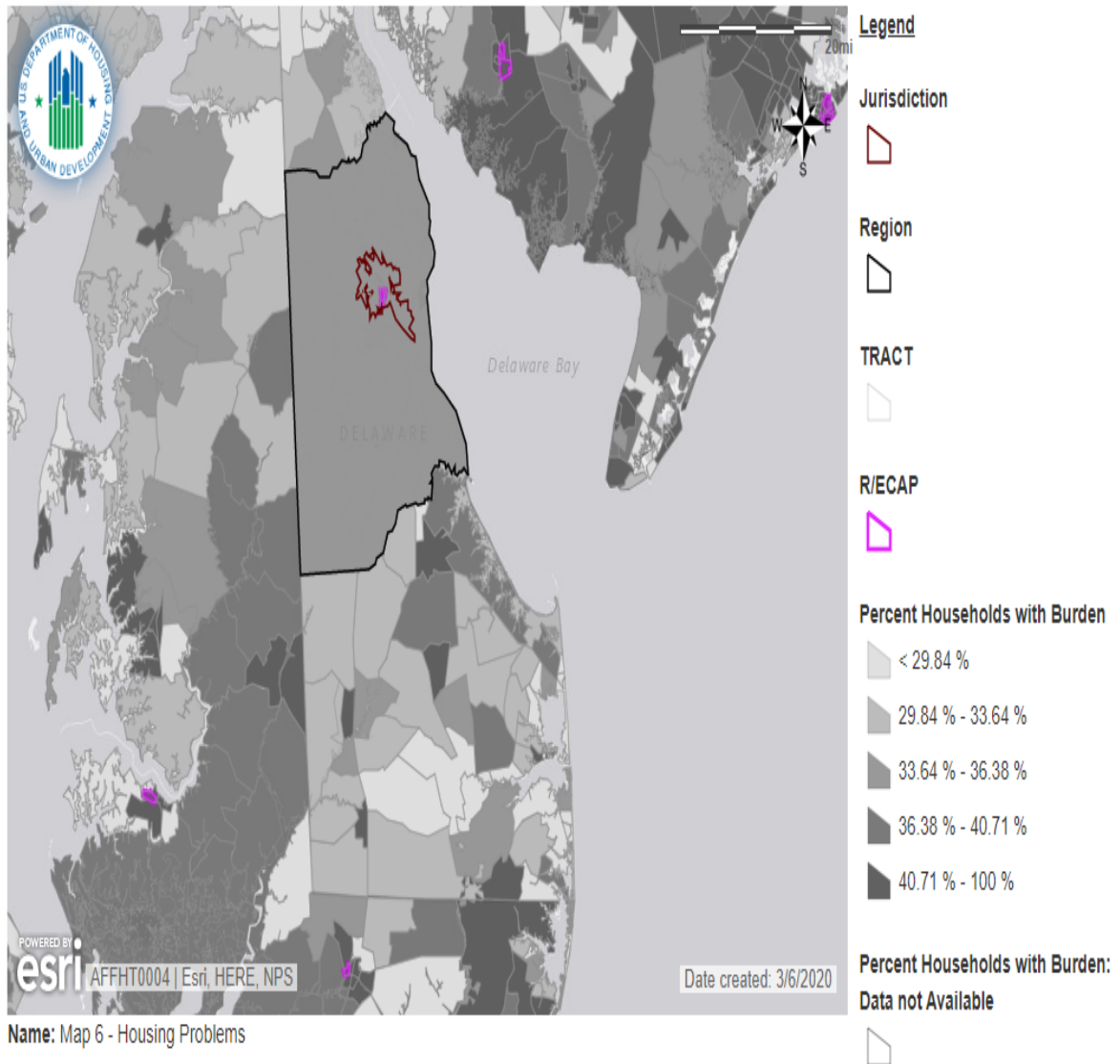
Delaware Bay

Date created: 3/6/2020

Name: Map 6 - Housing Problems

HUD-Provided Data Version: AFFHT0004

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Following the regional Analysis of Impediments and the AFFH completed in 2019, DSHA and the other HUD entitlement jurisdictions implemented the use of maps and analysis showing areas where racial

or ethnic minority households are concentrated. A concentration is defined as an area where the percentage of any racial or ethnic minority, or low-income households, is more than 10% higher than the rate in the jurisdiction as a whole. These areas have been reported repeatedly in past Action Plans and are incorporated into the Impacted Areas/Minority concentration maps in Appendix D.

What are the characteristics of the market in these areas/neighborhoods?

Characteristics of these areas vary throughout the state. In New Castle County and around Dover in Kent County, they include older inner-ring suburbs where the housing stock is aged, market may be weak, and homeownership rate falling. Many were hard hit by the foreclosure crisis and have struggled to recover. There are also areas in the City of Wilmington with similar issues – weak demand and market activity, poor housing stock, and concentrations of minority and low-income households.

In Kent and Sussex Counties, areas of concentration tend to be in towns and cities. These often do not appear at the census tract level. There are also small unincorporated communities in Sussex and Kent Counties that are concentrations of low-income and minority households. However, these communities are so small they often do not even appear at the census block group level. These communities tend to have serious problems with substandard housing, and often include many mobile homes.

Are there any community assets in these areas/neighborhoods?

Community assets in these areas include community-based organizations, churches, and in towns and cities, sometimes cultural and educational institutions.

Are there other strategic opportunities in any of these areas?

Historic housing stock and some historically preserved housing, even if in poor condition; proximity to increasingly desirable downtowns; and community commitment to improving their neighborhoods are all strategic opportunities in some areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Priority Needs

The following have been identified as priority needs for the FY2020-2024 Consolidated Plan:

- Affordable Rental Housing
- Homelessness
- Supportive Housing
- Homebuyer Assistance
- Homeowner Rehabilitation
- COVID- 19 Prevention and Response
- Non-Housing Community Development

Goals

The Consolidated Plan establishes six goals for the state of Delaware that will serve as priorities for use of HUD and other resources.

- Homebuyer Assistance: affordable mortgage financing, downpayment and settlement assistance, and support for homeownership counseling to prospective homebuyers
- Affordable rental housing: Create and preserve affordable rental housing.
- Homeowner Rehabilitation: Substantial and emergency repairs for low-income homeowners to improve the housing stock.
- Homeless Assistance: Prevention, shelter and rapid re-housing services in support of the state's homeless assistance system's goals to reduce the incidence, duration and recurrence of homelessness.
- Permanent Supportive Housing: Rental assistance and supportive services for special populations to remain stably housed in the community.
- COVID-19 Prevention and Response: Public Services and other needs related to preventing COVID-19 and responding to the pandemic.
- Non-housing Community Development: Make resources available to address needs in Delaware's non-entitlement jurisdictions for non-housing community development activities, including demolition, water and sewer hookups, infrastructure activities, and code enforcement.

Anticipated Resources

In addition to the resources offered by the four HUD programs, numerous other resources are available to address the priority needs identified in this plan. These include:

- Low-Income Housing Tax Credits
- Housing Development Fund (state housing trust fund)
- DSHA homebuyer assistance programs
- State Rental Assistance Program (SRAP)
- Delaware Emergency Mortgage Assistance Program (DEMAP)
- Strong Neighborhoods Housing Fund
- State funds for foreclosure prevention and post-resolution counseling

Geographic Priorities

The state does not allocate specific funds based on geographic priorities, although it does offer incentives for certain activities in areas of concentration of racial or ethnic minorities or low-income households and incentives for other activities, such as new development of affordable rental housing, in non-impacted areas (Areas of Opportunity).

SP-10 Geographic Priorities – 91.315(a)(1)

Geographic Area

Table 51 - Geographic Priority Areas

1	Area Name:	Delaware Non-Entitlement Areas
	Area Type:	Eligible Areas for DSHA ESG, HOPWA, HTF and CDBG
	Other Target Area Description:	Eligible Areas for DSHA ESG, HOPWA, HTF and CDBG
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Delaware State
	Area Type:	Statewide Programs
	Other Target Area Description:	Statewide Programs
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

DSHA administers the CDBG and ESG Programs for Kent and Sussex Counties, throughout Delaware on a competitive basis.

CDBG

The CDBG Program is awarded competitively with an FY20 allocation of \$1,923,531, to ensure a somewhat even geographic distribution between the Counties. CDBG program guidelines provide for targeting based on concentrations of substandard housing with income eligible homeowners. This allows the program to have a bigger positive impact on neighborhoods with the greatest housing needs. An equal distribution of funding between the two Counties is anticipated based on the previous years need.

ESGP

The ESGP is awarded competitively to homeless service providers based on a request for proposals generally available in May. The actual commitment of ESG funds will be dependent upon an evaluation of the quality of the applications that are received. It is anticipated that funds will be equally distributed between Kent and Sussex Counties. However, the actual disbursement of ESG funds will be based upon an evaluation of the quality of the applications.

HOPWA

HOPWA funding is awarded to the Delaware HIV Consortium annually for a tenant-based rental assistance program operated in both Kent and Sussex Counties. Distribution of funds is determined by need using the waiting lists for each County; however it normally is distributed 60 percent in Sussex County and 40 percent in Kent County.

HOME Program

DSHA anticipates that HOME Program funds will be distributed throughout the State within all Counties in Delaware. The actual commitment of HOME funds will be dependent upon an evaluation of the quality of the applications and the timing in which applications are received. It is anticipated that funds reserved for the use of CHDOs will be mostly utilized in Kent and Sussex Counties as the City of Wilmington and New Castle County also have CHDO funding available. However, the actual disbursement of CHDO funds will be based upon an evaluation of the quality of the applications and the timing in which requests for funds are received.

Concentrated and Impacted Areas

From our 2019 regional Analysis of Impediments to Fair Housing Choice, completed in cooperation with the other Delaware HUD-funded jurisdictions, areas of concentration of racial or ethnic minority households and/or low-income households were identified. With the release of the 2017 Census data, these areas were updated and included in DSHA's FY2018 Annual Action Plan. Additional points for community development activities in these areas are awarded in the CDBG application process. In our rental housing development programs (Low Income Housing Tax Credit, HOME, and Housing Development Fund), new construction and preservation of affordable housing is incentivized with points for activity in non-impacted areas (Areas of Opportunity), a recommendation from the AI to increase housing opportunities for low-income households in these areas. The Housing Development Fund application process for homeownership projects, including acquisition/rehabilitation, new construction, and homeowner rehabilitation, also refers to these maps and offers points for activities in impacted or concentrated areas. Maps are available on DSHA's website at www.destatehousing.com and included as Appendix D.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

Table 52 – Priority Needs Summary

1	Priority Need Name	Affordable Rental Housing
	Priority Level	High
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	Affordable rental housing Permanent Supportive Housing
	Description	The HUD data reflect a high need for affordable rental housing in the State. This includes the need to develop new affordable housing and preserve existing affordable rental housing in need of rehabilitation and extension of affordability restrictions.
	Basis for Relative Priority	This is the state's broadest housing need affecting a broad range of households, including the state's lowest income households. Respondents to our statewide Community Needs survey consistently ranked the general need for affordable rental housing as a high priority.
2	Priority Need Name	Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Eligible Areas for DSHA ESG, HOPWA, HTF and CDBG Statewide Programs

	Associated Goals	Homeless Assistance Supportive Housing
	Description	Prevention, Rapid-rehousing, and emergency shelter support
	Basis for Relative Priority	Homelessness remains a high need, and is identified by the community as a high priority need. Resources for prevention and rapid rehousing are critical to reducing the incidence and length of homelessness. Support for emergency shelters in Kent and Sussex Counties remains important as bed space is limited and there are few other resources for shelters.
3	Priority Need Name	Supportive Housing
	Priority Level	High
	Population	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	Supportive Housing
	Description	Permanent Supportive Housing (PSH) for special populations.
	Basis for Relative Priority	Permanent Supportive Housing (PSH) for special populations is a high priority need and also critical to the effort to reduce the incidence and length of homelessness.
4	Priority Need Name	Homebuyer Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Eligible Areas for DSHA ESG, HOPWA, and CDBG Statewide Programs

	Associated Goals	Homebuyer Assistance
	Description	Homebuyer Assistance needs include downpayment and settlement assistance, affordable mortgages, and homeownership counseling.
	Basis for Relative Priority	
5	Priority Need Name	Homeowner Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Elderly
	Geographic Areas Affected	
	Associated Goals	Homeowner Rehabilitation
	Description	To bring substandard housing up to code, make accessibility improvements, preserve homeownership for low-income families, and improve conditions in distressed neighborhoods.
	Basis for Relative Priority	The Delaware Housing Needs Assessment estimated there are 13,000 substandard homeowner units in the state. In seeking community input, homeowner rehab needs are consistently highly ranked as a priority need.
6	Priority Need Name	Foreclosure Prevention & Recovery
	Priority Level	mid
	Population	Low Moderate
	Geographic Areas Affected	Eligible Areas for DSHA ESG, HOPWA, and CDBG Statewide Programs
	Associated Goals	Foreclosure Prevention and Recovery

	Description	Foreclosure prevention and recovery remains a priority need but the numbers are concertedly lower than at the end of the housing crisis. Counseling and assistance to homeowners in default and post-default is
	Basis for Relative Priority	Delaware households continue to struggle with and recover from income and job losses sustained in the recession and years since. Many low- and moderate-income homeowners are cost-burdened or near cost-burdened by their housing costs and at high risk for foreclosure. Foreclosure has significant negative effects both for the homeowner and the surrounding community.
7	Priority Need Name	Non-housing Community Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Eligible Areas for DSHA ESG, HOPWA, HTF and CDBG
	Associated Goals	Non-housing Community development
	Description	Infrastructure, demolition, sewer and water hookups, code enforcement are critical needs in many rural communities and towns in Kent and Sussex Counties.
	Basis for Relative Priority	There are limited other resources available for these needs in Kent and Sussex Counties. Communities and citizens identify them as high priority needs in these areas.
8	Priority Need Name	COVID-19 Pandemic Response and Prevention
	Priority Level	High
	Population	Non-housing Community Development, State of Delaware
	Geographic	State of Delaware
	Associated Goals	COVID-19 Response
	Description	Many urgent needs are associated with the COVID-19 pandemic, including services and sheltering for people experiencing homelessness, many households at risk of homelessness and eviction, and immediate needs such as food for vulnerable households.

SP-30 Influence of Market Conditions – 91.315(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Delaware Consolidated Plan does not propose any tenant-based rental assistance for non-special needs households. As more resources are available for new development of rental housing for the general population, our efforts to provide affordable rental housing are focused on new development and preservation of existing affordable rental housing via the LIHTC, HOME, and Housing Development Fund.
TBRA for Non-Homeless Special Needs	<p>The only federal funds to be used for TBRA are HOPWA. It is the experience of service providers that tenant-based rental assistance is ideal for providing housing for this population, as it provides flexibility. Given the limited number of units of rental assistance available, there are adequate rental units available in the market.</p> <p>Housing special populations, especially people with disabilities at high risk for institutionalization or exiting institutions, is a high priority for the state, and TBRA as a primary strategy for delivery of rental assistance.</p>
New Unit Production	<p>There is extensive need for new affordable rental units in the state. According to the Census Tenure data the state only has 106,526 available rental units. The 2015-2020 Delaware Housing Needs Assessment identified demand for 7,500 new rental units, 3,200 of these affordable to households with income below 50% of AMI.</p> <p>While demand for new homeownership units is also high, this demand is from households substantially over 80% of Area Median Income (AMI). Given typical filtering in the homeownership market, and generally high homeowner vacancy rates statewide as a lingering effect of overdevelopment in the mid/late-2000s, new homeowner unit development is a low priority. Funds are available via the HDF but typically support community development-oriented homeownership</p>
Rehabilitation	Rehabilitation was identified in the Delaware Housing Needs Assessment as a critical issue, and this was supported by community feedback. The recession, with its resulting income and job losses, has left many low income homeowners struggling to stay in their homes, let alone maintain them. The foreclosure crisis also led to rapid cycling of homeowner units and disinvestment in many areas. Homeowner rehabilitation is a priority. There are an estimated 12,800 substandard homeowner units in Delaware, as reported by the Needs Assessment.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Rehabilitation of rental units is also a priority. Delaware's affordable rental housing stock is aging and will require ongoing maintenance and rehabilitation to preserve high physical quality as well as affordability. Approximately 30% of the subsidized housing stock in the state is over 25 years old and has never been substantially renovated.

Table 53 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Introduction

HUD CDBG, HOME, ESG, HTF and HOPWA funds are leveraged by other federal and state funds. In addition to administering the HUD programs, DSHA is also Delaware's allocating agency for the Low Income Housing Tax Credit (LIHTC) program, which provides funding for the creation and preservation of affordable rental housing. The state's housing trust fund, the Housing Development Fund (HDF), supported by annual allocations from the Delaware General Assembly, is also administered by DSHA. Finally, DSHA is also the state's housing finance agency and makes available mortgage loans, downpayment and settlement assistance, and the Delaware First Time Homebuyer Tax Credit, a mortgage credit certificate, to low and moderate income homebuyers.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,505,301	50,000	0	2,555,301	10,000,000	Assumes annual allocation of \$2.5 million. Funds will be used for admin and planning, housing, public improvements and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,000,000	100,000	0	3,100,000	12,400,000	Assumes annual allocation of \$3 million and \$100,000/year in program income. Will be used for Homebuyer Assistance, Homebuyer rehab, multifamily rental new construction, multifamily rental rehab, acquisition costs related to construction, CHDO operating grants, TBRA and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	314,048	0	0	314,048	1,250,000	Assumes annual allocation of \$250,000. Funds will be used for Tenant-based Rental Assistance (TBRA).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing Prevention Assistance	234,063	0	0	234,063	760,000	Assumes annual allocation of \$190,000. Funds will be used for financial assistance, shelter, rapid re-housing, rental assistance, and services.
Housing Trust Fund	public - federal	Acquisition Admin and Planning Housing Multifamily rental new	3,000,000	0	0	3,000,000	12,000,000	Assumes annual allocation of \$3,000,000 during years 2-5. Funds will be used to develop new and preserve existing affordable rental housing for very low-income and <u>extremely low-income households</u> .
LIHTC	public - federal	Multifamily rental new construction Multifamily rental rehab	3,200,000	0	0	3,200,000	16,000,000	Annual allocation of LIHTC

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Rental Assistance	1,000,000	0	0	1,000,000	4,000,000	Delaware was a grantee in the Section 811 Project Rental Assistance Demonstration (PRA Demo) program to project-base rental assistance in multifamily developments with other federal, state or local financing.
Other	public - state	Homebuyer assistance	149,000,000	0	0	149,000,000	745,000,000	Downpayment and Settlement Assistance through Preferred plus; First Time Homebuyer Tax Credit; Mortgage Assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Rapid re-housing (rental assistance) Other	10,000,000	0	0	10,000,000	40,000,000	The Housing Development Fund, a state-funded housing trust fund, supports the development and rehabilitation of affordable rental housing, homeowner rehabilitation, development of affordable homeownership units, and homelessness prevention and rapid rehousing.
Other	public - state	Other	1,750,000	0	0	1,750,000	7,000,000	The Delaware Emergency Mortgage Assistance Program is supported by a mix of state, local and private funds. It offers loans and financial assistance to homeowners at risk of default who have the ability to resume payments.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Rental Assistance	6,000,000	0	0	6,000,000	24,000,000	The State Rental Assistance Program (SRAP) provides rental assistance to special populations in need of subsidy and supportive services to live independently in the community.

Table 54 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development Block Grant

HUD requires a one-for-one match on CDBG funds used for state administration in excess of \$100,000. DSHA will spend the maximum allowable funds in state administration for FY2020, and will match the funds in excess of \$100,000 with DSHA funds. We do not anticipate using any program income for administration; therefore, it will not require a match.

The FY2020 Delaware CDBG Program Guidelines require subgrantees to match their CDBG administration funds one-for-one with local administration funds. Kent and Sussex Counties will match their administration allocations, with at least those amounts in local funds.

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

- Up to \$100,000 requires a 10 percent cash match or a 15 percent in-kind match;
- \$100,000 to \$200,000 requires a 15 percent cash match or a 20 percent in-kind match; and
- \$200,000+ requires a 20 percent cash match or a 25 percent in-kind match.

HOME Program

To the extent that contributions from other resources to a development assisted with HOME funds do not meet matching requirements, DSHA will provide the remainder of the required match from non-federal sources. Contributions that are or will be counted as satisfying a matching requirement of another federal program may not be used to satisfy the matching requirement for the HOME Program.

As required, DSHA will make match contributions to housing that qualifies as affordable housing under the HOME Program. Except where the match requirement has been reduced, DSHA will provide match funds totaling not less than 25 percent of the HOME funds drawn from the State of Delaware's HOME Investment Trust Fund Treasury account for the appropriate period. Funds drawn for administration and Community Housing Development Organization (CHDO) operating expenses are not required to be matched.

Emergency Solutions Grants and Housing Opportunities for Persons with Aids Programs

The State of Delaware anticipates receiving approximately \$234,063 in ESGP funds and in FY2020 subgrantees will be required to match funds awarded. Further, matching funds are not required under HOPWA regulations, either for administration or recipients.

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

Not applicable.

SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Delaware Department of Health and Social Services	Departments and agencies	Homelessness Non-homeless special needs	State
Private Developers	Developer	Ownership Rental	State
Nonprofit Developers	Non-profit organizations	Homelessness Ownership Rental	State
Delaware Continuum of Care	Continuum of care	Homelessness Planning	State
DE HUD Entitlement Jurisdictions	Government	Homelessness Non-homeless special needs Ownership Planning Rental	Jurisdiction
Kent & Sussex Counties Non-Entitlement Jurisdictions	Subrecipient	Non-homeless special needs Ownership neighborhood improvements public facilities public services	Jurisdiction
USDA Rural Development	Government	Economic Development Ownership Rental neighborhood improvements public facilities public services	Nation

Table 55 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			
	X		

Table 56 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

The Delaware Continuum of Care (CoC) is comprised of an array of service providers each with varying target populations, eligibility criteria and philosophies of service delivery. Many of these organizations have over time developed services for their clients that are outside of the mainstream service systems because mainstream service often did not serve their clientele adequately. However, the CoC is increasingly moving towards improving linkages to mainstream services and reducing homeless-only services for things like job training and counseling unless they are funded by the mainstream resources as a way to reach their target population. Resources within the homeless service system are

increasingly being dedicated to housing, whether it is within shelters, rapid rehousing efforts, or permanent housing. Some shelters continue to provide child care and life skills, and some transitional housing has vocational training; however most services are provided by the mainstream service system, with linkages from the homeless providers. Delaware has State Service Centers where most people with social service and housing needs go when faced with a crisis. These service centers have a number of services on-site and make referrals to others. Many referrals for shelter come from these service centers and they serve as a one-stop for many mainstream services including:

- Long Term Care
- Health Care Coverage
- Community Mental Health
- Food Supplement Program
- Cash Assistance
- Child Care Assistance
- Low Income Home Energy Assistance Program
- Food Bank

Delaware's Department of Labor has One-Stop Centers available to all Delawareans, where people can go to learn about job training opportunities and available jobs, as well as to learn soft skills such as interview and resume writing skills.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Gaps

Delaware has a serious problem with housing for Extremely Low-Income (ELI) households. Many persons experiencing homelessness and those with special needs have extremely low incomes and therefore have immense difficulty in finding affordable housing. A little over 13,000 units in Delaware are assisted units, or a bit over 16% of the occupied housing in Delaware. However, waiting lists are long as many people in Delaware are rent burdened, living in substandard housing, or living with family and friends due to their limited incomes. DSHA's waiting list for public housing and Housing Choice Vouchers is over 18,038 households. Waiting lists in other jurisdictions are also lengthy.

Strengths

DSHA has developed the Statewide Rental Assistance Program (SRAP) to address the needs of some of Delaware's most vulnerable people with extremely low-income. Many of those receiving SRAP assistance are those coming out of the Delaware Psychiatric Center. Often, they have many barriers to housing in addition to their low-income, they may have criminal records, poor rental history but with assistance are able to live successfully in the community. Others receiving SRAP are young adults aging out of foster care, these young people who have no family support can live semi- independently with services to assist them to develop the skills that they will need to live independently in the future. DSHA continues to try and expand the SRAP to additional populations.

DSHA also works to preserve and expand housing opportunities for extremely low-income populations. As additional resources become available from the National Housing Trust Fund and other sources, DSHA will work to expand the housing resources for those whose household incomes fall at or below 30% of AMI.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Overall, DSHA's strategy to address gaps in the institutional structure has been to develop partnerships with other state, local and nonprofit agencies. As in the development of the State Rental Assistance Program (SRAP), where we worked with our sister agencies to identify needs, advocate for resources, and develop the program. DSHA administers the housing assistance and DHSS and DSCYF provide case management and other supportive services. We take a similar approach in our partnerships: finding opportunities for each entity to focus on its strengths and bring those strengths together to meet complex needs.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Assistance	2020	2024	Affordable Housing	Delaware Non-Entitlement Areas Delaware State	Homebuyer Assistance	DSHA Homeownership Programs: \$149,000,000 Delaware Housing Development Fund (HDF): \$250,000 Strong Neighborhoods Housing Fund: \$3,000,000	Direct Financial Assistance to Homebuyers: 3750 Households Assisted
2	Affordable rental housing	2020	2024	Affordable Housing	Delaware Non-Entitlement Areas Delaware State	Affordable Rental Housing	HOME: \$14,500,000 LIHTC: \$12,500,000 Delaware Housing Development Fund (HDF): \$21,000,000	Rental units constructed: 625 Household Housing Unit Rental units rehabilitated: 1,000 Household Housing Unit
3	Homeowner Rehabilitation	2020	2024	Affordable Housing	Delaware Non-Entitlement Areas Delaware State	Homeowner Rehabilitation	CDBG: \$7,500,000 HOME: \$3,000,000 Delaware Housing Development Fund (HDF): \$2,500,000	Homeowner Housing Rehabilitated: 1500 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Assistance	2020	2024	Homeless	Delaware Non-Entitlement Areas Delaware State	Homelessness	ESG: \$1,170,000 Delaware Housing Development Fund (HDF): \$1,250,000	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted Homeless Person Overnight Shelter: 3750 Persons Assisted Homelessness Prevention: 500 Persons Assisted
5	Permanent Supportive Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	Delaware Non-Entitlement Areas Delaware State	Affordable Rental Housing Homelessness Permanent Supportive Housing	HOPWA: \$1,570,000 Section 811 PRA Demo: \$1,000,000 State Rental Assistance Program: \$30,000,000	Tenant-based rental assistance 4250 Households Assisted
6	Foreclosure Prevention and Recovery	2020	2024	Affordable Housing	Delaware Non-Entitlement Areas Delaware State	Foreclosure Prevention & Recovery	DEMAP: \$8,750,000	Other: 3500 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Non-housing Community development	2020	2024	Non-Housing Community Development	Delaware Non-Entitlement Areas	Non-housing Community Development	CDBG: \$5,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted Buildings Demolished: 25 Buildings Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
8	COVID-19 response	2020	2024	Other: To Prevent, prepare for and respond to the Corona virus	Delaware Non-Entitlement Areas; State of Delaware	COVID-19 Pandemic Response and Prevention	CDBG: \$260,000 ESG: \$3,200,000 HOPWA: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homeless Person Overnight Shelter: 3000 Persons Assisted Homelessness Prevention: 500 Persons Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Homebuyer Assistance
	Goal Description	DSHA will provide affordable mortgage financing, downpayment and settlement assistance, and support for homeownership counseling to assist prospective homebuyers.
2	Goal Name	Affordable rental housing
	Goal Description	HOME, LIHTC, HDF, and Housing Trust Fund (if available) funds will be used to create and preserve affordable rental housing.
3	Goal Name	Homeowner Rehabilitation
	Goal Description	Funds will be used to provide substantial and emergency repairs for low-income homeowners.
4	Goal Name	Homeless Assistance
	Goal Description	Funds will be used to provide support for emergency shelters, homelessness prevention, and rapid rehousing.
5	Goal Name	Permanent Supportive Housing
	Goal Description	Funds will be used to provide permanent supportive housing to special populations in need of rental assistance and supportive services to remain stably housed in the community.
6	Goal Name	Foreclosure Prevention and Recovery
	Goal Description	Assist households in default or at risk of default with foreclosure prevention counseling, financial assistance, and post- resolution counseling. Assist communities to recover with neighborhood stabilization- and revitalization-oriented housing development activity.

7	Goal Name	Non-housing Community development
	Goal Description	Make CDBG resources available to eligible units of local government in Delaware's non-entitlement areas for non-housing community development activities, including demolition, water and sewer hookups, infrastructure activities, and code enforcement. Outcomes will depend on the applications submitted by eligible communities.
8	Goal Name	COVID-19 response
	Goal Description	<p>The COVID-19 pandemic is a public health emergency which has led the State of Delaware to be under a State of Emergency since March 13, 2020. In addition to critical public health needs for non-congregate sheltering and related services for low-income households, pandemic-related closures are leading to mass unemployment and financial crisis for low-income households.</p> <p>Many urgent needs are associated with the COVID-19 pandemic, including services and sheltering for people experiencing homelessness, many households at risk of homelessness and eviction, and immediate needs such as food for vulnerable households.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Homeowner Rehab - 200

Rental Housing - 100

SP-50 Public Housing Accessibility and Involvement – 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

DSHA was one of the first Public Housing Authorities to participate in the Moving to Work (MTW) program at its launch in the late 1990s. The program allows PHAs to block grant their funds and provides administrative flexibility to tailor their programs and activities to better serve their community. The goals and objectives under the DSHA MTW Program are outlined as follows:

- To reduce costs and achieve greater cost effectiveness by administrative reforms to the Public Housing and Housing Choice Voucher Programs;
- To give incentives to families who are employed or seeking employment and self-sufficiency; and
- To improve housing options for our residents by offering or coordinating housing, counseling, and other resources to improve their income, remove barriers, and help them move to unassisted housing.

Since MTW implementation in August 1999, 963 families have successfully completed the MTW Program. 287 have purchased homes and 676 have either begun paying fair market rent at their current unit or moved into non-subsidized rental housing. Though some of those families would undoubtedly have been successful without MTW, DSHA feels that the majority became successful by taking advantage of the counseling and social services made available through the program, as well as the savings they accumulated while in the program.

Extensive services and case management are provided through the MTW program. Case managers work with MTW families to identify barriers (transportation, education, etc.) and set plans to address them. The tools employed include financial literacy, rental housing counseling, budget counseling, and connections to employment and training resources. As families' income increases and their rent payments increase, the change in their rent is placed in a savings account as an incentive to increase their income. Many families have chosen to put these savings towards homeownership or education.

Residents are encouraged to participate in management and in the MTW program. Public meetings and hearings are held at the public housing sites at times convenient to residents, and outreach about plans and opportunities for resident involvement is made via site managers, newsletters, and regular interaction with residents.

DSHA's Moving to Work Annual Plans and Annual Reports are available on our website at: <http://destatehousing.com/FormsAndInformation/mtwplan.php>

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.315(h)

Barriers to Affordable Housing

Barriers to Affordable Housing: (d) *Barriers to affordable housing.* The plan must explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing in the State are affected by its policies, including tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

In 2019, all Consolidated Plan and Public Housing Agency program participants in the State of Delaware collaborated to prepare a statewide Analysis of Impediments to Fair Housing Choice. Through intensive community engagement, in-depth policy and legal analysis, the following contributing factors or barriers were identified:

- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- Community opposition
- Impediments to mobility
- Lack of access to opportunity due to high housing costs
- Location/lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of fair housing outreach and enforcement
- Land use and zoning laws
- Quality of affordable housing information
- Private discrimination
- Source of income discrimination

The barriers identified in the AI, and their corresponding goals, strategies and milestones are extensive and challenging. Some affect only DSHA policies and programs or those of its sub-grantees, and others require a collaborative response. Some barriers are specific to certain entities and are outside of DSHA's ability to influence, while other barriers are regional in nature and require a collaborative response. Any collaborative activity in response to regional barriers will also be included in the consolidated planning process.

SP-60 Homelessness Strategy – 91.315(d)

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

Delaware's Continuum of Care and other homeless service providers work closely with community agencies that encounter unsheltered homeless persons. Additionally, Delaware's network of Code Purple shelters has grown substantially in the past year and awareness of Code Purple has grown significantly. Code Purple shelters often encounter persons who would otherwise be unsheltered but for the extremely cold weather, and while these shelters are purposefully low-barrier/low-demand, providers seek to build relationships with those seeking shelter in order to make referrals and connections to other services. Several street outreach programs and day centers also operate in Delaware, specifically targeting unsheltered persons.

Addressing the emergency and transitional housing needs of homeless persons

Delaware's network of emergency shelters and transitional housing almost universally participate in the state CMIS system. The state's Continuum of Care also launched a centralized assessment system in 2014, and has made and plans ongoing improvements to this system to optimize efficiency, outcomes, and quality of care for consumers.

To focus on improving outcomes in our system, Delaware has focused on adding permanent housing resources rather than emergency housing (shelter and transitional) in recent years, although some shelter space has been added. We have also invested in increased homelessness prevention and establishing diversion programs in the state. DSHA supports these with a mix of state and federal funds.

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

Planned activities in this area include:

- Continuing to bring training opportunities on rapid rehousing program delivery and best practices to Delaware.
- Continued refinement of unified policies and standards for rapid rehousing programs in Delaware.
- Improving connections between centralized intake and rapid rehousing programs to reduce the number of households entering homelessness and reduce the length of time people experience homelessness.
- Continue to develop permanent supportive housing resources.
- Continued improvements in the use of CMIS data to analyze performance and outcomes both at the Continuum and provider level, and to offer feedback to providers about their outcomes.

The Continuum of Care's System Performance Committee meets throughout the year to evaluate our homeless system's performance on HUD CoC outcomes, reporting this to funders and the CoC membership.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

DSHA invests significant resources in homelessness prevention (financial assistance, legal services, and diversion), and works to ensure these resources are closely linked to the homeless system and effectively targeted to households at high risk.

Delaware has also focused on increasing supportive housing capacity via SRAP, LIHTC set-aside units, special vouchers such as 811 Mainstream, FUP, and VASH, and increasing development of supportive housing in order to ensure that individuals and families who are likely to become homeless after discharge from various systems of care can transition to permanent housing.

DSHA has also been an active participant in initiatives to improve housing opportunities for people with past involvement with the criminal justice system, most recently the Delaware Correctional Reentry Commission established by Executive Order in December 2018. DSHA's Director serves on this Commission and DSHA staff lead the Housing Subcommittee, which is charged collectively with reducing releases to homelessness, especially unsheltered homelessness, increasing access to subsidized housing, and improving housing opportunities for this population more broadly. DSHA has funded short-term rental assistance for this population, and led an initiative of the five Delaware PHAs to establish a Family Reentry Pilot to allow people with past involvement with the criminal justice system who would otherwise not yet be eligible to reside in PHA housing to rejoin family members living in PHA-administered housing, and also more broadly revamp ACOP policies governing exclusion for conviction histories.

People Delaware has been working since 2003, with the creation of a Governor’s Commission on Community-based Alternatives for Individuals with Disabilities, to direct resources and partnership efforts to address the goal of providing community-based services in the least restrictive setting and assisting people with disabilities to remain in their homes and communities as long as possible. This has expanded considerably in recent years with leadership and a Department-wide focus on reducing institutional bias, transitioning people from institutional care to the community, and building a system that prioritizes and fully supports community-based care. The State Department of Health and Social Services (DHSS) has embarked on both Department-wide and Division-specific initiatives to reduce institutional bias in its systems and redirect resources to community care. These efforts have included:

- broad-ranging systems reforms as part of a Settlement Agreement with the U.S. Department of Justice regarding the “integration mandate” of the Olmstead vs. L.C. case;
- Substantial new resources for rental assistance for individuals with disabilities living in the community via the State Rental Assistance Program (SRAP);
- A Money Follows the Person (MFP) program to expand nursing home to community transition efforts;
- Strategies to rebalance Medicaid Long-term Care Services, consolidating several previous Home and Community-based Services (HCBS) waivers;
- Focused efforts to reduce the population in state-run long-term care facilities;
- Development of diversion and transitions programs to both reduce future admissions to LTC facilities and facilitate successful transitions back to the community after hospitalizations; and
- Development of a Delaware Aging and Disability Resource Center (ADRC) as a single point of entry for accessing information about LTC services and supports for consumers and caregivers.

SP-65 Lead based paint Hazards – 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

DSHA will continue to cooperate with DPH to facilitate lead-safe work practice training to contractors. Any new rehabilitation contractors will be directed to the DPH, for training in lead-safe work practices. Any individual performing lead-based paint activities in the State of Delaware must be certified by DPH. After completing an approved training course, a person wishing to be certified must submit an Application for Certification to DPH and pass the State certification (3rd party) exam. A certification fee is required and the certification is valid for two years.

DSHA collaborates with DPH's Office of Healthy Environments on efforts to improve environmental health and safety for the residents of Delaware. Healthy Environments is an emerging trend in Public Health in the United States, as many health departments transition from a Lead Poisoning Prevention Program to a more versatile Healthy Homes Program. Increased awareness of potential hazards in the home has led to the development of programs that treat the home environment as a whole, rather than focusing on singular hazards. The link between housing and health has created a need for partnership between health and housing agencies in order to better address the needs of Delaware residents, particularly those in low- and moderate-income housing. With this in mind, DSHA and the Office of Healthy Environments will partner to support Delaware residents in improving their home environments.

Specifically, the Office of Healthy Environments and the DSHA seek to closely coordinate in the interests of meeting the needs of low- and moderate-income citizens. Through this partnership, DSHA will have a resource for training, information and educational materials for staff and residents receiving support from DSHA.

How are the actions listed above integrated into housing policies and procedures?

All Program Guidelines will continue to reference HUD's lead-based paint regulations and require all applicants to demonstrate how the rehabilitation work will be conducted in accordance with these regulations. DSHA will also require any activity funded by the HDF or HOME Program, especially acquisition/rehab activities, to conduct an Environmental Site Assessment Phase I.

Further, all covered projects and activities under ESG, HOPWA, CDBG, HOME, Public Housing and Housing Choice Voucher Programs will be administered to the applicable lead-based paint regulations. All programs will be monitored for compliance with current regulations. DSHA will monitor training and technical assistance needs relating to lead-based paint and work in conjunction with DPH to address those needs.

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Delaware State Housing Authority seeks to use its resources strategically to reduce the number of families in poverty whenever possible. Emergency Solutions Grants (ESG) program provides emergency assistance for those in the most extreme poverty. DSHA requires these programs to enter information into Our Statewide "Homeless Management Information System" (HMIS) so that we can better measure the number of homeless households and develop prevention and rapid rehousing solutions. Though better understanding of the homeless population we hope to be able to develop more effective strategies to reduce homelessness.

Our Public Housing and Housing Choice Voucher programs have "Moving to Work" requirements. DSHA requires that households that are not elderly or disabled engage in work or other productive activities that will assist the household in lifting themselves out of poverty. DSHA provides case management to residents to link them to educational, vocational, and other resources that will assist them to move out of poverty and out of public housing. In addition, notices of all jobs available at DSHA are posted at all housing sites and on our website to encourage employment of residents and low-income people in our agency and as part of our efforts to provide employment and training opportunities to Section 3 residents pursuant to 24CFR 135.

DSHA created the Statewide Rental Assistance Program (SRAP) using State resources. SRAP is a part of DSHA's strategy to reduce homelessness as well as part of the State's strategy to decrease institutionalization of people with severe and persistent mental illness. This program currently provides housing vouchers to people with extremely low incomes who have a severe and persistent mental illness and youth aging out of the foster care system who have no place to go. Those participants that have mental illness are encouraged to participate in services offered by the Department of Social Services/Division of Substance Abuse and Mental Health that will assist them to live more independently.

Much of our Community Development Block Grant (CDBG) and a portion of our HOME program funds are used to rehabilitate homeowner occupied homes in targeted low-income neighborhoods and in scattered sites throughout Kent and Sussex Counties. Many of these homeowners are elderly or disabled and living in poverty: rehabilitation of their home protects their one remaining asset. In addition, home rehabilitation helps to maintain the value of the real estate assets within the community, preserving the largest asset many of these households have. DSHA encourages Counties which administer the program to encourage contractors to hire people from the community and other low-income people for skilled and unskilled jobs as a part of our strategy for providing employment and training opportunities to Section 3 residents pursuant to 24CFR 135.

DSHA offers affordable rental housing through the Low Income Housing Tax Credits (LIHTC) program for families to stabilize their situations and improve their circumstances through education, employment,

etc. We prioritize new construction and preservation of affordable rental (with incentives in the QAP for locations near transportation, services and amenities, and provision of on-site services like financial literacy).

Pre-purchase counseling programs funded by DSHA assist people to make wise financial decisions regarding housing. Such counseling reduces the household's chance of falling prey to predatory lenders. In addition, DSHA provides homeownership financing products that assist low and middle-income people to build home equity which may lift a family out of poverty or protect a family from sliding into poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

DSHA works to ensure coordination of the programs and housing offered at multiple levels. The DSHA Director and staff participate on a number of statewide committees and workgroups with the goal of better coordinating various systems and reducing barriers within our programs. These groups include: the Workforce Investment Board which creates a plan for workforce development; the Governor's Commission on Community Based Alternatives for Individuals with Disabilities which created a plan for more full inclusion of people with disabilities in Delaware's communities; the Delaware Correctional Reentry Commission, Delaware Continuum of Care, Governor's Advisory Council to the Division of Substance Abuse and Mental Health, Fair Housing Task Force, and many others.

In addition, DSHA does a number of outreach efforts to ensure that TANF case managers, Prison case managers, Probation Officers, and others are aware of and know how to access not only our services, but other housing services available.

SP-80 Monitoring – 91.330

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

Monitoring standards and procedures for CDBG, HOME, ESG, HTF, CDBG-CV, ESG-CV and HOPWA are attached (Appendix C), as well as DSHA's Supplier Diversity Plan (Appendix J).

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

HUD CDBG, HOME, ESG, HTF and HOPWA funds are leveraged by other federal and state funds. In addition to administering the HUD programs, DSHA is also Delaware's allocating agency for the Low Income Housing Tax Credit (LIHTC) program, which provides funding for the creation and preservation of affordable rental housing. The state's housing trust fund, the Housing Development Fund (HDF), supported by annual allocations from the Delaware General Assembly, is also administered by DSHA. Finally, DSHA is also the state's housing finance agency and makes available mortgage loans, downpayment and settlement assistance, and the Delaware First Time Homebuyer Tax Credit, a mortgage credit certificate, to low and moderate income homebuyers.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,505,301	50,000	0	2,555,301	10,000,000	Assumes annual allocation of \$2.5 million. Funds will be used for admin and planning, housing, public improvements and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,000,000	100,000	0	3,100,000	12,400,000	Assumes annual allocation of \$3 million and \$100,000/year in program income. Will be used for Homebuyer Assistance, Homebuyer rehab, multifamily rental new construction, multifamily rental rehab, acquisition costs related to construction, CHDO operating grants, TBRA and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	246,908	0	0	246,908	1,250,000	Assumes annual allocation of \$292,611. Funds will be used for Tenant-based Rental Assistance (TBRA).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing Prevention Assistance	2,527,122	0	0	2,527,122	2,527,122	Assumes annual allocation of \$2,527,122. Funds will be used for financial assistance, shelter, rapid re-housing, rental assistance, and services.
Housing Trust Fund	public - federal	Acquisition Admin and Planning Housing Multifamily	3,000,000	0	0	3,000,000	12,000,000	

LIHTC	public - federal	Multifamily rental new construction Multifamily rental rehab	\$3,200,000	0	0	\$3,200,000	16,000,000	Annual allocation of LIHTC
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Rental Assistance	1,000,000	0	0	1,000,000	4,000,000	Delaware was a grantee in the Section 811 Project Rental Assistance Demonstration (PRA Demo) program to project-base rental assistance in multifamily developments with other federal, state or local financing.
Other	public - state	Homebuyer assistance	149,000,000	0	0	149,000,000	745,000,000	Downpayment and Settlement Assistance through and preferred Plus; First Time Homebuyer Tax Credit; Mortgage Assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Rapid re-housing (rental assistance) Other	10,000,000	0	0	10,000,000	40,000,000	The Housing Development Fund, a state-funded housing trust fund, supports the development and rehabilitation of affordable rental housing, homeowner rehabilitation, development of affordable homeownership units, and homelessness prevention and rapid rehousing.

Table 58 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development Block Grant

HUD requires a one-for-one match on CDBG funds used for State administration in excess of \$100,000. DSHA will spend the maximum allowable funds in State administration for FY2015, and will match the funds in excess of \$100,000 with DSHA funds. We do not anticipate using any program income for administration; therefore it will not require a match.

The FY2015 Delaware CDBG Program Guidelines require subgrantees to match their CDBG administration funds one-for-one with local administration funds. Kent and Sussex Counties will match their administration allocations, with at least those amounts in local funds.

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

- Up to \$100,000 requires a 10 percent cash match or a 15 percent in-kind match;
- \$100,000 to \$200,000 requires a 15 percent cash match or a 20 percent in-kind match; and
- \$200,000+ requires a 20 percent cash match or a 25 percent in-kind match.

HOME Program

To the extent that contributions from other resources to a development assisted with HOME funds do not meet matching requirements, DSHA will provide the remainder of the required match from non-federal sources. Contributions that have or will be counted as satisfying a matching requirement of another federal program may not be used to satisfy the matching requirement for the HOME Program.

As required, DSHA will make match contributions to housing that qualifies as affordable housing under the HOME Program. Except where the match requirement has been reduced, DSHA will provide match funds totaling not less than 25 percent of the HOME funds drawn from the State of Delaware's HOME Investment Trust Fund Treasury account for the appropriate period. Funds drawn for administration and Community Housing Development Organization (CHDO) operating expenses are not required to be matched.

Matching contributions required under the HOME Program may be made as a cash contribution from non-federal sources or may be made as the grant equivalent of a below-market interest rate loan to housing that qualifies as affordable under the HOME Program from either the State of Delaware Housing Development Fund (HDF) or the non-bond portion of the State's Affordable Rental Housing Program (ARHP). The present discounted cash value of the difference in the interest rate for the HDF or ARHP loans, versus the appropriate market rate for that type of development, will be counted as a match. Match contributions made in a federal fiscal year exceeding the match liability for that year will be carried over and applied to future fiscal years' match liability.

Emergency Solutions Grants and Housing Opportunities for Persons with Aids Programs

The State of Delaware anticipates receiving approximately \$192,344 in ESGP funds and in FY2015 subgrantees will be required to match funds awarded. Further, matching funds are not required under HOPWA regulations, either for administration or recipients.

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

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Assistance	2020	2024	Affordable Housing	Delaware Non-Entitlement Areas Delaware State	Homebuyer Assistance	DSHA Homeownership Programs: \$350,000,000 Delaware Housing Development Fund (HDF): \$1,000,000 Strong Neighborhoods Housing Fund: \$3.0 M	Homeowner Housing Added: 75 Household Housing Unit Direct Financial Assistance to Homebuyers: 1000 Households Assisted
2	Affordable rental housing	2020	2024	Affordable Housing	Delaware Non-Entitlement Areas Delaware State	Affordable Rental Housing	HOME: \$2,116,971 HTF: \$2,100,000 LIHTC: \$3,105,000 Delaware Housing Development Fund (HDF): \$7,500,000	Rental units constructed: 125 Household Housing Unit Rental units rehabilitated: 200 Household Housing Unit
3	Homeowner Rehabilitation	2020	2024	Affordable Housing	Delaware Non-Entitlement Areas Delaware State	Homeowner Rehabilitation	CDBG: \$2,505,301 HOME: \$500,000 Delaware Housing Development Fund (HDF): \$500,000	Homeowner Housing Rehabilitated: 400 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Assistance	2020	2024	Homeless	Delaware Non-Entitlement Areas Delaware State	Homelessness	ESG: \$203,939 Delaware Housing Development Fund (HDF): \$750,000	Tenant-based rental assistance / Rapid Rehousing: 42 Households Assisted Homeless Person Overnight Shelter: 937 Persons Assisted Homelessness Prevention:
5	Permanent Supportive Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	Delaware Non-Entitlement Areas Delaware State	Permanent Supportive Housing	HOPWA:\$238,736 HTF: \$600,000 State Rental Assistance Program: \$6,500,000	Tenant-based rental assistance: 916 Households Assisted
6	Foreclosure Prevention and Recovery	2020	2024	Affordable Housing	Delaware Non-Entitlement Areas Delaware State	Foreclosure Prevention & Recovery	DEMAP: \$1,125,000	Other: 500 Households assisted with counseling and/or financial assistance

7	Non-housing Community development	2020	2024	Non-Housing Community Development	Delaware Non- Entitlement Areas	Non-housing Community Development	CDBG: \$80,000	Buildings Demolished: 4 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit Other: 20 Other
8	COVID-19 response	2020	2021	Other: To Prevent, prepare for and respond to the Corona virus	Delaware Non- Entitlement Areas Delaware State	COVID-19 Pandemic Response and Prevention	CDBG: \$ 400,000 CDBG-CV \$1,471,924 CDBGCV-2 \$3,236,174 ESG-CV \$ 2,334,778 HOPWA-CV \$ 45,703	Other 100

Table 59 – Goals Summary

Goal Descriptions

1	Goal Name	Homebuyer Assistance
	Goal Description	Assist low and moderate-income homebuyers in Delaware to achieve homeownership.
2	Goal Name	Affordable rental housing
	Goal Description	Create and preserve affordable rental housing through new creation (construction, adaptive re-use or conversion of unrestricted properties) or rehabilitation.
3	Goal Name	Homeowner Rehabilitation
	Goal Description	Assist homeowners with substantial and emergency repairs.
4	Goal Name	Homeless Assistance
	Goal Description	Provide support to the state's homeless assistance system, including CMIS and administration, support for emergency shelters, homelessness prevention and rapid rehousing.
5	Goal Name	Permanent Supportive Housing
	Goal Description	Via HOPWA, Section 811, and State Rental Assistance Program (SRAP), provide project- and tenant-based permanent supportive housing.
6	Goal Name	Foreclosure Prevention and Recovery
	Goal Description	Assist homeowners at risk of foreclosure with prevention counseling, financial assistance, and post-resolution counseling.
7	Goal Name	Non-housing Community development
	Goal Description	Make CDBG resources available to eligible units of local government in Delaware's non-entitlement areas to engage in other community development activities, including infrastructure, code enforcement, water and sewer hookups, and demolition. Funds allocated and outcomes will depend on the applications submitted by the eligible applicants.
	Goal Name	COVID-19 response
	Goal Description	COVID-19 Pandemic Response and Prevention

AP-25 Allocation Priorities – 91.320(d)

Introduction:

N/A

Funding Allocation Priorities

	Homebuyer Assistance (%)	Affordable rental housing (%)	Homeowner Rehabilitation (%)	Homeless Assistance (%)	Permanent Supportive Housing (%)	Foreclosure Prevention and Recovery (%)	Non-housing Community development (%)	Total (%)
CDBG	0	0	82	0	0	0	18	100
HOME	0	70	30	0	0	0	0	100
HOPWA	0	100	0	0	0	0	0	100
ESG	0	0	0	100	0	0	0	100
HTF	0	80	0	0	20	0	0	100
LIHTC	0	100	0	0	0	0	0	100
Other Delaware Housing Development Fund (HDF)	0	70	15	15	0	0	0	100
Other DEMAP	0	0	0	0	0	100	0	100
Other DSHA Homeownership Programs	100	0	0	0	0	0	0	100
Other HUD Housing Counseling Program	100	0	0	0	0	0	0	100
Other Section 811 PRA Demo	0	0	0	0	100	0	0	100
Other State Rental Assistance Program	0	0	0	0	100	0	0	100

Table 60 – Funding Allocation Priorities

Reason for Allocation Priorities

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

HUD funds are being targeted to priority housing needs, including homeowner rehabilitation, affordable rental housing, and homelessness and rapid rehousing. These funds will be leveraged by other state and federal funds. Additionally, other state and federal funds will address foreclosure prevention, homebuyer assistance, and permanent supportive housing needs.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

Distribution Methods

Table 61 - Distribution Methods by State Program

1	State Program Name:	CDBG
	Funding Sources:	CDBG HOME CDBGCV
	Describe the state program addressed by the Method of Distribution.	DSHA's Community Development Block Grant (CDBG) program distributes CDBG and some HOME funds to eligible units of local government for community development activities including homeowner rehabilitation, demolition, infrastructure, sewer and water hookups, and other activities. HOME funds are limited to homeowner rehabilitation. DSHA has prepared a CDBG-CV Grant mini-application form for COVID-19 related public service activities.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	DSHA provides the Application Review Panel, which is composed of persons with appropriate background and experience, the applications to evaluate. The Review Panel uses a point system with a maximum total of 100 points that may be received by an application, and with maximum total points achievable in the following categories: low- and moderate-income benefit (provided by DSHA staff) – 20 points; management capacity (provided by DSHA staff) – 5 points; targeting areas of minority concentration – 5 points; severity of need – 20 points; holistic impact of activity – 15 points; cost reasonableness – 15 points; leveraging of other resources – 15 points; and suitability/feasibility of work plan – 5 points. The Review Panel visits the project sites and then the applicants meet with the Review Panel to present their proposed projects. The Review Panel then scores the applications and makes funding recommendations to DSHA's Director for final approval. DSHA has prepared a CDBG-CV Grant mini-application form for COVID-19 related public service activities.

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Potential applicants can access the Delaware CDBG Program Guidelines and Application Package on the DSHA website at: http://destatehousing.com/Landlords/dv_cdbg.php</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>n/a</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>n/a</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>The State has priorities and set-asides for CDBG funding. The three priority funding categories are: Maintenance of Existing Housing, Infrastructure, and Emergency Activities. In the spring of 2020, the State amended its FY2019 and FY 2020 CDBG Program Guidelines to add COVID-19 Relief Related Public Service Activities for Low/Mod Income and Limited Clientele Persons as a priority through amendment requests for those years, and for the various FY2020 CDBG-CV grant programs.</p> <p>The Maintenance of Existing Housing priority has a set-aside of 60-90% of CDBG funds available for allocation to project activities that include: rehabilitation of substandard residential properties; housing code enforcement, demolition of substandard structures; construction or rehabilitation of emergency/transitional/permanent supportive housing; relocation assistance as required under the Uniform Relocation Act, Delaware Code, and 24 CFR 570; substantial reconstruction of housing; and provision of housing-related services in conjunction with activities noted above.</p> <p>The Infrastructure priority has a set-aside of 10-40% of CDBG funds available for allocation to project activities that include: infrastructure such as the installation or improvement of water systems, sewer systems, streets, storm drainage systems, sidewalks, and all related activities; architectural/engineering studies for infrastructure; preparation of grant applications to other grantor agencies; acquisition of land for new housing development; clearance and site preparation for new housing development; installation or improvement of infrastructure benefiting service areas of at least 51 percent low- and moderate-income persons; and planning studies.</p> <p>The Emergency Activities (water, sewer, housing rehabilitation and demolition), which have a particular urgency has a set-aside of 0-7% of CDBG funds available for allocation to activities, excluding administrative costs.</p> <p>The COVID-19 Relief Related Public Services, to prepare, prevent, and respond to COVID-19 has a set-aside of 0-50% of amended FY2019 and FY2020 CDBG funds available for allocation to emergency public service activities, excluding administrative costs. The COVID-19 Relief Related Public Services, to prepare, prevent, and respond to COVID-19 has a set-aside of 100% of the various CDBG-CV funds available for allocation to emergency public service activities, excluding administrative costs.</p> <p>The State may supplement the CDBG scattered sites housing rehabilitation allocations with HOME housing rehabilitation funding. This is done by funding part of applicants' scattered sites housing rehabilitation activity funding requests with HOME program funds. This allows the State to use CDBG funds that would have gone towards scattered sites rehab but were replaced by HOME funds, to fund other CDBG-eligible activities, such as infrastructure.</p>
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	Describe threshold factors and grant size limits.	<p>Within a single application or fiscal year, an applicant may seek funding for activities which address more than one community development need, as long as the total does not exceed the maximum allocation. The CDBG funds requested, either by themselves or in combination with other funds, must be sufficient to complete the proposed activities. An allocation to one community exceeding \$500,000 would have to be extremely competitive.</p> <p>The maximum allocation for all administrative and program delivery costs for any single applicant shall not exceed \$165,000 in any program year.</p> <p>Housing rehabilitation target areas must have at least four eligible units per target area.</p>
	What are the outcome measures expected as a result of the method of distribution?	<p>Homeowner rehab funds will allow low income homeowners to maintain and remain in their homes. Across all the eligible activities considered by this method of distribution, outcome measures will be:</p> <ul style="list-style-type: none"> • Number of People Assisted • Number of Housing Units Assisted • Number of Units Demolished
2	State Program Name:	Delaware Emergency Solutions Grants (ESG) Program
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	<p>ESG Funds will be utilized to provide funding for activities that comprehensively address the needs of people who are homeless. The statewide centralized intake system works to ensure that people who are homeless are able to access emergency shelters and rapid rehousing services in Delaware. Shelters and rapid rehousing providers are encouraged to develop a plan for each individual and/or family that helps households stabilize and become more self-sufficient.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>ESG funds are distributed on a competitive basis and proposals are rated based on a weighted score of 100 points with the following criteria:</p> <p>Project Description and Services Plan (25 points); Description and Demonstrated Need (15 points); Community Commitment and Coordination (10 points); Organizational Capacity and Delivery (20 points); Program Outcomes (15 points); Cost Effectiveness (15 points).</p> <p>Using these criteria, applications are reviewed and rated by a review panel comprised of professionals with knowledge and experience in homeless issues and grant management.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>n/a</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Applicants may be local governmental entities, nonprofit agencies, or faith-based organizations that provide direct services to homeless persons or persons at risk of becoming homeless. The funds are made available each year through a “Notice of Funding Availability”, which is mailed to interested parties and published in prominent newspapers statewide as well as posted to our website and e-mailed through our Highlights newsletter. Eligible applicants are units of general local government and private nonprofit organizations located or serving in Kent and Sussex Counties. Assistance may also be provided to religious organizations if the religious organizations agree to provide all eligible activities under this program in a manner that is free from religious influences in accordance to 24 CFR Part 576.23.</p> <p>The review panel evaluates and rates all proposals based on the criteria listed above. The panel forwards its recommendations and comments to the DSHA Director. Past contractual performance may also be considered for respondents that have previously received funding. Final funding decisions are made by the DSHA Director.</p>

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	Delaware expects to receive approximately \$ 192,344 in ESG funding in FY2020. A minimum of \$81,575 (40% of the State's allocation) must be used to fund Rapid Rehousing activities. \$5,098 (2.5% of the State's allocation) will be used to support the Community Management Information System (CMIS). \$108,087 (53% of the State's allocation) will be used for emergency shelter operations. \$9,179 (4.5% of the State's allocation) will be used by DSHA for administrative costs.
	Describe threshold factors and grant size limits.	Applications will be reviewed to ensure that DSHA's thresholds are met. These factors include a Non-Discrimination Policy, Environmental Review Requirements, Drug and Alcohol Free Facilities, Homeless Representation and Participation on the Board, Relocation and Displacement Policy, Conflict of Interest Policy, Lead-Based Paint Requirement, and Confidentiality Requirement. Grant size limits do not apply.
	What are the outcome measures expected as a result of the method of distribution?	The expected outcome measures that will be achieved from FY20 DSHA's method of distribution will assist qualified homeless providers to accommodate the homeless needs of Kent and Sussex counties and provide funding for rapid re-housing activities for permanent supportive housing. All recipients must report unduplicated counts of the number of homeless individuals and families assisted in the Community Homeless Management Information System (CMIS). This will continue to be required as part of the application process.
3	State Program Name:	HOME Program
	Funding Sources:	HOME

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The distribution of annually allocated HOME Program funds will be directly administered by DSHA through the application, approval, draw, construction, and monitoring processes in place for the state's Housing Development Fund (HDF) and Low-Income Housing Tax Credit (LIHTC) programs. DSHA may also utilize HOME Program funding to provide direct downpayment assistance to eligible low-income homebuyers.</p> <p>When sufficient HOME funds are available, subgrants may be made to Kent and Sussex Counties to allow HOME funds to be utilized for single-family homeowner rehabilitation through the state's CDBG application and approval process. The counties may, via contract, administer homeowner rehabilitation projects. Any in-house application not previously approved for funding and all other applications received for the HDF and LIHTC programs may be reviewed for funding under the HOME Program. HOME funds will also be made available to eligible non-profits that are designated as Community Housing Development Organizations (CHDOs) under the Delaware HOME Program.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applications for HOME Program funds for multi-family developments shall be made through a competitive process including both threshold criteria as well as scoring categories following the application and approval process in place for the HDF (Housing Development Fund) and/or LIHTC (Low-Income Housing Tax Credit) programs. The priority of the HOME funds is: to provide persons at or below 60% of Area Median Income for affordable rental housing; to provide gap financing for affordable rental housing; to construct building that provide accessibility following Universal Design, Fair Housing, ADA and Section 504 requirements; and to develop projects that emphasizes high energy efficiency and sustainability as well as the long-term feasibility of the proposed rental project.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>All materials are on DSHA's website at www.destatehousing.com ?</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>n/a</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>n/a</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>Funding categories for the HOME program will follow DSHA's QAP and/or the HDF application process. This includes funding for New Construction, Acquisition/Rehabilitation, Rental and Homeownership. Upon application submission and if projects pass the required thresholds, they will be scored and ranked. In FY2020, it is anticipated that \$3,217,500 will be allocated to the State of Delaware, of which fifteen percent is reserved for use by CHDOs for furthering affordable housing. CHDO operating expenses up to the maximum allowable under the HUD regulations may also be considered for funding under the HOME program. Ten percent of Delaware's HOME allocation, including program income may be used for administrative costs.</p>

	Describe threshold factors and grant size limits.	N/A
	What are the outcome measures expected as a result of the method of distribution?	HOME funding, combined with the LIHTC Program or the HDF Program, will create additional rental housing units throughout the state. HOME funds, when used in conjunction with the HDF or LIHTC programs, will serve low-income households at or below 60% of the Area Median Income and the resulting units will remain affordable to low-income persons for at least 20 years.
4	State Program Name:	HOPWA
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	Through DSHA, HOPWA funds will be utilized to provide rental assistance to low-income people living with HIV/AIDS and their families in Kent and Sussex Counties, through a rental assistance voucher program in accordance with 24 CFR 574.300(a) & (b). The goal of this program is to address the extensive HIV/AIDS housing gap by providing long-term housing opportunities, while using those supportive services already funded by the Ryan White CARE Act, Part B which include but are not limited to: medical case management, medical care and medications, dental and eye care, transportation, food services, and counseling.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Delaware HIV Consortium Inc., as the project sponsor, will receive referrals to the program by community-based HIV/AIDS case managers.

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>DSHA has elected to select Delaware HIV Consortium (DHC) as the project sponsor without undertaking a competitive bid process in accordance with Title 24 CFR 574.3. DSHA will therefore, award its funding under the HOPWA grant to the Delaware HIV Consortium, the only statewide nonprofit agency that provides a tenant-based rental assistance program in Kent and Sussex Counties.</p>

	Describe how resources will be allocated among funding categories.	<p>The State of Delaware anticipates receiving \$246,908 in HOPWA formula funds.</p> <p>Delaware HIV Consortium (DHC), as the project sponsor, will receive referrals to the program by community-based HIV/AIDS case managers. Categories available for funding include Tenant-Based Rental Assistance, Permanent Housing Placement, Short-Term Housing Assistance, Emergency Housing, Supportive Services and Project Sponsor Administration Costs. DSHA allocates a majority of funding towards the Tenant-Based Rental Assistance category.</p>
	Describe threshold factors and grant size limits.	<p>Delaware HIV Consortium Inc., as the project sponsor, will provide a written application to DSHA to ensure that DSHA's HOPWA thresholds are met. These factors include a Non-Discrimination Policy, Drug and Alcohol Free Facilities, Conflict of Interest Policy, Lead-Based Paint Requirements, and Confidentiality requirement. Grant size limits do not apply.</p>
	What are the outcome measures expected as a result of the method of distribution?	<p>Delaware HIV Consortium Inc. operates Delaware's largest HOPWA-funded program and is currently operating a tenant-based rental assistance program in Kent and Sussex Counties. DHC provides rental assistance to low-income people and their families through a rental assistance voucher program in accordance with 24 CFR 574.300(a) & (b). The goal of this program is to address the extensive HIV/AIDS housing gap by providing long-term housing opportunities, while utilizing those supportive services already funded by the Ryan White CARE Act, Part B which include but are not limited to, medical case management, medical care and medications, dental and eye care, transportation, food services, and counseling. DHC anticipates assisting 38 families with Tenant-Based Rental Assistance in FY2020.</p>
5	State Program Name:	National Housing Trust Fund

	Funding Sources:	Housing Trust Fund (HTF)
	Describe the state program addressed by the Method of Distribution.	Funds will be awarded to locally-driven projects that address the criteria outlined in the allocation plan, as well as the priority housing needs as identified in Delaware's Consolidated Plan. Distribution will be made consistent with DSHA's other affordable housing programs, including: Community Development Block Grant (CDBG) program, State Housing Development Fund (HDF), HOME Investment Partnership Program (HOME), and the Low Income Housing Tax Credit (LIHTC) program. The distribution of annually allocated NHTF funds will be directly administered by DSHA through the application, approval, draw, construction, and monitoring processes in place for the State's HDF and LIHTC programs, as specified in the NHTF Allocation Plan in Appendix M.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Eligibility to apply for NHTF will be no more restrictive than required by NHTF regulations. Eligible applicants/recipients of NHTF funds may include nonprofit and for-profit developers and public housing agencies.</p> <p>Recipients will be assessed on experience and capacity and any other criteria as applied by DSHA, which may include the following:</p> <ul style="list-style-type: none"> • Recipients must make acceptable assurances to DSHA that they will comply with the requirements of the NHTF program during the entire period that begins upon selection of the recipient to receive NHTF funds and ends upon the conclusion of all NHTF-funded activities. • Recipients must demonstrate their ability and financial capacity to undertake, comply with, and manage the eligible activity. • Recipients must demonstrate their familiarity with the requirements of other federal, state, or local housing programs that may be used in conjunction with NHTF funds to ensure compliance with all applicable requirements and regulations of such programs. • Recipients must demonstrate their experience and capacity to conduct an eligible NHTF activity as evidenced by the ability to own, construct or rehabilitate, and manage and operate affordable multifamily rental housing development. <p>Priorities</p> <p>Any proposed use of NHTF to further affordable housing activities for the economically disadvantaged and special population groups must be consistent with Delaware’s Consolidated Plan.</p> <p>As noted in the Consolidated Plan for 2020-2024, section SP-25 Priority Needs, affordable rental housing is Delaware’s first priority need. The Delaware Housing Needs Assessment and HUD data identify a critical need to develop new affordable rental housing, preserve existing affordable rental housing, and extend affordability restrictions. The Delaware Housing Needs Assessment identified affordable rental housing as a critical need for Extremely Low and Low Income populations throughout the state.</p> <p>Section SP-25 Priority Needs of the Consolidated Plan also cites Permanent Supportive Housing as a high priority need in Delaware. Additional Supportive Housing is needed for persons with Disabilities, Persons with Alcohol or Other Addictions, and Persons with HIV/AIDS and their families.</p>
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AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

The state does not intend to apply for Section 108 loan funds.

Acceptance process of applications

n/a

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

The State does not intend to allow units of general local government to carry out community revitalization strategies using guaranteed loan funds as described in 24 CFR part 570, **subpart M.**

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

In 2016, DSHA updated their Balanced Housing Opportunity maps using Market Valuation Analysis data from the *Delaware Housing Needs Assessment 2015 – 2020*, and new data from HUD identifying Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS) and indicators of strong school proficiency. DSHA uses these interactive maps to better understand the neighborhoods in Delaware and identify appropriate strategies to ensure equitable development.

- **Areas of Opportunity** are strong, high value markets, and offer economic opportunity, high performing schools, and supportive infrastructure. However, these same areas contain little or no affordable housing. New construction and preservation of affordable housing are prioritized and encouraged in these areas.
- **Stable Areas** are middle market areas where a balance of market-rate and subsidized housing is supported.
- **Distressed Areas** are highly distressed neighborhoods suffering from blight and concentrated poverty where strategies focus on stabilizing neighborhoods through increased homeownership, investment in existing homes and commercial areas, and people-based intervention strategies.

In developing the Balanced Housing Opportunity maps, DSHA considered the areas of minority concentration to ensure they corresponded with one another, which is the case. The list and map of areas of minority concentration, updated from the 2011 Analysis of Impediments to reflect the 2010 Census, are in Appendix D. Interactive maps of Areas of Opportunity, and areas of minority concentration, Stable, and Distressed Areas are available on DSHA's website at:

<http://www.destatehousing.com/FormsAndInformation/datastats.php>.

Geographic Distribution

Target Area	Percentage of Funds
Delaware Non-Entitlement Areas	100
Delaware State	100

Table 1 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

100% of CDBG, ESG, and HOPWA will be used in non-entitlement areas. 100% of HOME funds will be used state-wide but primarily in non-entitlement areas. 100% of our federal and state reserves described in this plan will be used state-wide. 100% of HTF will be used state-wide.

Low Income Housing Tax Credit strongly incentivizes applications creating or preserving affordable rental housing in Areas of Opportunity with up to 15 points awarded in the 2018 QAP.

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

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

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

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

The 2019 CDBG Target Areas map is included in Appendix E.

Discussion

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

The goals as stated below include households assisted through both HUD and other federal and state programs in support of DSHA's strategic plan goals. Per instructions in the IDIS Con Plan Desk Guide, these goals exclude the provision of emergency shelter and other services such as housing counseling.

One Year Goals for the Number of Households to be Supported	
Homeless	175
Non-Homeless	1,300
Special-Needs	750
Total	2,225

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	925
The Production of New Units	175
Rehab of Existing Units	375
Acquisition of Existing Units	750
Total	2,225

Table 64 - One Year Goals for Affordable Housing by Support Type

Discussion:

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

As the public housing authority for Kent and Sussex Counties (excluding the City of Dover), DSHA owns and manages 400 units of public housing at nine sites, and 100 units of Rental Assistance Demonstration (RAD) LIHTC at one site. A five-year physical needs assessment of the public housing sites and plans for capital expenditures are included in DSHA's annual Moving to Work (MTW) Action Plan. Total existing capital needs are estimated at \$9,887,663. Improvements and major maintenance are planned on a five-year basis, developed by considering the physical needs assessment, high-priority needs, and need for efficiency and cost-effectiveness, as well as input from residents and the public.

Cutbacks in public housing operating funds continue to be a major challenge for PHAs in Delaware, including DSHA. MTW status has allowed DSHA to use funds from Housing Choice Voucher Program Reserves to invest in capital improvement projects at its public housing sites such as replacement of heating and addition of air-conditioning systems. Both the MTW Annual Plan and Annual Reports are available on DSHA's website.

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

Public housing continues to be eligible for the Delaware LIHTC program, and the LIHTC and Housing Development Fund have provided financing for the redevelopment of several public housing sites in recent years in Wilmington and Newark.

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

As a Moving to Work (MTW) agency, DSHA conducts an annual planning and reporting process on the program and its outcomes. This process includes citizen participation, including public hearings, which are held at DSHA public housing sites, and release of draft plans and reports for public comment. DSHA actively seeks out resident participation in these processes, in day-to-day issues at its sites, and in the planning and delivery of community programs.

Case management to assist households to move to unassisted housing is a central part of DSHA's MTW program. This includes assessment of homeownership opportunities and referral to homeownership counseling when appropriate and when the household has identified homeownership as a goal.

Additionally, DSHA establishes escrow accounts for MTW households who are increasing their income by increased employment or education. As a household's tenant rent contribution increases, the difference is put into an escrow account and the household can access these savings when they exit the program. Since its inception in 1999, two hundred eighty-seven (287) Delaware MTW households have purchased homes and 676 have either begun paying the full rent at their current unit or moved to another unit and paid the full rent. DSHA has awarded 160 educational scholarships to MTW participants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

Annually, DSHA assists in funding the Housing Alliance Delaware (HAD), formerly the Homeless Planning Council of Delaware for its support of the CoC, HUD required CoC activities, and Delaware Community Management Information System (DE-CMIS – Delaware’s HMIS) administration. The Homeless Planning Council (HPC) has coordinated HUD applications for homeless funding for several years and in 2017 merged with another local housing agency to form Housing Alliance Delaware (HAD). This newly formed agency continues to be the lead applicant for the DE Continuum of Care (CoC), and lead agency for the CoC’s HMIS and coordinated entry systems.

In 2015, the Delaware CoC was established, encompassing stakeholders from throughout Delaware. This group, which is required by HUD for communities that receive HUD Continuum of Care funding, has a memorandum of agreement with Housing Alliance Delaware to:

- Manage the Homeless Management Information System,
- Manage the statewide coordinated entry system, and
- Coordinate the Delaware application for Continuum of Care Funding, including providing leadership on various activities required by HUD such as mandated policies and the Point-in-Time Count.

Delaware’s ESG jurisdictions have worked together and with the HAD and CoC to identify common goals, to:

- Reduce the length of time that persons are homeless. Baseline: Average Length of time in emergency shelters or transitional housing for people. **Benchmark:** 45 days or less.
- Reduce the returns to homelessness after permanently housed. Baseline after 1 year of being permanently housed: Singles in Shelter – 11%; Singles in Transitional Housing – 44%; Families in Shelter – 19%; Families in Transitional Housing – 0%. **Benchmark:** No more than 10% return to homelessness within 2 years after permanently housed with rapid re-housing assistance.
- Decrease the number of persons homeless. Baseline: 128 families in FY2012. **Benchmarks** for Families: 119 homeless families in FY2020.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Continuum of Care and other homeless service providers work closely with community agencies that encounter unsheltered homeless persons. Most service providers coordinate with our Coordinated Assessment managed by HAD. People who are homeless can call HAD, visit a state service center or call 211 to be connected to Coordinated Assessment where their shelter needs will be assessed and they will be

referred to a site that has available space and best meets their needs. Through coordinated assessment people are referred to shelter beds, rapid rehousing and permanent supportive housing.

Additionally, Delaware's network of Code Purple shelters has grown substantially in the past few years and awareness of Code Purple has grown significantly. Code Purple shelters often encounter persons who would otherwise be unsheltered. These shelters are purposefully low-barrier/low-demand and providers seek to build relationships with those seeking shelter in order to make referrals and connections to other services. Several street outreach programs and day centers also operate in Delaware, specifically targeting unsheltered persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Delaware's network of emergency shelters and transitional housing almost universally participates in the state's Community Management Information system (CMIS). The state's CoC also launched a coordinated assessment system in 2014, and makes ongoing improvements to this system to optimize efficiency, outcomes, and quality of care for consumers.

Delaware's homeless system, providers and funders have focused on building a greater inventory of permanent housing resources – permanent supportive housing and rapid rehousing. In an effort to use shelter beds more effectively, Delaware has developed scattered-site permanent supportive housing, tenant-based rental assistance for special populations, and prevention and rapid re-housing activities. Needs analysis suggest that Delaware has a sufficient stock of emergency shelter and transitional housing beds if people are able to move through shelters and into permanent housing in a short period of time. However, the lack of affordable housing and housing subsidies makes moving quickly through the shelter system impossible for many households. Until beds and subsidy can be expanded additional shelter beds are being created in Kent and Sussex Counties by those involved with Code Purple and other grass roots organizations. DSHA plans to continue to fund rapid rehousing programs using ESG and has expanded its state funding for rapid rehousing. DSHA is also working to create more affordable housing for extremely low income households with high barriers to housing, using National Housing Trust Fund money along with HOME and our state Housing Development Fund (HDF).

The HDF also is available to Emergency Shelter non-profits interested in building new shelters, acquiring and renovating properties to serve the homeless, or rehabilitating existing emergency shelters.

In addition to shelter-based programs, there are a significant number of non-shelter service providers that target their services to homeless persons or families. These non-shelter services include: day centers, substance use treatment and counseling, mental health counseling, HIV/AIDS testing and treatment, food and clothing, case management, job training and placement, and medical care.

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

DSHA staff participate on the CoC, the CoC board, and chair the Systems Performance committee that monitors performance and sets performance targets. DSHA plans to work with the CoC and other providers and funders in the upcoming year to foster systems improvements that will allow Delaware to: see a reduction in the period of time that individuals and families experience homelessness; create access to affordable housing units; and stabilize people so that they do not become homeless again.

In 2018, Delaware launched the new Home4Good funding program making available \$1.2 million in funding for homelessness activities and services. This is funded by a three-year commitment from the FHLBank Pittsburgh and leveraged by state Housing Development Fund (HDF) funding. Home4Good funding is targeted to homelessness prevention, rapid rehousing, diversion, and innovative new projects to build capacity. DSHA and the FHLBank worked together and with the CoC to structure these funding priorities around the priority activities in the Delaware CoC Action Plan to End Homelessness. Home4Good will again be made available in 2019 to support these activities.

In addition to our involvement in the Continuum of Care and financial support of the CoC lead agency to carry out CoC support and planning, DSHA funding will specifically be available for or directly support through DSHA-operated programs:

- Rapid rehousing (ESG and Home4Good)
- Homelessness prevention and diversion (Home4Good)
- Capacity-building and new programs in the CoC (for example, legal services and associated prevention funding) (Home4Good)
- Tenant-based rental assistance for special populations, including people experiencing chronic homelessness, people with disabilities, youth exiting foster care, and family reunification (State Rental Assistance Program, VASH, Family Unification Program, Section 811 Mainstream Vouchers, Section 811 PRA Demo and LIHTC Set-Aside Units); and
- Development and rehabilitation of emergency shelters, permanent supportive housing and transitional housing facilities (Housing Development Fund, Housing Trust Fund (PSH only))

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

The Delaware State Rental Assistance Program (SRAP) is designed to serve low-income households who are eligible to receive continuing supportive services and who require affordable housing to live independently in the community. SRAP was first launched in 2011, and features rental subsidies administered by the Delaware State Housing Authority (DSHA) for populations referred by other agencies through agreements with DSHA. Once a household is housed through SRAP, case managers from DHSS, DSCYF, or an approved service provider continue to ensure that households have access to supportive services, as needed. For

more on the SRAP program, please see AP-85 Other Actions.

DSHA is closely involved with the newly established Delaware Correctional Reentry Commission, and co-chairs its Housing Subcommittee. With this subcommittee, DSHA and other agencies (Department of Corrections, Department of Health and Social Services, Housing Alliance Delaware, the Delaware Public Housing Authorities, and others) are working to improve policies and expand housing assistance capacity to improve housing outcomes for reentrants.

In 2015, Delaware joined the national challenge to end veteran homelessness and received the designation from USICH in late 2016 that the state had effectively ended veteran homelessness. The state continues to carry out the successful strategies that contributed to this effort, including maintaining a by-name list of veterans experiencing homelessness, convening a Provider Team to work the list, carefully monitoring outcomes data, and continually seeking new resources for housing for veterans. At the start of the challenge in 2015, typically about 100 veterans were homeless in Delaware every night; that is now down to about 40-50 at any given time and almost 900 veterans have been placed in permanent housing since the start of the challenge.

In 2019, DSHA is working with state and local partners to launch an initiative to focus on addressing family homelessness in the Christina School District. We intend this to be a pilot that can inform improvements across Delaware's homeless system serving families, and will be following the same fundamental model used in the veterans challenge (data-sharing, a comprehensive by-name list, a provider team, regular outcomes monitoring, and dedicating resources).

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	34
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	34

AP-75 Barriers to affordable housing – 91.320(i)

Strategy to Remove or Ameliorate the Barriers to Affordable Housing (*Barriers to affordable housing*. The consolidated plan must describe the state's strategy to remove or ameliorate negative effects of its policies that serve as barriers to affordable housing, as identified in accordance with § 91.310.)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The 2020 *Statewide Analysis of Impediments to Fair Housing Choice* (AI) includes following strategies for DSHA, Consortium partners, sub-grantees, and the Fair Housing Task Force.

DSHA

- Develop project-based rental assistance to create new permanent supporting housing through LIHTC and other programs.
- Adopt preferences for persons with disabilities, at risk of institutionalization or recently left institutions, in Administrative Plans for housing authorities with no such preferences.
- Continue to increase supply of accessible units by incentivizing the inclusion of additional accessible units in LIHTC developments.

DSHA, Consortium partners and/or Subgrantees - *Strategies with “*” extend to DSHA-subgrantees.*

- Prioritize CDBG and HOME funding and LIHTC tax credits for family developments in high-opportunity areas; further incentivize LIHTC family development in high-opportunity areas; Regularly review and report on performance.
- Develop inclusionary zoning (IZ) and/or housing trust funds programs in Kent County and cities of Wilmington, Newark, and Dover. Improve existing IZ and/or housing trust funds in New Castle and Sussex Counties to increase affordable family units in high-opportunity areas.
- Continue to extend affordability restrictions for properties with expiring subsidies through loan extensions, workouts, and buy-downs.
- Pilot “Right to Counsel” program for tenants facing eviction. This program can expand on eviction defense and appeals efforts recently launched through DSHA’s and FHLBank Pittsburgh’s Home4Good program.
- For municipalities with crime-free housing and nuisance ordinances, advocate for removal.
- Require all rental and homeownership applications be available in Spanish and that paper copies are available for those without computer access.
- Ensure housing authorities have culturally competent translators available to their customers.
- Cap rental application fees and eliminate fees for voucher holders in accordance with best practices.
- Encourage landlords to follow HUD’s guidance on using criminal backgrounds to screen tenants.
- Encourage inclusive credit screening practices that do not rely on FICO scores.
- Study and make recommendations to improve Sussex County’s public transportation so members of

protected classes can access jobs. Review public transportation in New Castle and Kent Counties to ensure access to job centers.

- Address racial disparities in water and sewer hookups, water quality, and utility costs in Sussex County by targeting CDBG funding for infrastructure to unincorporated communities of color where possible and with community support.
- Enact policies for periodic reviews of residency and other preferences for fair housing impacts.
- Explore selective use of payment standards based on Small Area Fair Market Rents, to expand housing choice specifically in zip codes of opportunity.
- Ensure written and oral briefing content for voucher holders address moves to opportunity.
- Explore creation of mobility counseling program to support moves to opportunity.
- Regularly encourage landlord/developers participate in voucher programs; use landlord listing service, DEHS.org, to increase units – particularly in high-opportunity areas.
- Develop model Affirmative Fair Housing Marketing Plan and expand affirmative marketing, including to Hispanic communities.

Fair Housing Task Force (FHTF) ***DSHA is an active member of FHTF.***

- Advocate for repeal of SB 400, requiring DSHA to notify state senators and representatives of tax credit, loan, or grant awards for affordable housing in their district.
- Improve protections for manufactured homeowners in leased land communities, including support to facilitate conversion of parks to cooperative or nonprofit ownership.
- Advocate change to Delaware Code to permit tenants to appeal decisions from Justice of the Peace Court to Superior Court.
- Establish minimum non-payment of rent threshold for evictions of \$100 and adopt a rule allowing tenant to cure by paying full amount owed up to and including date of trial.
- Revise state housing code and encourage jurisdictions to change definition of family to not have a numerical limit on number of unrelated persons who can live together in a unit.
- Expand Delaware Fair Housing Act's Source of Income protections to include voucher holders.
- Advocate for legislation banning crime-free housing and nuisance ordinances.
- Convene FHTF quarterly to address regional barriers.

AP-85 Other Actions – 91.320(j)

Introduction:

Actions planned to address obstacles to meeting underserved needs

1. Delaware's Settlement Agreement with U.S. Department of Justice

The need for an effective and comprehensive community-based system of care for people with disabilities in Delaware was further highlighted when the State of Delaware entered into a Settlement Agreement with the U.S. Department of Justice (USDOJ) in July 2011. This Agreement followed a three-year investigation of Delaware's behavioral health care system, specifically the Delaware Psychiatric Center, by the USDOJ. The Agreement lays out strategies and benchmarks to ensure Delaware's compliance with the Americans with Disabilities Act (ADA), specifically the integration mandate that services be provided in the least restrictive setting possible as upheld by *Olmstead vs. L.C.*

The Department of Health and Social Services (DHSS) and Division of Substance Abuse and Mental Health (DSAMH) view this Agreement as the blueprint for how Delaware will provide mental health services to individuals with serious and persistent mental illness. While the Agreement is specific to the population with serious and persistent mental illness (SPMI), DHSS carried its intent and spirit beyond DSAMH into systemic reform across the Department.

The lack of affordable housing is a major barrier to community-based care for people with disabilities and special needs. As DHSS worked to ensure the availability, effectiveness, and supportive policy for community-based services, DSHA and DHSS developed a partnership to ensure safe, stable and affordable homes available and integrated in the community.

DSHA has been a very active and committed partner working with DHSS and DSAMH to both implement the Settlement Agreement for the SPMI population and work towards broader activities building a community-based system of care with appropriate housing choices for people with disabilities who need long-term services and supports to live in the community.

2. Delaware Activities and Strategies

State Rental Assistance Program

The purpose of the State Rental Assistance Program (SRAP) is to serve individuals who have access to continuing supportive services, but for whom access to affordable housing is a major barrier to living safely and independently in the community. The program is a vital strategy that helps people who are at risk of homelessness make the transition to permanent housing and independent living, avoid becoming homeless, and address the housing and supportive services needs of people who are not homeless but have other special needs.

Currently funded at \$3 million per year, with supplemental funding from DSAMH, SRAP supports approximately 700 households with rental assistance. SRAP utilizes rental subsidies administered by DSHA for households referred by DHSS and the Department of Services for Children, Youth, and their

Families (DSCYF). Eligible households include:

- Clients exiting state-supported or privately run long-term care facilities
- Clients exiting the Delaware Psychiatric Center (DPC)
- Youth between the ages of 18 and 21 who aged out of foster care at age 16 or older
- Families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child or children in out-of-home care, or in a delay of discharge of a child or children to the family from out-of-home care; and
- Applicants identified by case managers as at risk of entering an institution due to the need for supportive services.

DSHA administers the rental assistance portion of the program by utilizing its expertise associated with the Housing Choice Voucher program. Case managers from DHSS, DSCYF, and approved community service providers leverage existing funds (such as Medicaid) to provide medical, behavioral health, personal care, or case management services to participants during their tenancy, as desired.

Additionally, the Division of Substance Abuse and Mental Health (DSAMH) has recognized SRAP as a cost-effective and efficient means of meeting its obligations to create additional units of supportive but independent housing in the community as part of its Settlement Agreement with the U.S. Department of Justice. DSAMH has directed additional funds to the SRAP program specifically to serve DSAMH clients, increasing the total number of households that can be served through the program.

Delaware Section 811 PRA Demonstration Program Award

In the summer of 2012, DSHA and the Delaware Department of Health and Social Services (DHSS) partnered to propose a Section 811 PRA Demo program in Delaware to create project-based rental assistance for people with disabilities in integrated settings with supportive services. Delaware's Section 811 PRA Demo program has further developed this established partnership by expanding the supportive housing system created with SRAP to include a stock of project-based units.

In 2013, Delaware was awarded a Section 811 PRA Demo grant of \$5.1 million, estimated to create and support 150 – 170 units of project-based rental assistance over 5 years. There are now over 100 units with Rental Assistance Contracts (RACs) with DSHA and over 50 units leased by eligible tenants. When units become available, property managers notify DSHA through an online system.

Prospective eligible tenants are then referred and apply directly to the site.

Delaware Section 811 Mainstream vouchers

In FY2018 DSHA applied and were awarded 50 new Delaware Section 811 Mainstream vouchers.

DSHA will work with the state and local partners to get the vouchers awarded to at risk ELI Homeless person with disabilities.

Homeownership Rehab and Emergency Repair

As described in other areas of the plan and reflected in the Resource Allocation tables, DSHA also allocates both state and federal (CDBG and HOME) resources to rehabilitation assistance for homeowners. This encompasses both major repairs through CDBG and HOME and emergency repairs funded through state resources. All of these programs allow accessibility modifications as an eligible use and indeed this is a high need and frequent use. Major accessibility modifications are more often through the major repair program, while emergency repair programs often manage

smaller accessibility modifications, especially those needed urgently.

DSHA Financing Resources for Special Needs Housing

DSHA has several financing resources available to nonprofit providers pursuing acquisition and/or rehabilitation of housing facilities like group homes and permanent supportive housing.

The state housing trust fund, the Housing Development Fund (HDF) offers flexible and deferred loans to projects creating affordable rental housing in Delaware. Over the years, many group homes operated by nonprofit service providers and often with services supported by the Department of Health and Social Services (DHSS) have been financed with this resource. There is a competitive annual application process.

As described in the attached Allocation Plan for the Housing Trust Fund (HTF), DSHA has allocated a portion of HTF funds to supportive housing projects serving chronically homeless persons with disabilities or persons with disabilities in Delaware. In FY2017 and 2018, this was supplemented with additional HOME funds to make more resources available. DSHA expects to continue making this funding available annually.

As described in the AP-75 'Barriers to affordable housing', Impediment 4. *'The supply of affordable and accessible housing units is inadequate to meet demand'*, DSHA has also worked extensively and very successfully to increase production of accessible units in its multifamily financing programs, and added a required set-aside of at least 5% of units in newly financed affordable rental housing sites for special populations. Incentives in the LIHTC Qualified Allocation Plan encourage higher percentages, and many developers have taken advantage of these to include more units.

3. Community-based Care for People with Disabilities

Delaware has been directing resources and partnership efforts to address the goal of providing community-based services in the least restrictive setting and assisting people with disabilities to remain in their homes and communities as long as possible for many years. This has expanded considerably in recent years with leadership and a statewide focus on reducing institutional bias, transitioning people from institutional care to the community, and building a system that prioritizes and fully supports community-based care. DHSS has embarked on both Department-wide and Division-specific initiatives to reduce institutional bias in its systems and redirect resources to community care. The Department and its Divisions have also developed many new partnerships with housing providers, most prominently the DHSS/DSHA/DSCYF partnership to develop the State Rental Assistance Program.

Actions planned to address obstacles to meeting underserved needs

Availability of rental housing for use of Tenant-based Rental Assistance

- Since 2012 DSHA has led the initiative with the support of many state and local sponsors, to maintain the DelawareHousingSearch.org housing locator service. The site provides real-time information on available units with important details for prospective renters and voucher holders. In 2018, the housing locator website underwent an extensive redesign to ensure that it is fully compatible with the latest in responsive design and assistive technology. This will increase accessibility and enhance functionality for users. DSHA and its partners in the DelawareHousingSearch.org collaboration will continue to conduct outreach about the system to landlords to increase the number of units participating in the system, as well as continue our outreach about the site to prospective renters.
- DSHA continues to focus on the development of affordable rental housing. LIHTC sites in Delaware are an important source of rental housing for voucher holders. As outlined in the attached NHTF FY2020 Allocation Plan, DSHA will utilize its Housing Trust Fund allocation to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low-income (ELI) and very low-income households (VLI), including homeless families.

Needs for downpayment and settlement assistance

- DSHA has worked to develop new resources and strategies to support downpayment and settlement assistance for low and moderate-income homebuyers, through our mortgage programs and will continue to do so.

Homebuyer readiness

- Financial literacy and general financial readiness have been noted as major barriers to homeownership. DSHA has worked to expand its marketing to reach prospective homebuyers earlier in the process and encourage connections to financial literacy, budgeting, and homeownership counseling resources

Resources and strategies to prevent and end homelessness

- Program changes to the HEARTH Act and implementation of centralized intake have spurred refocus of our homeless assistance system on evidence-based strategies, improved system and provider monitoring of outcomes and performance, and better matching of households to the most appropriate resource to prevent or end their homelessness. DSHA has increased targeted resources from ESG and HDF to rapid rehousing and homelessness prevention, and supports the Housing Alliance Delaware's engagement in statewide training on best practices. Through the Home4Good funding program, DSHA has also provided funding to expand legal services for eviction prevention and test new program models identified as priorities in the Continuum of Care Action Plan, such as housing locators.

- Since 2014, DSHA has expanded the State Rental Assistance Program (SRAP) to house homeless families identified via school-based Homeless Liaisons. Schools refer homeless families, a nonprofit homeless services agency provides case management and rapid rehousing assistance if necessary, and DSHA provides one year of tenant-based rental assistance through SRAP. In FY2020 DSHA expects to house about 200 families for two years: 60 families in Seaford School District (Sussex), 60 families in Capital School District (Kent), and 80 families in Christina School District (New Castle).
- The initial pilot effort provided 117 homeless families in Christina School District with rental assistance and support. In March 2017, HomeWorks was expanded into Capital School District in Kent County, and Seaford School District in Sussex County. Since 2017, a further 70 homeless families have been housed in the three participating Districts.
- In FY2020, DSHA along with the state of Delaware and local partners are launching an expanded pilot effort to address family homelessness in the Christina school district.

Actions planned to foster and maintain affordable housing

As described in other areas of the plan and reflected in the Resource Allocation tables, DSHA allocates both state and federal resources to maintaining affordable housing. Activities to maintain affordable owner-occupied housing include:

- Funding through the Housing Development Fund (HDF) for acquisition and rehabilitation of homes, providing emergency and larger repairs for existing homeowners;
- Grants for major rehabilitation via CDBG and HOME for existing homeowners in targeted areas;
- Assistance with emergency repairs for existing homeowners via HDF state funds;
- All of these programs allow accessibility modifications as an eligible use. Major accessibility modifications are more often accomplished through the major repair program, while emergency repair programs often manage smaller accessibility modifications, especially those needed urgently; and
- Support for foreclosure prevention counseling and foreclosure prevention loans to homeowners in default.

Activities and programs to maintain affordable rental housing include:

- Set-aside in the LIHTC Qualified Allocation Plan (QAP) for rehabilitation and preservation of existing affordable rental housing, as well as the opportunity for existing unassisted housing to be converted to LIHTC-assisted housing in the new construction set aside;
- Loans available via HOME, NHTF and the HDF for rehabilitation and preservation of existing affordable housing;
- Loans and grants available through the HDF to make energy efficiency and accessibility improvements in nonprofit-owned affordable rental housing or emergency shelters, transitional housing, or permanent supportive housing facilities; and
- NHTF - as outlined in the attached NHTF FY2020 Allocation Plan, DSHA will utilize its Housing Trust Fund allocation to increase and preserve the supply of decent, safe, and sanitary affordable housing

for extremely low-income (ELI) and very low-income households (VLI), including homeless families.

Actions planned to reduce lead-based paint hazards

The Delaware Division of Public Health's (DPH) Lead Poisoning Prevention Program does not currently manage a HUD Lead Hazard Control Grant. The last HUD grant expired in December 2017 and resulted in 172 homes in Kent and Sussex Counties being repaired of lead paint hazards. There are no plans for the Delaware Division of Public Health to apply for another HUD Grant due to ongoing, severe staffing shortages in the Lead Poisoning Prevention Program.

These HUD Lead Hazard Control Grants are best managed by municipalities rather than the Lead Poisoning Prevention Program.

DPH will continue to reach out to municipalities in Delaware to encourage a municipality to apply for HUD Lead Hazard Control Grant funding.

The State of Delaware Community Development Block Grant program subgrantees use most of their CDBG funds each year for housing rehabilitation, and the Delaware State Housing Authority supplements those funds by allocating CDBG subgrantees HOME funds for additional housing rehabilitations. These two sources of rehab funding, combined, are used to rehabilitate approximately 150 units of substandard housing each year. These HUD-funded housing rehabilitations must follow State, HUD, and EPA regulations for using lead-safe work practices, and for reducing lead-based hazards. County rehab specialists, and rehab contractors, must be trained and certified in how to reduce lead based hazards.

Actions planned to reduce the number of poverty-level families

Affordable housing represents an effective wage subsidy for local employers and an immediate salary increase for wage earners, thus creating income that can be applied to other living expenses. DSHA will continue to provide a variety of affordable housing options for Delawareans in order to help them stretch their household budgets.

DSHA's MTW Program requires residents to work or be in school in order to receive a housing subsidy. The goal is to establish positive work and budget habits over the time in the program, which will serve the family as they transition to unsubsidized housing. We believe that MTW plays an important role in breaking the cycle of poverty by providing case management services and resources that help families succeed.

DSHA has been an active participant with The Continuum of Care and Housing Alliance Delaware (HAD) and has supported its facilitation, research and advancement of Delaware's homelessness systems. HAD coordinates the DE Continuum of Care applications, manages the DE-HMIS and works to coordinate services and programs throughout the state to better meet the needs of homeless people and families, and improve the performance of the state's homeless assistance system.

DSHA's Housing Development Fund (HDF) regularly provides grants to anti-poverty activities, including security deposit loan programs to assist prospective renters to secure an apartment and build their credit, thereby preventing homelessness. DSHA's Qualified Allocation Plan (QAP) includes incentives for applicants that include appropriate social services for residents in their project plans. These services often include programs such as financial literacy, budgeting, child care, GED and other educational opportunities, and homeownership counseling.

Actions planned to develop institutional structure

DSHA will continue to foster collaboration between public and assisted housing providers, local communities, and private and governmental health, mental health and service agencies to coordinate

resources and develop consistent policies to achieve mutually beneficial goals and objectives.

- DSHA will continue to work with a strong network of partners to promote the real-time housing locator DelawareHousingSearch.org. The collective support of this service has significantly expanded its capacity to assist persons with limited English proficiency and persons with special needs access housing most appropriate for their needs. Because of the state-wide support, this service will also be a critical disaster recovery resource for Delaware, further increasing its value as a collective resource.
- DSHA will continue to improve the coordination of efforts across agencies and communities to support strategic neighborhood revitalization, community and downtown development initiatives such as the Downtown Development Districts and Strong Neighborhoods Housing Fund programs.
- DSHA will continue to maximize the use of the state's growth management framework to encourage local communities to include affordable housing strategies in their planning initiatives and provide technical assistance with these activities.
- Delaware will continue to improve the availability of local and DSHA information online, including housing needs and demographic data, geographic targeting for DSHA programs, and the Delaware affordable rental housing preservation inventory. The availability of consistent data supports improved coordination and planning to address affordable housing needs.

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

Over the next year, DSHA will continue its work with a wide array of other state agencies, private and faith-based housing and service providers, and housing advocates to further the priorities and goals of its Action

Plan. These will include, but are not limited to, the following:

- City of Wilmington;
- City of Dover;
- Council of State Community Development Agencies (COSCEA);
- Delaware Commission of Veterans Affairs;
- Delaware Continuum of Care;
- Delaware Department of Health and Social Services;
- Delaware Department of Justice (DOJ);
- Department of Services for Children, Youth and Their Families;
- Delaware Department of Education and School Districts;
- Delaware Division of Human Relations;
- Delaware Division of Public Health (DPH);
- Delaware Division of Small Business Office;
- Department of Labor;
- Department of Natural Resources and Environmental Control;
- Department of Transportation;
- Fair Housing Task Force Committee;
- First State Community Action Agency;
- Governors' Advocacy Council on Substance Abuse and Mental Health;
- Habitat for Humanity;
- Housing Alliance Delaware;
- HUD-approved housing counseling agencies;
- Kent, Sussex and New Castle counties;
- Delaware chapter of National Association of Housing and Redevelopment Officials (NAHRO);
- National Council of State Housing Agencies (NCSHA);
- Nonprofit housing development corporations;
- Office of State Planning Coordination;
- Other public housing authorities in Delaware;
- State Historic Preservation Office;
- Strong Communities;
- Work Force Investment Board; and
- University of Delaware.

DSHA's partnerships with the Departments of Health and Social Services (DHSS) and Services for Children, Youth and their Families (DSCYF) on the State Rental Assistance Program and Section 811 PRA Demo program and with the Delaware Department of Justice on foreclosure prevention and recovery via collaborative use of Delaware's National Mortgage Settlement funds are representative of our cooperative approach to addressing challenging problems. All of these programs and this approach will

continue in FY2020.

Discussion:

Introduction (continued)

Actions planned to assist the disabled population: SRAP

DSAMH has directed additional funds to the SRAP program specifically to serve DSAMH clients, increasing the total number of households that can be served through the program to approximately 450 DSAMH households (units leased and vouchers issued) as of February 2019.

Delaware Section 811 PRA Demonstration Program Award

DSHA and DHSS have partnered together to manage a Section 811 PRA Demo program which was awarded a \$5.1 million grant in 2013. Expected to create and support 145 units of project-based rental assistance over five years, the program serves people with disabilities in integrated settings with supportive services. Delaware's Section 811 PRA Demo program has further expanded the supportive housing system created with SRAP to include a stock of project-based units. Currently there are over 113 units with Rental Assistance Contracts (RACs) and 69 units leased by eligible tenants.

DSHA Financing Resources for Special Needs Housing

The state housing trust fund, HDF, offers flexible and deferred loans to projects creating affordable rental housing in Delaware through an annual NOFA. Group homes operated by nonprofit service providers with services supported by DHSS have been financed with this resource.

As described in the attached Allocation Plan for the NHTF (Appendix M), DSHA has allocated a portion of NHTF funds to supportive housing projects for persons with disabilities, supplemented with HOME and LIHTC funds.

As described in AP-75 Barriers to Affordable Housing, Impediment 4, DSHA has worked to increase production of accessible units via its multifamily financing programs, and requires a set-aside of at least 5% of units for special populations in newly financed affordable rental housing sites. Incentives in the LIHTC QAP encourage higher percentages, which many developers take advantage of.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable. No other forms of investment beyond those identified in Section 92.205 are planned.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The prorated amount of HOME Program funds in the form of second mortgage loans (or other loan positions as approved by DSHA) used for downpayments and closing costs are subject to recapture when the initially-assisted homebuyer sells, rents or refinances the HOME-assisted property within the recapture period set forth as shown below:

Amount of HOME Funds – Recapture Period

Less than \$15,000 – 5 years

\$15,000 to \$40,000 – 10 years

Over \$40,000 – 15 years

HOME mortgage loans shall be forgiven after expiration of the loan recapture period and/or period of affordability. If the HOME-assisted property is sold, rented or refinanced during the recapture period, the amount of the repayment required shall be prorated by the number of full years the original HOME-assisted owner occupied the property. For example, a HOME-deferred mortgage in the amount of \$20,000 would have a recapture period of 10 years. If the property was sold 3 years and six months after the recapture period started, then 30 percent (3 full years/10 year recapture period) of the original \$20,000 HOME loan would be forgiven making the repayment amount due \$14,000.

Where the net proceeds (the sales price of the assisted property less loan repayment of DSHA approved superior debt and closing costs) is greater than the prorated balance due under the HOME mortgage loan, the balance of the HOME prorated mortgage loan shall be repaid to DSHA. However, where the net proceeds are less than the HOME mortgage loan, the amount of the net proceeds shall be repaid to DSHA. All repaid HOME mortgage funds shall be used to support other HOME-eligible activities. These recapture provisions shall be included in the note and mortgage evidencing and securing the HOME-funded mortgage loan.

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

Not applicable. DSHA does not provide for acquisition of units with HOME funds.

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

Not applicable. DSHA does not plan to use HOME funds to refinance existing debt.

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

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

DSHA has developed written standards for the provision of ESG assistance. These procedures are for determining which Homeless Shelters will receive funding for Emergency Shelter Operations and which eligible families and individuals will receive Rapid Re-housing assistance. Agencies receiving ESG Funds for these services are required to develop and maintain policies and procedures to determine those that are most in need of assistance and maintain the required documentation while participating in the program.

Intake Evaluation

An initial evaluation to determine program eligibility of individuals and/or families will be conducted by the agency providers. At that time, program staff will start to determine anticipated income with source documentation as well as the type of services needed to benefit the household's current situation.

Income Eligibility

All assistance provided through the ESG Program must benefit individuals and/or families who have an annual income below 30 percent of median income for the area based on household size as updated by HUD at <http://www.huduser.org/datasets/il.html>.

The ESG program regulations require that Agency providers will determine income eligibility of ESG applicants by examining source documentation. All family and/or household members are included in the determination of income and clients over the age of 18 must sign verification forms which will allow staff to verify employment, income and any other information required to make the determination of eligibility. Agency providers must ensure the household's income meets the low-income criteria within thirty (30) days to be eligible to receive the reimbursement of funds.

Coordination of Services

Service coordination is helping individuals/families define and realize their goals to end homelessness and obtain permanent housing. Agency providers work collaboratively with individuals/families and other support providers to design a plan that assist households to stabilize their living arrangements and finances. This involves advocating on behalf of the individual/family and working with a network of supports to enable them to increase their skills or obtain the services necessary to achieve independent living.

Component services consist of the following;

1. Using the Centralized Intake System to evaluate individuals and families applying for or receiving rapid re-housing assistance.
 2. Conducting the initial evaluation required, including verifying income to determine eligibility for individuals applying for rapid re-housing assistance.
 3. Developing individualized housing and services plan to obtain or maintain permanent housing.
 4. Developing and coordinating services for individuals and families.
 5. Providing information and referrals to other providers that assists individuals and families to overcome barriers and obtain or maintain permanent housing
 6. Monitoring and evaluating program participant progress.
 7. Conducting re-evaluations of households to assist with achieving and maintaining independent living.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Delaware's statewide Centralized Intake began taking calls on January 6, 2015. People who are homeless can access the intake by calling 211, going to a State Service Center, or going to a shelter. The staff at 211, the shelters, and State Service Centers sends referrals to the intake staff at the Delaware Homeless Planning Council (HPC). Intake staff then contact those who are homeless to identify the best solution for their homelessness. The Delaware system was overwhelmed early in the implementation by the number of people and lack of permanent housing options. In November of 2014, the Delaware Interagency Council on Homelessness convened a meeting of centralized intake stakeholders to discuss system improvements.

The Delaware HPC has since extended the hours during which centralized intake staff is available. They are streamlining placement of those who are homeless into available beds and no longer have a waitlist for emergency shelter. The CoC continues to work to improve the intake workers' ability to identify optimum housing options, to insure those options are available by right sizing our CoC, and to train provider staff to use HMIS modules that will allow for real-time availability of shelter and transitional beds. Although implementation of centralized intake has begun, it will take many years to optimize the system given the lack of affordable housing opportunities available to extremely low-income households who may have barriers such as criminal backgrounds, lack of good employment opportunities, poor landlord references, and/or poor credit histories.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funds are distributed on a competitive basis and proposals are rated based on a weighted score of 100 points with the following criteria;

Project Description and Services Plan (25 points), Organizational Capacity and Past Performance (15 points), Matching Contributions (15 points), Participation in Continuum of Care (10 points), Participation in CMIS (10 points), Cost Effectiveness (15 points), and Community Commitment (10 points).

Using these criteria, applications are reviewed and rated by a Review Panel comprised of professionals with knowledge and experience in homeless issues and grant management. Applicants may be local governmental entities, nonprofit agencies and faith based organizations that provide direct services to homeless persons or persons at risk of becoming homeless.

The funds are made available each year through a Notice of Funding Availability, which is mailed to interested parties and published in prominent newspapers statewide. Eligible applicants are units of general local government and private nonprofit organizations located in Kent and Sussex Counties. Assistance may also be provided to religious organizations if the religious organizations agree to provide all eligible activities under this program in a manner that is free from religious influences in accordance to 24 CFR Part 576.23.

The review panel evaluates and rates all proposals based on the criteria listed above. The panel forwards its recommendations and comments to DSHA's Director. Final funding decisions are made by DSHA's Director and at that time DSHA and the sub-recipient enter into a grant agreement.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

DSHA will contractually require ESG sub-recipients to document all consultations with homeless or formerly homeless individuals or families when making policies and decisions regarding any ESG funded activity. DSHA also requires that each non-profit include a homeless or previously homeless person on their Board of Directors.

5. Describe performance standards for evaluating ESG.

In order to successfully record ESG performance, all sub recipients are required to enter all data into the Community Homeless Management Information System (CMIS) and authorize DSHA to access quarterly reports from the Homeless Planning Council of Delaware (HPC) detailing demographic and

other non-identifying information about program participants. For Domestic Violence Shelters, the sub-recipients coordinate their household data directly with DSHA.

Additional Response for ESG Question 1

Rapid Re-Housing

ESG funds may be provided to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing. This rapid re-housing assistance may be provided to program participants who has an annual income at or below 30 percent of area median income and who meets the criteria of the homelessness definition or who currently lives in an emergency shelter or by definition, any other place considered homeless. ESG funds may be used to provide housing relocation and stabilization services and short and/or medium term rental assistance for up to 24 months; however most activities do not exceed 12 months.

Emergency Shelter Operations

ESG funds may be used to fund Emergency Shelter Operations. Examples of eligible operational activities include maintenance costs, operations (including administration), rent, repair, security, fuels and equipment, insurance, utilities and furnishings. All shelter recipients shall be required to provide matching funds in an amount at least equal to their approved ESG funding amount. All matching funds must be provided during the term of the grant agreement and documentation provided during the annual compliance review process. Applicants must also ensure that any building for which ESG funds are used for Emergency Shelter Operation's meets the Uniform Physical Conditions Standards (UPCS). Emergency Shelters must have in place policies and procedures for admission, referral and discharge of clients as well as retaining documentation in each client file.

Housing Trust Fund (HTF) Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

- ☒ Applications submitted by eligible recipients
- ☐ Subgrantees that are State Agencies
- ☐ Subgrantees that are HUD-CPD entitlement grantees

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

DSHA's HTF Allocation Plan includes the eligibility and regulatory changes required under the revised rule. Eligibility requirements including:

- Application Process
 - Allocation Process
 - Eligible Costs
 - Operating Costs Assistance and Reserves
 - Subsidy Limits
 - Periods of Affordability
 - Income Targeting
 - Additional Requirements including
 - HUD Regulations, Subsidy Layering Review, Underwriting, Site and Neighborhood Standards, Uniform Physical Conditions Standards, Environmental Review, Uniform Relocation Act, Lead Based Paint, Section 3, Minority, Women and Veteran Business Enterprises Outreach, and Affirmative Marketing and Fair Housing
 - Rehab and Property Standards
 - Commitment and Expenditure requirements
 - Written policies, procedures, systems and DSHA reporting requirements
 - Financial Oversight, Asset Management and Compliance
- b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

DSHA has two set-asides within our HTF Allocation Plan. One is for Permanent Supportive Housing of which we have a separate annual Notice of Funding Availability Application Process.

The second Application for HTF is for multi-family projects shall be made through the application and approval process in place for the HDF and/or LIHTC programs. All applications must contain a description of the eligible activities to be conducted with HTF funds as required in §93.200. All applications must also contain certification that housing assisted with HTF funds will comply with HTF requirements.

Upon application review by DSHA staff, a panel consisting of members of DSHA's Housing Development Section, Policy and Planning Section, and any other DSHA employees with applicable experience will convene. Members of the Council on Housing will also be invited to participate. The panel will discuss each application received and its preliminary ranking. A consensus of all members present will determine the final ranking of the applications, along with funding level recommendations. Applications recommended for funding will be presented to the Director of DSHA for final approval.

- c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligibility to apply for HTF will be no more restrictive than required by HTF regulations. Eligible applicants/recipients of HTF funds may include nonprofit and for-profit developers and public housing agencies.

Applicants must meet the HTF Tax Allocation Plan, DSHA, and all requirements set forth in 24 CFR 93.2 to be eligible for funding under the Action Plan. Developments must also meet the property standards set forth in the Tax Credit Allocation Plan and in 24 CFR 93.301.

Applications will be assessed with priority given to the applicants who prove highest proficiency in the following prioritized areas:

A. Applicant Capacity (Priority Factor: Most Important)

Applicants will be assessed on experience and capacity and any other criteria as applied by DSHA, which may include the following:

- Applicants must make acceptable assurances to DSHA that they will comply with the requirements of the HTF program during the entire period that begins upon selection of the applicant to receive HTF funds, and ending upon the conclusion of all HTF-funded activities.
- Applicants must demonstrate their ability and financial capacity to undertake, comply, and manage the eligible activity.
- Applicants must demonstrate their familiarity with the requirements of other federal, state, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs.
- Applicants must demonstrate their experience and capacity to conduct an eligible HTF activity as evidenced by the ability to own, construct or rehabilitate, and manage and operate affordable multifamily rental housing development.
- Applicants must demonstrate their ability to enter into a commitment for HTF funds and undertake eligible activities in a timely manner.

B. Priority Housing Needs of the State (Priority Factor: Most Important)

Applicants will be assessed on the merits of the application meeting the priority housing needs established by the State.

Any proposed use of HTF to further affordable housing activities for the economically disadvantaged and special population groups must be consistent with Delaware's Consolidated Plan.

As noted in the Consolidated Plan for 2020-2024, section SP-25 Priority Needs, affordable rental housing is Delaware's first priority need. The Delaware Housing Needs Assessment and HUD data identify a critical need to develop new affordable rental housing, preserve existing affordable rental housing, and extend affordability restrictions. The Housing Needs Assessment identified affordable rental housing as a critical need for Extremely Low and Low Income populations throughout the state.

Section SP-25 Priority Needs of the Consolidated Plan also cites Permanent Supportive Housing as a high priority need in Delaware. Additional Supportive Housing is needed for persons with Mental, Physical, and Developmental Disabilities, Persons with Alcohol or Other Addictions, and Persons with HIV/AIDS and their families.

As described under III. Geographic Distribution and Diversity, DSHA has identified geographic areas for targeting different types of housing investments. As the HTF will be used for rental housing, these maps as they apply to rental housing will apply to the HTF. The new construction and rehabilitation of affordable rental housing is incentivized in Areas of Opportunity, neutral in Stable areas, and further concentration of subsidized rental housing is not encouraged in distressed areas.

C. Leveraging (Priority Factor: Somewhat Important)

Applications will be evaluated on the total sources of permanent financing, percentage of total project costs funded by HTF and DSHA sources, and the use of any other non-state or federal funding sources.

D. Geographic Diversity (Priority Factor: Somewhat Important)

HTF funds will be available to projects statewide; however, applications will be evaluated for consistency with the State's certification to affirmatively further fair housing, all applicable

Analysis of Impediments and compliance with the State Strategies for Policies and Spending (see Section III. Geographic Distribution and Diversity for details).

E. Project-Based Rental Assistance (Priority Factor: Least Important)

Applications will be reviewed for the extent to which the project has federal, state, or local project based rental assistance so that rents are affordable to extremely low-income families. HTF funds will be distributed consistently with DSHA's other affordable housing programs and administered with the existing LIHTC and HDF programs.

F. Duration of Affordability Period (Priority Factor: Least Important)

In accordance with §93.302(d), all rental housing units receiving HTF funds must have an affordability period of not less than thirty (30) years. Applications may receive additional credit for showing financial feasibility of the project to extend beyond the 30-year period.

G. Additional Evaluation Criteria (Priority Factor: Somewhat-Least Important)

The following items will be taken into consideration by DSHA staff when determining the merits of an application for HTF funds:

1. Demonstrated need for the project.
 2. Suitability of the project location.
 3. Cost efficiency of the project.
 4. Amount of loan per unit serving extremely low and very low-/low-income persons:
 - a. Applications serving extremely low income families will be given priority to the extent possible to comply with statutory requirements. Please note, for 2019, only applications serving extremely low income families will be considered.
 - b. Applications serving very low income families will be considered only if allowed by statutory requirements. Such determination will be announced prior to any announcement of funding opportunity.
 5. Length of payback period.
 6. Position of loan and how it is secured/length of repayment.
 7. Source(s) of permanent financing (if appropriate).
 8. Cash and non-cash equity participation of developer.
 9. Evidence that alternate sources of financing have been utilized and/or exhausted.
 10. Evidence that housing will be provided in neighborhoods where there is little very low-income housing available.
 11. Extent to which the proposal will assist in revitalization of deteriorating neighborhood.
 12. Extent to which any current DSHA loans to the applicant or affiliated parties are in good standing.
- d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

HTF funds will be available to projects statewide; however, applications will be evaluated for consistency with the State's certification to affirmatively further fair housing, all applicable Analysis of Impediments and compliance with the State Strategies for Policies and Spending DSHA has identified geographic areas for targeting different types of housing investments. As the HTF will be used for rental housing, these maps as they apply to rental housing will apply to the HTF. The new construction and rehabilitation of affordable rental housing is incentivized in Areas of Opportunity, neutral in Stable areas, and further concentration of subsidized rental housing is not encouraged in distressed areas.

- e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants will be assessed on experience and capacity and any other criteria as applied by DSHA, which may include the following:

- Applicants must make acceptable assurances to DSHA that they will comply with the requirements of the HTF program during the entire period that begins upon selection of the applicant to receive HTF funds, and ending upon the conclusion of all HTF-funded activities.
 - Applicants must demonstrate their ability and financial capacity to undertake, comply, and manage the eligible activity.
 - Applicants must demonstrate their familiarity with the requirements of other federal, state, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs.
 - Applicants must demonstrate their experience and capacity to conduct an eligible HTF activity as evidenced by the ability to own, construct or rehabilitate, and manage and operate affordable multifamily rental housing development.
 - Applicants must demonstrate their ability to enter into a commitment for HTF funds and undertake eligible activities in a timely manner.
- f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications will be reviewed for the extent to which the project has federal, state, or local project based rental assistance so that rents are affordable to extremely low-income families. HTF funds will be distributed consistently with DSHA's other affordable housing programs and administered with the existing LIHTC and HDF programs.

- g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

In accordance with §93.302(d), all rental housing units receiving HTF funds must have an affordability period of not less than thirty (30) years. Applications may receive additional credit for showing financial feasibility of the project to extend beyond the 30-year period.

- h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants will be assessed on the merits of the application meeting the priority housing needs established by the State.

Any proposed use of HTF to further affordable housing activities for the economically

disadvantaged and special population groups must be consistent with Delaware's Consolidated Plan.

As noted in the Consolidated Plan for 2020-2024, section SP-25 Priority Needs, affordable rental housing is Delaware's first priority need. The Delaware Housing Needs Assessment and HUD data identify a critical need to develop new affordable rental housing, preserve existing affordable rental housing, and extend affordability restrictions. The Housing Needs Assessment identified affordable rental housing as a critical need for Extremely Low and Low Income populations throughout the state.

All DSHA funded affordable housing must be fully accessible and meet the requirements of the Americans with Disabilities Act, Fair Housing Act, Section 504 of the Rehabilitation Act, Uniform Federal Accessibility Standards, the Delaware Architectural Accessibility Act, and the Architectural Barriers Act among other DSHA design and construction standards.

- i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications will be evaluated on the total sources of permanent financing, percentage of total project costs funded by HTF and DSHA sources, and the use of any other non-state or federal funding sources.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

☒ Yes ☐ No ☐ N/A

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

☒ Yes ☐ No ☐ N/A

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

☒ Yes ☐ No

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area. If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The maximum per-unit subsidy limits for HTF will be set at the Section 234 Basic Mortgage Limits established by HUD and also utilized under the HOME Program.

Effective 06/04/2020, the following limits apply:

Br	Limit
0	\$ 153,314
1	\$ 175,752
2	\$ 213,718
3	\$ 276,482
4	\$ 303,490

DSHA imposes these limits based on previous analysis and experience with LIHTC and HDF programs, including an extensive review of construction costs. Analysis has shown that construction costs are not noticeably different between markets nor do they vary greatly between Delaware's three counties.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below. In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

First, all buildings and projects that are newly constructed or are rehabilitated with HTF must first be built to the International Building Code adopted by the local municipality and County. The International Building Codes enforced by each municipality and County include and address disaster mitigation.

The following building codes have been adopted by Delaware's three counties:

Kent County	New Castle County	Sussex County
2012 International Building Code 2012 International Residential Code	2015 International Building Code 2015 International Residential Code 2015 International Mechanical Code 2015 International Fuel Gas Code 2015 International Plumbing Code 2015 International Energy Conservation Code	2012 International Residential Code (for single-family home construction) 2012 International Building Code (for multi-family and commercial construction projects)
ICC/ANSI A117.1-2009, as amended has been adopted and used by <u>all three counties in Delaware</u> . Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws.		

Second, for HTF projects that will be rehabilitated, at a minimum the HUD's Rehabilitation Standards - § 91.320(k)(5)(iv) and § 93.301(b) will apply.

Third, all HTF projects must also meet DSHA's minimum construction/ rehabilitation standards and all state and federal applicable codes. However, where DSHA minimum constructions/rehabilitation standards exceed the HUD standards, the most stringent standard will apply. (See Attachments A-D).

All applicants are responsible for complying with all building codes, rules, ordinances, and laws of all legal entities and authorities having jurisdiction over the project. DSHA's minimum construction/rehabilitation standards include additional details on what work is required, how that work should be performed (methods), and what materials should be used. DSHA's minimum construction and rehabilitation standards include the following categories: health and safety; major systems; lead-based paint; accessibility; disaster mitigation; state and local codes, ordinances, and zoning requirements; and inspectable areas and observable deficiencies from HUD's Uniform Physical Condition Standards (UPCS) as identified by HUD as applicable to HTF-assisted housing.

See Attachments for full rehab standard requirements.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

☐

The grantee will use the HUD issued affordable homeownership limits.

☐

The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

N/A

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

N/A

Attachment C – DSHA’s Construction and Rehabilitation Standards Checklists

DSHA - REHABILITATION STANDARDS CHECKLIST			
<i>Must be completed by all rehabilitation projects</i>			
Project Name:			
Date Built:			
Date of Last Rehabilitation (if applicable):			
EXTERIORS	DETAIL/CONDITION		
ROOF	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Roof Type/Pitch/Flat</i>			
<i>Number of Layers</i>			
<i>Substrate Material</i>			
<i>Fire-rated Required?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Insulation Type</i>			
<i>Insulation Thickness</i>			
<i>Estimated R-Value</i>			
SIDING	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type/Substrate</i>			
<i>Brick (if applicable)</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Is re-pointing necessary?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
EXTERIOR DOORS/FRAMES	Age (Yrs)		Type: <input type="text"/>
<i>Sliding doors?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Patio doors?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Hardware</i>	Age (Yrs)		Type: <input type="text"/>
WINDOWS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Meet egress requirements?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
GUTTERS/DOWNSPOUTS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>

<i>Material/Type</i>			
FASCIA/SOFFITS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Material/Type/Substrate</i>			
SIDEWALKS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Meets ADA compliance/ramping/curb cuts?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Any areas shaved?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
PARKING LOT*	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Curb Cuts</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

EXTERIORS (Continued)	DETAIL/CONDITION		
<i>Spaces provided /required /grandfathered:</i>			
<i>Handicap parking provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Bumpers provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>*NOTE: Any parking lot surface with either fair and/or poor conditions shall have a civil engineer complete a survey as to the remaining lifespan. If determined, contractor shall include quantity in needs assessment to replace pavement and subsurface.</i>			
LIGHTING (Exterior)	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Tied to house panel?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
SECURITY SYSTEM	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
PATIOS/BALCONIES	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Meet current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
MAINTENANCE-FREE EXTERIOR	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
STORM WATER MANAGEMENT	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Date of Last Preventative Maintenance</i>
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>NESHAP Environmental Audit</i>
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
INTERIORS	DETAIL/CONDITION		
KITCHEN	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Cabinets</i>	Age (Yrs)		Type: <input type="text"/>
<i>Countertop</i>	Age (Yrs)		Type: <input type="text"/>
APPLIANCES			
<i>Refrigerator</i>	Age (Yrs)		Size: <input type="text"/>
<i>Frost-free?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Dishwasher</i>	Age (Yrs)		
<i>Stove</i>	Age (Yrs)		Gas <input type="checkbox"/> Electric <input type="checkbox"/> U.L. Gas Conn. <input type="checkbox"/>
<i>Garbage Disposal</i>	Age (Yrs)		HP: <input type="text"/>
<i>Exhaust Hood</i>	Age (Yrs)		Vented to Exterior <input type="checkbox"/> Recirculating <input type="checkbox"/>
<i>Washer</i>	Age (Yrs)		Stack <input type="checkbox"/> Side-by-Side <input type="checkbox"/>

<i>Drain provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Dryer</i>	Age (Yrs)			
<i>Vent pipe material?</i>				
<i>Adequate venting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
BATHROOM				
<i>Bathtub</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Tub Surround</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
INTERIORS (Continued)	DETAIL/CONDITION			
<i>Anti-scald valve?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Sink/Vanity</i>	Age (Yrs)		Type:	
<i>Toilet</i>	Age (Yrs)		Type:	
<i>Water-saver?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA-Compliant?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Flange Material</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Exhaust Fan</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
FLOORING				
<i>Asbestos present (in flooring or adhesive)?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Type:	
<i>Carpeting</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Type</i>				
<i>Vinyl Composition</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Type</i>				
<i>Subflooring Material</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Any existing soft spots in flooring?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Base Molding</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
WALLS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Type</i>				
<i>Asbestos present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

<i>Mold or mildew present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
CEILINGS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Type</i>						
<i>Textured?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Active staining present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
SMOKE DETECTORS	Age (Yrs)		Hard-wired <input type="checkbox"/> Battery <input type="checkbox"/>			
<i>Meet current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date of last inspection:			
SPRINKLER SYSTEM	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Meet current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
INTERIOR DOORS/FRAMES	Age (Yrs)		Type:			
<i>Hardware</i>	Age (Yrs)		Type:			
INSULATION (<i>Inches</i>)	Ceiling:		Walls:		Floor:	
SHELVING	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
MINI BLINDS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			

INTERIORS (Continued)	DETAIL/CONDITION					
SYSTEMS						
<i>Are utilities paid by the tenants?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, which ones?			
<i>Is there a boiler system?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Age (Yrs)		Date of last inspection:	
<i>HVAC</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>HVAC Type/Electrical Connection</i>	Type:		Amps:			
<i>Meets current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Vented to exterior?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Duct System</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Last cleaning date/last pressure test Date:</i>						
<i>Air Conditioning</i>	Age (Yrs)		Type:			
<i>Condensation Lines</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Water Heater</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Type and Location</i>						
<i>Pan Present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Electric Supply</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Type</i>	GFI:		Amperage Supply:		AMP Service:	
<i>ARC Fault Interrupter?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Last Inspection Date</i>						
PLUMBING						
<i>Water Supply Lines: Material _____</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Curb Stops</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Last Inspection Date:</i>						
<i>Master meter or individual meters?</i>						
<i>Shut-off Valves</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Water Meters: Up to Code?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>

<i>Vent Stacks: Material</i> _____	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
ELECTRIC			
<i>Underground Transmission Lines</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Aboveground Transmission Lines</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Meters: Last Inspected</i> _____	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Electric Panels:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Amps:</i>			
<i>Brand:</i>			

INTERIORS (Continued)	DETAIL/CONDITION			
<i>Service Capacity</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Spare Breaker Capacity</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Site Lighting Adequate?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
ANY UNITS FINISHED BELOW GRADE?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>NESHAP Environmental Audit:</i>	
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Certificate available?	Yes <input type="checkbox"/> No <input type="checkbox"/>
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
RADON TESTING?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date of inspection:	
COMMON AREAS	DETAIL/CONDITION			
INTERIOR STAIRS			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Meet code requirements?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Handrail Height Continuous?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Meet ADA?	Yes <input type="checkbox"/> No <input type="checkbox"/>
COMMON HALLWAY (Interior)	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Fire Protection?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Last Inspection Date:	
<i>Adequate Lighting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Walls</i>			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
ELEVATORS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Date of Last Inspection</i>				
Meet ADA Requirements?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
LAUNDRY ROOM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Heated/Cooled?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA Machines Available?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
COMMUNITY ROOM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Size (Square Footage):</i>				
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

UTILITY CONTRACTS				
<i>Cable Contract</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Provider:	
<i>Other Utility Contracts?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Provider(s):	
DOORS/FRAMES (Exterior)	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type:</i>				
FOUNDATION, CRAWL, & BASEMENT	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Standing water present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

COMMON AREAS (Continued)	DETAIL/CONDITION		
Any foundation vents located below grade?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Access to foundation, crawl, or basement?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NESHAP Environmental Audit: <input type="checkbox"/>
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Certificate available? Yes <input type="checkbox"/> No <input type="checkbox"/>
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
MAILBOXES	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type:			
Parcel boxes provided?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
On Accessible Route?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
PLAYGROUND EQUIPMENT	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type:			
Meets Safety Guidelines?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Lighting?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Is Playground on Accessible Route?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
SWIMMING POOL	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
FENCING	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type, Material, and Height			
Perimeter/Partial?			
DUMPSTERS			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Locations:			
Are gates required by municipality?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
ADA Accessible?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Number:	Existing:		Proposed: <input type="checkbox"/>
PROJECT SIGN	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Lighted?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Sign to be Replaced?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

ADA/Fair Housing Logos?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
OTHER				
Support Beams Material			Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Joists			Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Overhang provided?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Soffit ventilation provided per code?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Piers/Columns/Porches	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
VAC, Adequate Venting?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Last Inspection Date:	
COMMON AREAS (Continued)	DETAIL/CONDITION			
Common Entries?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Supply/Drain Pipes			Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
GENERAL	DETAIL/CONDITION			
MINIMUM SQUARE FOOTAGE	(If units are to be converted)			
One-Bedroom Units (Min. 700 sq. ft.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Two-Bedroom Units (Min. 850 sq. ft.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Three-bedroom Units (Min. 1,050 sq. ft.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Site Office?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Total Size (sq. ft.):				
ADA Compliant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Maintenance Shop?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Total Size (sq. ft.):				
ADA Compliant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
LOCATION ON ADA-COMPLIANT ROUTE?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
FIRE HISTORY OF PROPERTY:				

• Cast iron bathtub, resurface	25
• Fiberglass bathtub and shower	10
• Shower doors (average quality)	5
• Toilet	10

CABINETRY

• Kitchen cabinets	10
• Medicine cabinets/bath vanities	10

COUNTERTOPS

• Laminate	10
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DOORS

• Screen	10
• Interior, six-panel, Masonite	15
• Exterior, unprotected/exposed	15
• Exterior door trim	5-10

• Carpeting	5
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HEATING, VENTILATION, AND AIR CONDITIONING

• Air conditioning, central unit	10
• Air conditioning, window unit	5
• A/C compressor	5-7
• Rooftop air conditioners	10
• Furnaces, gas or oil fired	15
• Forced air furnaces, heat pump	10
• Unit heaters, gas or electric	10
• Radiant heaters	10
• Ductwork, plastic	15
• Air terminals, diffusers, grilles, registers	15
• Boilers, hot water, steam	15

Item	Life Expectancy (Years)
PLUMBING FIXTURES/PIPING	
• Sinks, enamel, steel	5-10
• Sinks, stainless	10
• Faucets, low quality	5
• Water heater, electric	10
• Water heater, gas	11
• Pumps, sump and well	10

Item	Life Expectancy (Years)
SHUTTERS	
• Plastic, vinyl, exterior	7-8

SIDING

• Wood, T1-11	10
• Aluminum	20
• Vinyl	25
• Gutters, downspouts	20

ROOFING

- **Asphalt, wood shingles, and shakes** 20
- **Built-up roofing, asphalt** 10
- **Coal and tar** 10

SAFETY

- **Sprinkler Systems** 12
- **Smoke detectors, battery, hardwire** 10

WINDOWS

- **Wood casement** 20
- **Wood, single, double hung** 15
- **Aluminum casement** 10
- **Window screens** 5

INTERIORS (Continued)	DETAIL/CONDITION			
<i>Anti-scald valve?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Sink/Vanity</i>	Age (Yrs)		Type:	
<i>Toilet</i>	Age (Yrs)		Type:	
<i>Water-saver?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA-Compliant?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Flange Material</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Exhaust Fan</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
FLOORING				
<i>Asbestos present (in flooring or adhesive)?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Type:	
<i>Carpeting</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Type</i>				
<i>Vinyl Composition</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Type</i>				
<i>Subflooring Material</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Any existing soft spots in flooring?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Base Molding</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
WALLS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	

Type			
Asbestos present?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Mold or mildew present?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
CEILINGS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type			
Textured?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Active staining present?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
SMOKE DETECTORS	Age (Yrs)		Hard-wired <input type="checkbox"/> Battery <input type="checkbox"/>
Meet current codes?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date of last inspection: <input type="text"/>
SPRINKLER SYSTEM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Meet current codes?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
INTERIOR DOORS/FRAMES	Age (Yrs)		Type: <input type="text"/>
Hardware	Age (Yrs)		Type: <input type="text"/>
INSULATION (Inches)	Ceiling: <input type="text"/>		Walls: <input type="text"/> Floor: <input type="text"/>
SHELVING	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
MINI BLINDS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>

INTERIORS (Continued)	DETAIL/CONDITION					
SYSTEMS						
<i>Are utilities paid by the tenants?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, which ones?			
<i>Is there a boiler system?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Age (Yrs)		Date of last inspection:	
<i>HVAC</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>HVAC Type/Electrical Connection</i>	Type:		Amps:			
<i>Meets current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Vented to exterior?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Duct System</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Last cleaning date/last pressure test Date:</i>						
<i>Air Conditioning</i>	Age (Yrs)		Type:			
<i>Condensation Lines</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Water Heater</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Type and Location</i>						
<i>Pan Present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Electric Supply</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Type</i>	GFI:		Amperage Supply:		AMP Service:	
<i>ARC Fault Interrupter?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Last Inspection Date</i>						
PLUMBING						
<i>Water Supply Lines: Material _____</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Curb Stops</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Last Inspection Date:</i>						
<i>Master meter or individual meters?</i>						
<i>Shut-off Valves</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Water Meters: Up to Code?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>

<i>Vent Stacks: Material</i> _____	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
ELECTRIC			
<i>Underground Transmission Lines</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Aboveground Transmission Lines</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Meters: Last Inspected</i> _____	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Electric Panels:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Amps:</i>			
<i>Brand:</i>			

INTERIORS (Continued)	DETAIL/CONDITION			
<i>Service Capacity</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Spare Breaker Capacity</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Site Lighting Adequate?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
ANY UNITS FINISHED BELOW GRADE?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>NESHAP Environmental Audit:</i>	
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Certificate available?	Yes <input type="checkbox"/> No <input type="checkbox"/>
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
RADON TESTING?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date of inspection:	
COMMON AREAS	DETAIL/CONDITION			
INTERIOR STAIRS			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Meet code requirements?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Handrail Height Continuous?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Meet ADA?	Yes <input type="checkbox"/> No <input type="checkbox"/>
COMMON HALLWAY (Interior)	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Fire Protection?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Last Inspection Date:	
<i>Adequate Lighting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Walls</i>			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
ELEVATORS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Date of Last Inspection</i>				
Meet ADA Requirements?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
LAUNDRY ROOM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Heated/Cooled?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA Machines Available?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
COMMUNITY ROOM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Size (Square Footage):</i>				
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

UTILITY CONTRACTS				
<i>Cable Contract</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Provider:	
<i>Other Utility Contracts?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Provider(s):	
DOORS/FRAMES (Exterior)	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type:</i>				
FOUNDATION, CRAWL, & BASEMENT	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Standing water present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

COMMON AREAS (Continued)	DETAIL/CONDITION		
<i>Any foundation vents located below grade?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Access to foundation, crawl, or basement?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NESHAP Environmental Audit: <input type="checkbox"/>
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Certificate available? Yes <input type="checkbox"/> No <input type="checkbox"/>
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
MAILBOXES	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type:</i>			
<i>Parcel boxes provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>On Accessible Route?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
PLAYGROUND EQUIPMENT	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type:</i>			
<i>Meets Safety Guidelines?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Lighting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Is Playground on Accessible Route?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
SWIMMING POOL	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
FENCING	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type, Material, and Height</i>			
<i>Perimeter/Partial?</i>			
DUMPSTERS			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Locations:</i>			
<i>Are gates required by municipality?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Number:</i>	Existing:		Proposed: <input type="checkbox"/>
PROJECT SIGN	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Lighted?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Sign to be Replaced?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

ADA/Fair Housing Logos?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
OTHER				
Support Beams Material			Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Joists			Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Overhang provided?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Soffit ventilation provided per code?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Piers/Columns/Porches	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
HVAC, Adequate Venting?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Last Inspection Date:	
COMMON AREAS (Continued)	DETAIL/CONDITION			
Common Entries?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Supply/Drain Pipes			Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
GENERAL	DETAIL/CONDITION			
MINIMUM SQUARE FOOTAGE	(If units are to be converted)			
One-Bedroom Units (Min. 700 sq. ft.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Two-Bedroom Units (Min. 850 sq. ft.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Three-bedroom Units (Min. 1,050 sq. ft.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Site Office?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Total Size (sq. ft.):				
ADA Compliant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Maintenance Shop?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Total Size (sq. ft.):				
ADA Compliant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
LOCATION ON ADA-COMPLIANT ROUTE?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
FIRE HISTORY OF PROPERTY:				

REHABILITATION STANDARDS CHECKLIST
ADDITIONAL PROJECT NOTES/COMMENTS

DSHA – CNA ENVIRONMENTAL DUE DILIGENCE CHECKLIST*Must be completed by all rehabilitation projects*

Project Name:	Percentage of Units Inspected: _____%		
Date:	Percentage of Site Walked and Observed: _____%		
Completed by:	Original Construction Date: _____		
Environmental Risks	Observed	Possible	Not Observed
Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Containing Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Underground Storage Tanks, Lines and Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Above Ground Chemical Storage or Products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visible Soil Discoloration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buried Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCB Transformers or Light Ballast	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface Water Discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive Adjacent Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Contaminated Adjacent Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer Failure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-lot Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Excessive Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foul Odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

French Drain or Disposal Pit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unsafe Material Management Practices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pipe Leaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mold	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink Holes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ponds or Streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachment D - Uniform Physical Condition Standards (UPCS) for Multifamily Housing Rehabilitation

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency That Must Be Addressed
NOTE: Deficiencies highlighted in orange are life-threatening and must be addressed immediately if the housing is occupied.		
Requirements for the Site:		
Fencing and Gates	Damaged/Falling/Leaning	Fence or gate is missing or damaged to the point it does not function as it should
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable
	Overgrown/Penetrating Vegetation	Vegetation has visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for its intended purpose due to poor drainage or ponding
Health & Safety	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling, or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Mailboxes/Project Signs	Mailbox Missing/Damaged	Mailbox cannot be locked or is missing
	Signs Damaged	The project sign is not legible or readable because of deterioration or damage
Parking Lots/ Driveways/Roads	Cracks	Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling

	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk
	Deteriorated Play Area Surface	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended
Walkways/Steps	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
	Cracks/Settlement/Heaving	Cracks, hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard
	Spalling/Exposed rebar	More than 5% of walkways have large areas of spalling--larger than 4 inches by 4 inches--that affects traffic ability
Requirements for Building Exterior:		
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged Surface (Holes/Paint/Rusting/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any exterior door that is missing
Fire Escapes	Blocked Egress/Ladders	Stored items or other barriers restrict or block people from exiting
	Visibly Missing Components	Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing
Foundations	Cracks/Gaps	Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart
	Spalling/Exposed Rebar	Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Emergency Fire Exits - Emergency/Fire	The exit cannot be used or exit is limited because a door

	Exits Blocked/Unusable	or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable/Combustible Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Lighting	Broken Fixtures/Bulbs	10% or more of the lighting fixtures and bulbs surveyed are broken or missing
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible
	Damaged/Clogged Drains	The drain is damaged or partially clogged with debris or the drain no longer functions
	Damaged/Torn Membrane/Missing Ballast	Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
	Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration
	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials
Walls	Cracks/Gaps	Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard
	Missing/Damaged Caulking/Mortar	Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage
	Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
	Stained/Peeling/Needs Paint	More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration
Windows	Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or

		substantial enough to impact the structural integrity of the window pane
	Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness
	Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Peeling/Needs Paint	More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration
	Security Bars Prevent Egress	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks
Requirements for Building Systems		
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed
	Missing Pressure Relief Valve	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion on Heater Chimney	The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	Water Supply Inoperable	There is no running water in any area of the building where there should be
Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	Missing Outlet Covers	A cover is missing, which results in exposed visible electrical connections
Elevators	Not Operable	The elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	Missing/Damaged/Expired Extinguishers	There is missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling, or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion

	Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping Hazards	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice
	Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains
	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing
Requirements for Common Areas		
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long
Kitchen	Ceiling - Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Lobby	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate--not a sanitary surface to prepare food
Office	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
Other Community Spaces	Doors - Damaged	Any door that is not functioning or cannot be locked

	Frames/Threshold/Lintels/Trim	because of damage to the frame, threshold, lintel or trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Doors - Missing Door	Any door that is missing that is required for the functional use of the space
	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
	Electrical - Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Electrical - Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Electrical - Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Electrical - Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Electrical - Missing Breakers	Any open and/or exposed breaker port
	Electrical - Missing Covers	A cover is missing, which results in exposed visible electrical connections
	Floors - Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floors - Floor Covering Damaged	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Floors - Missing Floor/Tiles	More than 5% of the flooring or tile flooring is missing
	Floors - Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface
	Floors - Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square
	GFI - Inoperable	The GFI does not function
	Graffiti	Any graffiti on any exposed surface greater than 6 inches by 6 inches
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	HVAC - General Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
	HVAC - Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	HVAC - Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Lavatory Sink - Damaged/Missing	Sink has extensive discoloration or cracks in over 50% of the basin or the sink or associated hardware have failed or are missing and the sink can't be used

	Lighting - Missing/Damaged/Inoperable Fixture	More than 10% of the permanent lighting fixtures are missing or damaged so they do not function
	Mailbox - Missing/Damaged	The U.S Postal Service mailbox cannot be locked or is missing
	Outlets/Switches/Cover Plates - Missing/Broken	Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring
	Pedestrian/Wheelchair Ramp	A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator - Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
	Sink - Missing/Damaged	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
	Smoke Detector - Missing/Inoperable	Smoke detector is missing or does not function as it should
	Stairs - Broken/Damaged/Missing Steps	A step is missing or broken
	Stairs - Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
	Ventilation/Exhaust System - Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Walls - Damaged	Any hole in wall greater than 2 inches by 2 inches
	Walls - Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Walls - Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a common area--covering a wall area greater than 1 foot square
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
	Windows - Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Windows - Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Windows - Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Windows - Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	Windows - Security Bars Prevent	The ability to exit through the window is limited by

	Egress	security bars that do not function properly and, therefore, pose safety risks
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable/Combustible Materials - Improperly Stored	Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Pools and Related Structures	Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence
Trash Collection Areas	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed
Requirements for the Units:		
Bathroom	Bathroom Cabinets - Damaged/Missing	Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Lavatory Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
	Plumbing - Clogged Drains, Faucets	Drain or faucet is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing

	Ventilation/Exhaust System – Absent/Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
Call-for-Aid (if applicable)	Inoperable	The system does not function as it should
Ceiling	Bulging/Buckling/Leaking	Bulging, buckling or sagging ceiling or problem with alignment
	Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long
	Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality
Electrical System	Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	GFI - Inoperable	The GFI does not function
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	Missing Covers	A cover is missing, which results in exposed visible electrical connections
Floors	Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floor Covering Damage	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Missing Flooring Tiles	Any flooring or tile flooring that is missing
	Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface
	Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for

		prolonged periods
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Hot Water Heater	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Inoperable Unit/Components	Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly
	Leaking Valves/Tanks/Pipes	There is evidence of active water leaks from hot water heater or related components
	Pressure Relief Valve Missing	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Noisy/Vibrating/Leaking	The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Rust/Corrosion	Deterioration from rust or corrosion on the HVAC system in the dwelling unit
Kitchen	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food

	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator- Missing/Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
Lighting	Missing/Inoperable Fixture	A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room
Outlets/Switches	Missing	An outlet or switch is missing
	Missing/Broken Cover Plates	An outlet or switch has a broken cover plate over a junction box or the cover plate is missing
Patio/Porch/Balcony	Baluster/Side Railings Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Smoke Detector	Missing/Inoperable	Smoke detector is missing or does not function as it should
Stairs	Broken/Damaged/Missing Steps	A step is missing or broken
	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
Walls	Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Damaged	Any hole in wall greater than 2 inches by 2 inches
	Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square
Windows	Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks

Appendix

- A. Public comments and responses
- B. Notice of Availability of Delaware Draft FY2020 Annual Action Plan and 2020-2024 Consolidated plan
- C. 2019 Revised Citizen Participation Plan
- D. The list and map of areas of minority concentration, updated from the 2011 Analysis of Impediments to reflect the 2010 Census
- E. 2019 CDBG Target Areas map
- F. SF 424s and State Certifications
- G. DSHA and Regional Fair Housing Plan
- H. Minority, Women and Veteran Business Enterprises Outreach Program, 2013
- I. Supplier Diversity Action Plan
- J. 2019 Combined State and Federal Resources summary
- K. DSHA's FY2018 CAPER performance table
- L. HOME Program Manual
- M. Allocation Plan for the NHTF
- N. List of actions DSHA intends to take to address impediments to affordable housing

Appendix A:

- Public comments and responses
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DSHA received no comments or responses to the FY 2020 draft plan and Consolidated Plan.

Appendix B:

- Notice of Availability of Delaware Draft FY2020 Annual Action Plan, Notice of Input, and Public Hearings
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Notice of Availability of Delaware Draft FY2020 – 2024 Consolidated Plan and FY2020 Annual Action Plan and Public Hearings

The State of Delaware through the Delaware State Housing Authority (DSHA) announces with this notice the availability for public review and comment of the State of Delaware Draft FY2020 – 2024 Consolidated Plan and FY2020 Annual Action Plan and public hearings on the draft Plans.

The Consolidated Plan and Annual Action Plan serves as the housing planning documents of the State, and as the application for funding to several HUD funded programs. The Action Plan, submitted to the U.S. Department of Housing and Urban Development (HUD), also serves as an application for funding under any of the following HUD Community Planning and Development formula grant programs: Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), HOME Investment Partnerships (HOME), Housing Trust Fund (HTF), or Housing Opportunities for Persons With AIDS (HOPWA).

The period for receipt of public review and comment on the draft FY2020 – 2024 Consolidated Plan and FY2020 Annual Action Plan shall be from July 1, 2020 to July 10, 2020. The Plans shall be available for public review on DSHA's website at www.destatehousing.com. Hard copies are available upon request by emailing Jonathan@destatehousing.com.

DSHA made changes to the Citizen Participation Plan to allow for virtual public hearings as public gatherings are currently limited by the State of Emergency related to COVID-19.

DSHA will be holding virtual public hearings on July 8th at 12:00 p.m. and 6:00 p.m. This meeting is open to the public to review the plan answer questions, details below.

Wed, July 8, 2020 12:00 PM - 1:00 PM (EDT)

Wed, July 8, 2020 6:00 PM - 7:00 PM (EDT)

Please join from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/737373285>

You can also dial in using your phone.

United States (Toll Free): 1-877-568-4106

Access Code: 737-373-285

If you have a vision, hearing, or physical impairment that requires accommodation in the reading of this notice or submission of comments, DSHA will provide appropriate assistance. To schedule assistance, please call 302-739-4263, ext. 245 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.





Notice of Public Hearings for Input into the Development of the State of Delaware Five-Year Consolidated Plan

The State of Delaware, through the Delaware State Housing Authority (DSHA), announces with this notice, public hearings for input into the development of the State of Delaware Five-Year Consolidated Plan 2020-2024. The Plan serves as the housing planning document for the State, and as an application for funding under the following HUD Community Planning and Development formula grant programs: Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), HOME Investment Partnerships (HOME), and the Housing Opportunities for Persons with AIDS (HOPWA), Housing Trust Fund (HTF). The Plan must assess the State's housing, homeless and community development needs, establish priority needs and explain how they will be addressed with HUD and other funding. The Consolidated Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) no later than May 15, 2020.

Public hearings are held for the purpose of obtaining the views of interested citizens on housing and community development needs. Both oral and written comments will be received and recorded at the hearings and a summary of the comments will be attached to the final Consolidated Plan submitted to HUD, and will be subsequently available for public review. Written comments should be directed to Jonathan Adkins-Taswell, Delaware State Housing Authority, 18 The Green, Dover, DE 19901, or e-mail at Jonathan@destatehousing.com.

The schedule for the public hearings is noted below:

<u>Date</u>	<u>Time</u>	<u>Location</u>
1/29/20	2:00 – 4:00 p.m. 5:00 – 7:00 p.m.	<u>Sussex County</u> Sussex County West Admin Bldg. County Conference room 22215 DuPont Boulevard, Georgetown, DE 19947
1/30/20	2:00 – 4:00 p.m. 5:00 – 7:00 p.m.	<u>Kent County</u> Liberty Court Apartments 1289 Walker Rd. Dover, DE 19904

If you have a vision, hearing, or physical impairment that requires accommodation either in the reading of this notice or at the public hearings noted above, the Delaware State Housing Authority will provide appropriate assistance. To schedule assistance, please Call 739-4263 ext. 245 between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. TTY/ ASCII/ VOICE/ VCO users may utilize the Telecommunications Relay Service (TRS) at 800-676-3777.

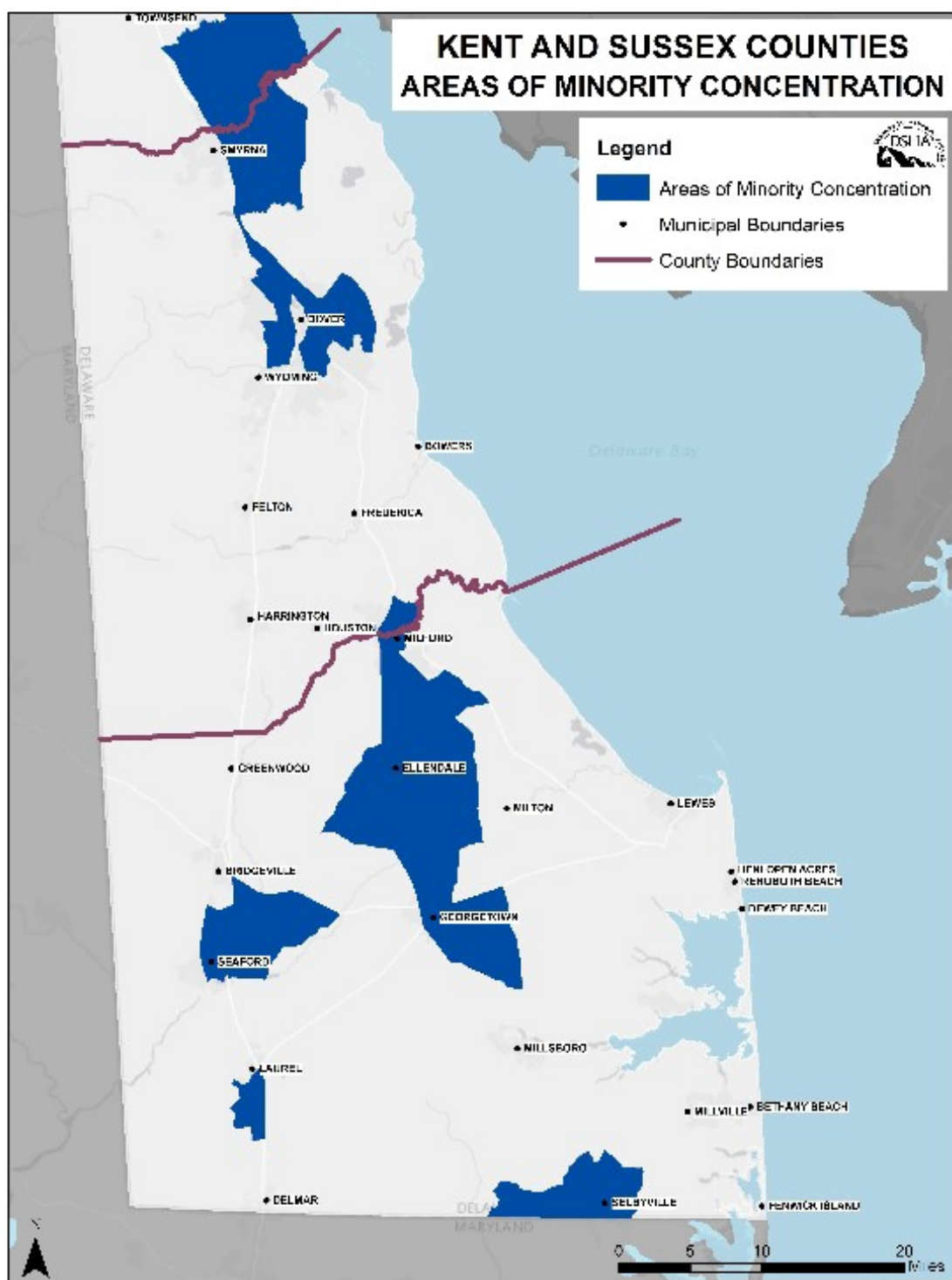


Appendix C:

- 2020 Revised Citizen Participation Plan
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Appendix D:

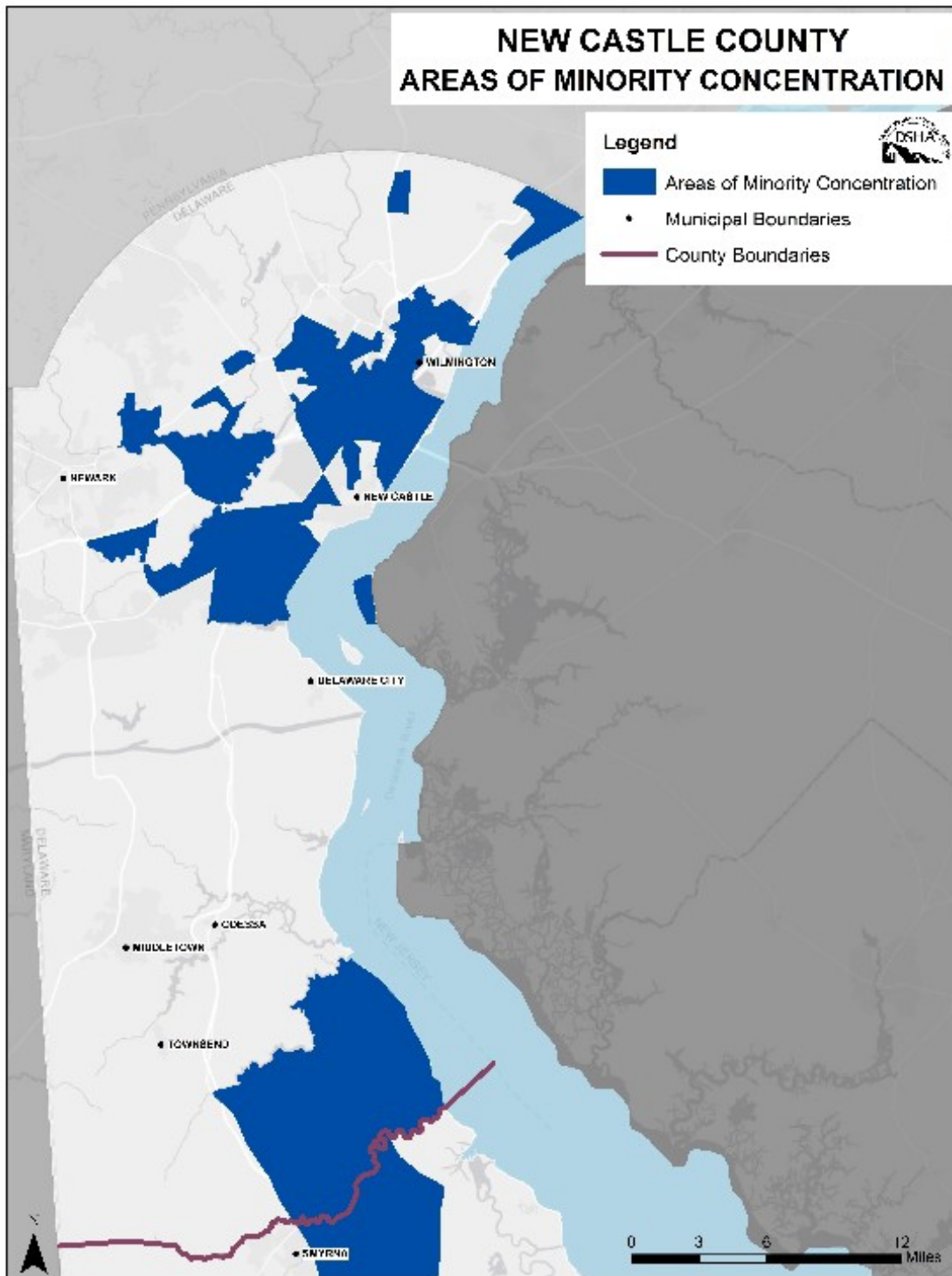
- Balanced Housing Opportunity Maps & Table
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NEW CASTLE COUNTY AREAS OF MINORITY CONCENTRATION

Legend

- Areas of Minority Concentration
- Municipal Boundaries
- County Boundaries



County and City	Total Population	White #	Minority Residents		Hispanic #
			Black #	Asian #	
Delaware Total	897,934	618,617	191,814	28,549	73,221
New Castle County *	467,628	329,876	86,659	22,615	38,133
Kent County **	126,263	92,606	23,698	2,324	6,984
Sussex County	197,145	155,663	25,115	1,943	16,954
Wilmington city, Delaware	70,851	23,079	41,127	685	8,788
Dover city	36,047	17,393	15,215	982	2,362

County and City	Total Population	White %	Minority Residents		Hispanic %
			Black %	Asian %	
Delaware Total	897,934	68.9	21.4	3.2	8.2
New Castle County *	467,628	70.5	18.5	4.8	8.2
Kent County **	126,263	73.3	18.8	1.8	5.5
Sussex County	197,145	79	12.7	1	8.6
Wilmington city	70,851	32.6	58	1	12.4
Dover city	36,047	48.3	42.2	2.7	6.6

* Excludes the City of Wilmington

** Excludes the City of Dover

Source: U. S. Census Bureau, 2010 Census, Summary File 1

CENSUS TRACT	Total Population	White	Minority Residents		Hispanic
		%	Black	Asian	
		%	%	%	%
Delaware Total	897,934	68.9	21.4	3.2	8.2
Wilmington	70,851	32.6	58	1	12.4
2	5438	17.3	78	0.7	2.9
3	3194	15.8	79.5	0.8	3.8
5	3647	7.2	88	0.7	4.1
6.01	2910	6.6	89.4	0.3	4.6
6.02	2649	7.1	88.1	0.5	3.1
9	2223	4.4	90.5	0.3	6.3
16	2387	19.8	69.6	0.5	12
19.02	1918	20.5	71.7	3.2	6.4
21	1847	8.6	79.3	2.3	14.2
22	3271	24.8	51.4	0.6	44.9
23	3197	23.4	55.1	0.6	37
25	3039	58.4	27	1.2	24.9
26	3922	30	49.4	0.5	30.3
29	3570	4.8	90.5	0.4	5.3
30.02	3275	19.8	77.6	0.1	6.9
URBAN New Castle County, Delaware	467,628	70.5	18.5	4.8	8.2
101.01	4573	40.8	43.9	5.7	10.6
101.04	3422	58.7	33.1	3.5	9.1
107.02	4994	55.4	38.9	1.1	5.1
112.01	2246	73.5	6	17.7	2.3
122	4447	71.6	14.4	1	24.3
123	2611	70.5	15.2	3.1	18.8
124	4602	72.6	10	0.9	24.3
125	5410	77.2	8.2	0.9	19.5
129	4720	56.2	22.7	0.8	29.8
132	2697	74.3	9.2	1	24.1
136.14	3132	74.4	9.1	2.3	26.9
137	3904	64	18.7	3.8	21
138	5464	64.6	13.9	17.1	6.5
147.06	2974	48.3	35.9	5.2	11.3
149.03	7133	39.4	41.4	1.3	25.8
149.04	4975	54.4	31.4	8	7.4
149.06	4726	37.5	44.6	7.7	11.6
149.07	4843	46.1	42	2.9	10.7
149.08	2209	28.8	58.5	4	8.8
149.09	6059	39.6	47.2	3.6	13.4
152	5929	61.7	20.5	1.2	22.8
154	3190	6.9	85.9	0	9.8
155.02	2848	30.7	59.6	0.5	12.2
156	2338	36.9	46.7	0.7	24.4
158.02	2416	70.7	14.8	0.9	30.4
160	2801	35.4	54.7	1.1	10.7
163.02	7434	49.5	38.5	5.3	9.8

CENSUS TRACT	Total Population	White %	Minority Residents		Hispanic %
			Black %	Asian %	
Delaware Total	897,934	68.9	21.4	3.2	8.2
Dover	36,047	48.3	42.2	2.7	6.6
414 *	3648	39.4	52.4	2.2	7.6
433 *	6131	36.3	57.4	1.1	5.7
Kent County **	126,263	73.3	18.8	1.8	5.5
402.03	5017	62.2	30.5	1.5	5.2
405.01 *	4923	47.3	40.8	2.9	8.4
410 *	5995	48.9	38.2	2.6	11.5
412 *	4206	50.8	35.5	5.3	8.2
414 *	3648	39.4	52.4	2.2	7.6
415 *	3875	55.3	35.1	3.3	5.8
425	3455	46.4	38.2	1.2	17.7
433 *	6131	36.3	57.4	1.1	5.7
Sussex County	197,145	79	12.7	1	8.6
501.04	4311	72.9	13.4	0.4	19.3
501.05	5497	61.2	27.7	0.4	14.6
502	3195	63.8	28.5	0.3	9.6
504.06	4996	51.8	36.6	1.8	10.8
504.07	4738	57.2	35.8	1.6	6
505.03	5329	46.2	12.7	0.6	54.8
505.04	6136	62.2	21.4	0.9	18.7
514	3578	68.1	16	1.9	25
518.02	4190	59.7	30.4	0.9	7.3

* Starred census tracts are partially contained in another jurisdiction.

Source : U.S. Census Bureau, 2010 Census, Summary File 1

Appendix E:

- CDBG Target Area Map
-

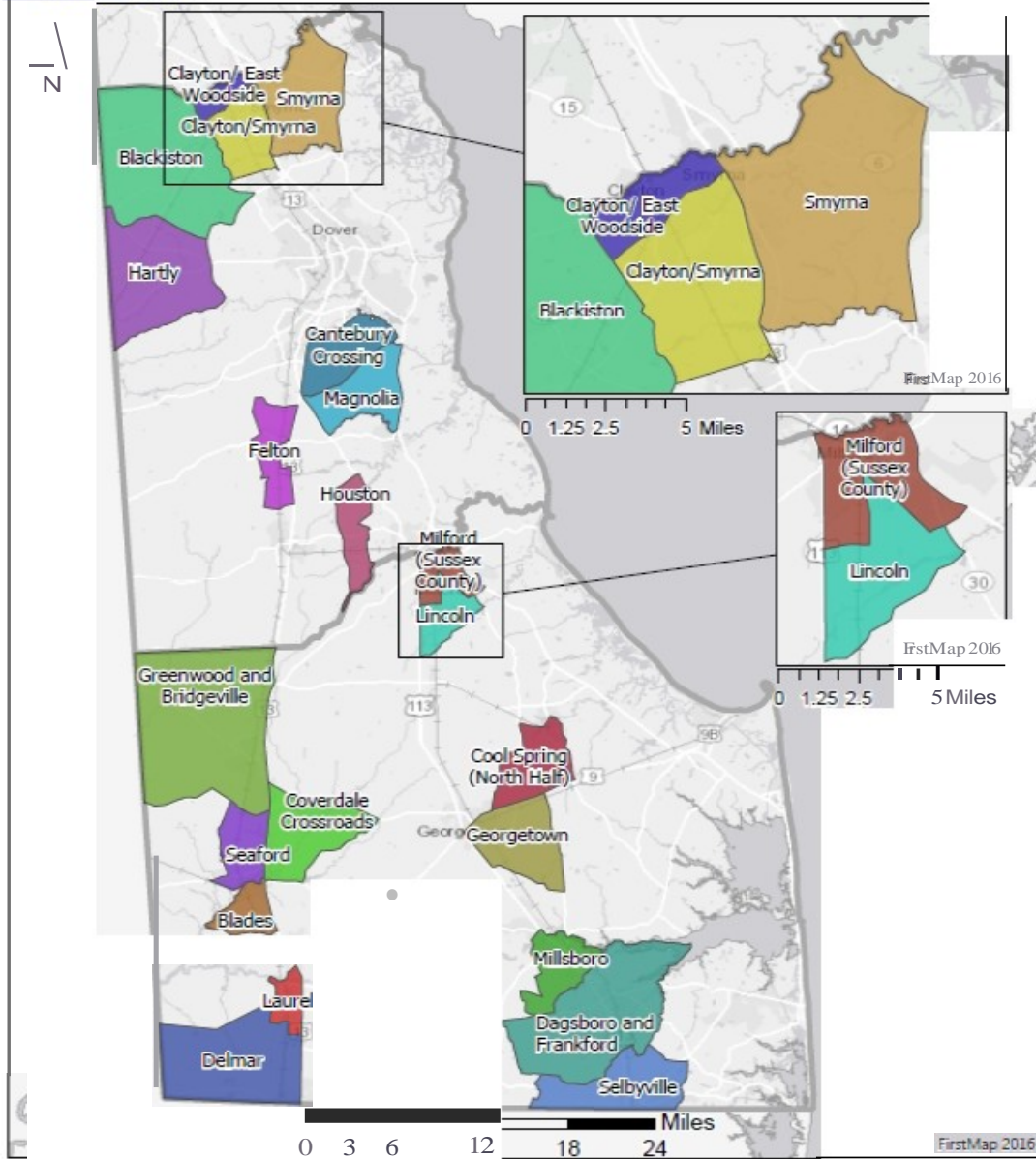


2019 CDBG Target Areas

Community Development Block Grant

Fiscal Year 2019

03/21/2019



Appendix F:

- Certifications
 - 424 Forms
-

Appendix G:

- DSHA FAIR HOUSING PLAN
-

Goals	Strategies to Meet Goals	Responsible Entity	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #1: The Balance of State's increasingly diverse minority population may require language accommodations to ensure that all residents can access programs and services.						
Increase access to DSHA, Kent County, and Sussex County programs for persons with limited English proficiency (LEP)	<p>A. Conduct four-factor analysis of need for a language access plan in accordance with HUD's LEP guidance.</p> <p>B. Continue to provide other language services (i.e. translators, interpreters, etc.) on an as-needed basis.</p> <p>C. Review 2010 U.S. Census data to determine if any of the individual Indo-European languages > 1,000 persons with LEP.</p>	<p>A. Kent County, Sussex County</p> <p>B. DSHA</p> <p>C. DSHA, Kent County, Sussex County</p>	<p>A. DSHA conducted a four-factor analysis and adopted a LAP in 2006, 2011 and again 2016. Kent and Sussex Counties conducted a four-factor analysis. Kent County adopted a LAP in 2014. Sussex County developed and is implementing their LAP with a staff training expected in the next year</p> <p>B. In FY17, DSHA provided language assistance to 155 LEP clients and translated 15 documents and publications. Sussex County translated several key documents to Spanish - most recently the County's Sewer Assistance Program Application, and Chapter 96 of Sussex County Code and related documents. Kent and Sussex County both contract with CTS Language Link to provide oral interpretations and written translations in over 200 languages</p> <p>C. DSHA, Kent and Sussex County each reviewed 2010 Census data to determine if any of the individual Indo-European languages exceed 1,000 persons with LEP. They do not.</p>	<p>A. 2013</p> <p>B. Ongoing</p> <p>C. 2013</p>	<p>A. \$0</p> <p>B. DSHA - \$382, Sussex - \$741.</p> <p>C. \$0</p>	<p>A. 2014 and ongoing</p> <p>B. Ongoing</p> <p>C. 2013</p>
ADDITIONAL STRATEGIES	<p>D. Provide access to real-time information on availability of housing opportunities to all Delawareans by ensuring service is available in many languages on-line and call center is bilingual. Marketing done in both English and Spanish.</p>	<p>D. DSHA, State, County, and local governments, advocacy organizations and non-profits.</p>	<p>D. An Advisory Group of State, County, local governments, advocacy organizations, and non-profits continue to support DelawareHousingSearch.org (DEHS) - a free service providing real-time, detailed information on rental housing and affordable homes for sale. Its current inventory is over 27,500 units. The Advisory Group ensures it reaches the public – particularly persons for whom language is a barrier.</p> <p>A collaboration with the Delaware Hispanic Commission to produce a Public Service Announcement (PSA) on DEHS in both English and Spanish continues to have tremendous impact. In FY14, Univision Communications Inc. ran the Spanish version of the PSA on local television channels 941 times reflecting a \$68,604 value. Maxima 95.3, a Spanish-speaking radio station aired the Spanish audio track of the PSA 140 times.</p> <p>On June 6, 2018, DSHA and Sussex County presented available housing-related programs and services to La Esperanza staff.</p>	<p>D. Began 2012 and ongoing.</p>	<p>\$55,880 in FY17 includes support from DSHA, Kent and Sussex Counties</p>	<p>D. 2012 and ongoing</p>

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #2: Minority households have greater difficulty becoming home owners in the Balance of State because of lower incomes.						
Provide home ownership opportunities to minority households throughout the Balance of State through increased employment opportunities, home ownership counseling, and homebuyer education	<p>A. Strengthen partnerships with local lenders that will offer homebuyer education and other incentives to purchase a home in the Balance of State.</p> <p>B. Identify effective ways to increase home ownership among minorities, residents of LMI census tracts, and LMI residents.</p> <p>C. Map the location (impacted areas vs. non-impacted areas) of all new CDBG- and HOME-assisted housing projects as part of the Consolidated Planning process.</p>	<p>A. DSHA, DSCLT, other affordable housing developers</p> <p>B. DSHA, non-profits, local lenders, and counseling agencies</p> <p>C. DSHA</p>	<p>A. In April, DSHA hosted its Annual Homebuyers Fair with over 275 attendees. The majority of attendees were minority. Housing Counseling agencies, non-profit and for-profit developers, realtors, lenders staffed booths to discuss services. A. FY17, DSHA participated in 11 public presentations reaching 1,148 attendees.</p> <p>A. Sussex County hosted three Homebuyers Fairs in the last four years. Each event had 100+ attendees and 25+ sponsors/exhibitors. A direct mailing was sent to residents of all 14 impacted communities and major County employers. The fairs were also advertised in English/Spanish print and radio ads.</p> <p>Sussex County is currently working with NCALL Research and First State Community Action Agency to develop a homeownership/financial literacy scholarship fund to be made available to LMI residents throughout Sussex County.</p> <p>B. In FY13, DSHA modified its Housing Development Fund (HDF) to provide \$50,000 for each ownership unit located in severely impacted areas –low homeownership rates and saturated with subsidized rental units. FY16, DSHA updated its ‘Balanced Housing Opportunities’ map, to include new data sources and HUD-recommended layers such as school performance and racially/ethnically concentrated areas of poverty (R/ECAPS). Most of these now called ‘Distressed Areas’ correspond with LMI and/or racially and ethnically impacted census tracts.</p> <p>A. B. C, Kent County partners with Diamond State CLT to spend down Federal grant funds (and rollover funds) acquired through NSP program (1 and 2). This program requires home ownership counseling. So far, reinvested NSP income has resulted in 22 homes and 3 more under construction. Many NSP families are minority households and located in LMI census tracts.</p> <p>D. In FY17, Fair Housing information was provided in DSHA presentations at both Realtor and Lender events: - 26 Lender events with over 1,372 attendees. - 25 Realtor events with over 392 attendees.</p>	<p>A. Annual event</p> <p>B. 2013 and ongoing</p> <p>C. Ongoing</p> <p>D. Ongoing</p>	<p>A. DSHA \$43,000</p> <p>A. Sussex County \$4,000</p> <p>B. DSHA n/a Kent Co. \$1,238,706 NSP program income</p> <p>C. \$0</p> <p>D. \$0</p>	<p>A. Ongoing</p> <p>B. 2013 and ongoing</p> <p>C. Ongoing</p> <p>D. Ongoing</p>
ADDITIONAL STRATEGIES	D. Include fair housing information in DSHA outreach to Realtors/ Lenders.	D. DSHA Finance Section				

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #3: The Balance of State's supply of housing that is affordable to households up to 80% of median housing income is inadequate.						
Increase supply of affordable housing in the Balance of State available to households making 80% or less of median household income	A. Kent County should continue to offer its TDR Program.	A. Kent County	A. Kent County continues to offer its TDR program and explore ways to make it more attractive.	A. Ongoing	A. \$0	A. Ongoing
	B. Kent County should enable the development of higher-density single-family and multi-family housing by adopting policies that provide incentives to developers to build affordable housing..	B. Kent County	B. Levy Court revised its Adequate Public Facilities Ordinance (APFO) so calculation of school fee is based on housing type, which significantly lowers fee for multi-family and manufactured housing.	B. Ongoing	B. \$0	B. Ongoing
	C. Sussex County should continue to offer the SCRP and the MPHU Programs to provide incentives to property owners and investors to build affordable housing.	C. Sussex County	C. Sussex County passed an ordinance in 2013 expanding its Moderately Priced Housing Unit (MPHU) Program to homebuyers earning 50% to 120% of the median income.	C. Ongoing	C. \$0	C. Ongoing
	D. Sussex County should play a more proactive role in seeking out and encouraging developers to participate in the MPHU and SCRP programs.	D. Sussex County	C. Sussex County defers sewer impact fee assessments for up to one year for non-profit affordable housing developers. Since 2016, 17 affordable housing units have benefited from this opportunity.	D. Ongoing	D. \$0	D. Ongoing
	E. DSHA, Kent County, and Sussex County should expand other incentives to build new affordable rental and owner units in non-concentrated areas of the Balance of State.	E. DSHA, Kent County, Sussex County	D. Sussex County adopted an Affordable and Fair Housing Marketing Plan to more aggressively engage affordable housing developers in county programs as well as market units produced through these programs to more diverse populations. The 2018 Comprehensive Plan Draft includes language that considers mandatory/hybrid-mandatory inclusionary zoning policies. There is also language to consider the development of a Community Development Fund to increase affordable and fair housing opportunities.	E. Ongoing	E. \$0	E. Ongoing
			E. DSHA modified the QAP to encourage new affordable rental in non-concentrated areas in 2012, and modified the HDF to encourage new homeownership in concentrated areas in 2013. In FY16, DSHA updated its 'Balanced Housing Opportunities' map, by including new data sources, including HUD layers such as school performance and racially/ethnically concentrated areas of poverty (R/E CAPs). DSHA's Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) encourages new affordable rental in 'Areas of Opportunity' and the Housing Development Fund (HDF) encourages new sustainable homeownership in 'Distressed Areas'.			
			E. Sussex County formulated their Affordable Housing Support Policy for affordable projects in non-concentrated areas seeking a letter of support for approval and funding through non-profit, local, state, or federal housing programs.			

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #4: The Balance of State's supply of affordable and accessible housing units is inadequate to meet demand.						
Increase the supply of accessible, affordable housing in the Balance of State	A. Complete a Section 504 Self-Evaluation, Needs Assessment, and Transition Plan. Additional research is needed to determine unmet need for accessible housing. Collaborate with special interest groups to determine need throughout the Section 504 planning process.	A. DSHA, Disability advocacy organizations	A. DSHA is preparing to conduct a 504 Self-Evaluation, Needs Assessment and Transition plan in near future. DSHA is reviewing the new AFFH regulations for any new guidance that may be provided on this evaluation.	A. TBD	A. TBD	A. TBD
		B. DSHA	B. FY17 minimum set aside resulted in 13 ADA units.	B. Ongoing	B. \$0	B. Annually
	B. Continue to apply the minimum set-aside for accessible units and require accessible units in all housing projects.	C. DSHA	C. Evictions only occur due to lease violation or non-payment. However, when a person with a disability is evicted due to one of these reasons, DSHA staff provides information and resources to better assist them with the eviction.	C. Ongoing	C. \$0	C. Ongoing
	C. Collaborate with advocacy groups to assist persons with disabilities threatened with eviction.	D. DSHA	D. Of HOME-financed sites in FY17, 100% of common areas are visitable and 100% of units are visitable.	D. Ongoing	D. \$0	D. Annually
	D. Continue to require that all new housing sites financed with HOME funds meet visit-ability standards.	E. DSHA	E. The 5% requirement of new housing units financed by HOME resulted in 3 ADA units in FY17.	E. Ongoing	E. \$0	E. Annually
	E. Continue to require that at least 5% of new units developed with HOME funds meet UFAS or other safe harbor accessibility standards.					

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
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Impediment #4: Continued - The Balance of State's supply of affordable and accessible housing units is inadequate to meet demand.

Increase the supply of accessible, affordable housing in the Balance of State	<p>F. Conduct a statewide study to determine the supply/demand characteristics of housing for persons with mobility and sensory impairments.</p> <p>G. Market and provide information and outreach regarding <i>DelawareHousingSearch.org</i> to area service providers and disability advocates.</p>	<p>F. DSHA, County governments, advocacy organizations</p> <p>G. DSHA, Kent and Sussex County</p>	<p>F. The state's affordable housing/ disability communities collaborated to conduct the study, <i>Community and Choice: Housing Needs for People with Disabilities in Delaware</i>, in 2012. Since then the State Council for Persons with Disabilities (SCPD) has pursued recommendations from study.</p> <p>F. Through the Neighborhood Stabilization Program (NSP), Kent County rehabilitated two homes to be accessible and granted the homes to United Cerebral Palsy of Delaware. The homes are now occupied by families with disabilities.</p> <p>G. See response to DSHA Impediment 1. Strategy D. <i>DelawareHousingSearch.org</i> was integrated into the state's Section 811 PRA Demo program that creates an estimated 145 units of project-based rental assistance for people with disabilities in integrated settings with supportive services. A web-based referral system, designed to screen for Section 811 program eligibility, feeds applicant information directly into a centralized waiting list. This list interfaces with <i>DelawareHousingSearch.org</i>, so as landlords update vacancy information, the Section 811 waiting list manager is automatically notified, and can refer an eligible applicant to the available unit. This expedites the process of connecting people with disabilities with affordable, available, community-based housing. PAIR expanded to accommodate a new stream of applicants for rent-restricted units set aside at participating Tax Credit properties. These integrated "target units" are available to house low-income Delawareans with special needs, including people with disabilities, young people exiting foster care, people experiencing or at risk of homelessness, veterans, and survivors of domestic violence. As of July 2018, 55 Target Units have come online, with more constructed every year. User trainings for service providers and case managers are ongoing.</p>	<p>F. 2012</p> <p>G. Ongoing</p>	<p>F. \$0</p> <p>G. \$15,000 annual</p>	<p>F. Ongoing</p> <p>G. Ongoing</p>
ADDITIONAL STRATEGIES	H. DSHA modified the QAP to encourage applicants to provide more than the required 5% up to 20% of all units be accessible.	H. DSHA	H. In FY17, this incentive resulted in an additional 33 accessible units over and above the required 17 units that would normally result. This brings the total accessible units to 46 that were awarded tax credits.	H. Ongoing	H. \$0	H. Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #5: DSHA's process for allocating and reporting CDBG and HOME funds could be improved from a fair housing perspective.						
Ensure DSHA policies affirmatively further fair housing and meet all applicable HUD requirements	A. Ensure that local communities that receive CDBG or HOME funds understand their individual obligation to AFFH.	A. DSHA	A. Both DSHA's CDBG administrator and Fair Housing Coordinator have elevated local communities' understanding of AFFH: through changes in data collection; coordinating training; and providing outreach to communities on various fair housing issues.	A. Ongoing	A. \$0	A. Ongoing
	B. In the CAPER, map the addresses of all new affordable housing initiatives (i.e. impacted areas vs. non-impacted areas) financed with public funds.	B. DSHA		B. Ongoing	B. \$0	B. Ongoing
	C. Update DSHA's FY2010-2014 CP and FY2010 AP in order to achieve consistency between the AI, CP, AP, HDF, and QAP in terms of the definition of areas of minority concentration.	C. DSHA	C. DSHA achieved consistency between AI, CP, AP, and QAP in 2012, and the HDF in 2013. They were updated in FY16 to reflect new data.	C. 2012	C. \$0	C. 2012, 2013, and updated 2016
	D. Give first consideration to the use of federal/state funds for new family rental and for-sale housing in non-impacted areas.	D. DSHA, Kent County, Sussex County	D. See response to DSHA Impediment 3. Kent and Sussex Counties both actively encourage developers to consider utilizing various housing programs to assist in creating affordable units.	D. Ongoing	D. \$0	D. Ongoing
	<i>E. Modify CDBG application to promote revitalization of areas of minority concentration.</i>	<i>E. DSHA</i>	<i>E. Modified CDBG application to provide 5 out of 100 points to applications that target areas of minority concentration.</i>	<i>E. 2012</i>	<i>E.\$0</i>	<i>E. 2012</i>
	<i>F. Provide technical assistance and support to Sussex County as it fully implements the terms of its agreements between the Court and both DOJ and HUD.</i>		<i>F. DSHA provided \$50,000 in CDBG to Sussex County to assist in its evaluation of rural impacted communities, as outlined in the terms of its Voluntary Compliance Agreement with HUD, to assist the County in determining investment strategies, priority designations of infrastructure and community development.</i>	<i>F. 2014</i>	<i>F. \$50,000</i>	<i>F. 2014</i>
ADDITIONAL STRATEGIES						

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #6: Policy documents utilized by DSHA could be improved from a fair housing perspective.						
Amend DSHA policy documents to be in compliance with all applicable federal laws and authorities	A. Include the AI definition of racially, ethnically, and LMI-concentrated areas in the HDF application package.	A. DSHA	A. Completed for the HDF Loan program.	A. 2013	A. \$0	A. 2013
	B. Include a list and a map of all racially, ethnically, and LMI- concentrated census tracts in the HDF application package.	B. DSHA	B. Completed for the HDF Loan program.	B. 2013	B. \$0	B. 2013
	C. Amend the HDF Project and Neighborhood Standards to encourage developers to provide rental housing for families outside of impacted areas.	C. DSHA	C. Amended HDF to encourage new rental construction outside of impacted areas and encourage affordable homeownership in severely impacted areas in 2013 and updated in 2016 to reflect new data sources.	C. 2013	C. \$0	C. 2013 and updated in 2016
	D. Amend the ACOP to include a detailed pet policy permitting service or companion animals for persons with disabilities.	D. DSHA	D. Completed pet policy in 2012 to clarify the definition of Assistive Animal to ensure compliance with FH/ADA and that Assistive Animals are not subject to pet policy.	D. 2012	D. \$0	D. 2012

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #7: Kent County's 2007 Comprehensive Plan does not recognize the County's responsibility to affirmatively further fair housing.						
Establish fair housing as a priority in the	A. Develop a statement summarizing the County's responsibility to affirmative	A. Kent County	A. B. C. Kent County is close to adopting the 2018 Comprehensive Plan. Their commitment to affirmatively furthering fair housing is discussed throughout Plan. Housing Policy emphasis includes:	A. 2018	A. \$0	A. 2018

County's long-range planning	further fair housing. Include this policy statement in the 2012 Plan Update.		Encourage well-designed, diverse, affordable, and convenient housing community choices for people/families in all stages of life and all income ranges throughout County by following objectives:			
	B. Include detailed strategies for enabling the following in the 2012 Plan Update: increasing the supply of affordable rental housing for families in non-impacted areas, expanding the supply of rental housing accessible to persons with mobility impairments, and expanding the supply of affordable rental housing for families in close proximity to jobs.	B. Kent County	<ul style="list-style-type: none"> - Ensure sufficient land for compact mixed-use development with emphasis on creating communities comprised of a range of housing options such as apartments, townhouses, duplexes, and single-family detached dwellings, as well as easy access to goods/services rather than stand-alone subdivisions; - Foster multi-modal and transit options enabling those without easy access to automobiles to interact meaningfully within their communities; - Encourage expansion of housing types, such as apartments, townhouses, duplexes, and single-family detached dwellings, to serve a diverse population; - Provide homeownership opportunities to low- to moderate-income as well as above the median family income; - Coordinate with State/ Federal Governments to provide opportunities to increase rental supply affordable to extremely low income residents; and - Maintain or improve the condition of housing stock throughout County without causing displacement. 	B. 2018	B. \$0	B. 2018
	C. Facilitate and promote land use policies and regulations that enable an increase in the supply of affordable rental housing in areas with adequate infrastructure.	C. Kent County	C. Levy Court revised its Adequate Public Facilities Ordinance (APFO) so the calculation of the school fee is based on housing type, which significantly lowers the APFO school fee for multi-family and manufactured housing. The revision also exempts federally-complaint age-restricted communities from the APFO school provision.	C. Ongoing	C. \$0	C. Ongoing
	D. Provide status updates to ongoing affordable housing goals in the tracking table in the Implementation Chapter of the 2012 Plan Update.	D. Kent County	C. The County's TDR program identifies geographic areas suitable for higher density housing where infrastructure exists or is planned and services are available.	D. TBD	D. \$0	D. TBD

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #8: While Sussex County's 2007 Comprehensive Plan specifies the County's affordable housing goals, it does not fully recognize the County's responsibility to affirmatively further fair housing.						
Establish fair housing as a priority in the	A. Develop a statement summarizing the County's responsibility to affirmative	A. Sussex County	A. B. C. Adoption to occur in 2018. Between 2017 -18 there were more than two dozen public workshops to assist County with drafting the Comprehensive Plan. Every workshop had a Spanish interpreter available. All public comments	A. 2018 is next plan	A. \$0	A.

County's long-range planning	further fair housing. Include this policy statement in the 2012 Plan Update.		received online and at workshops are available online www.sussexplan.com . Draft Plan identifies County's mission to promote fair and affordable housing throughout County. Plan identifies many strategies to encourage and increase development of affordable homeownership and rental housing, as well as expanding AFFH efforts. The Plan also recognizes benefits of DSHA's Balanced Opportunities Housing Map, specifically the Areas of Opportunity.	B. Ongoing	B. \$0	B. Ongoing
	<p>B. Include detailed strategies for enabling the following in the 2012 Plan Update: increasing the supply of affordable rental housing for families in non-impacted areas, expanding the supply of rental housing accessible to persons with mobility impairments, expanding the supply of affordable rental housing for families that is in close proximity to jobs, the County's leadership role, and funding that the County is prepared to provide to area localities for such projects.</p> <p>C. Facilitate and promote land use policies and recommendations that enable an increase in the supply of affordable rental housing in areas with adequate infrastructure.</p>	<p>B. Sussex County</p> <p>C. Sussex County</p>	<p>B. See response to DSHA Impediment 3. In addition, Sussex County: encourages developers to affirmatively market their units to diverse populations via their PLUS comments; incorporates standard language into all residential development plan review subject to PLUS which sets forth the County's policy to AFFH by emphasizing desire for creation of racially/ethnically diverse mixed income communities and encourages developers to affirmatively market units to diverse populations. Further, the Planning & Zoning Dept has fair housing and affordable housing materials attached to subdivision application materials and on website.</p> <p>B. Sussex County is currently evaluating Rural Impacted Communities study to determine investment strategies, priority designation those elements of infrastructure over which the County has primary governing authority. The County has already incorporated study results into its 2018 CDBG application process through prioritizing targeted area funding requests. In Spring 2018, the County partnered with DFLI/The Money School to provide a 3-part financial literacy series to the Mount Joy community was reflective of the demographics of that community. Financial literacy was identified as need in study across all 14 communities. The County Administrator sent direct letters to DNREC and DelDOT in Sept 2017 summarizing needs identified by the 14 communities that were associated with those agencies.</p> <p>B. C. See response to DSHA Impediment 3. Sussex County created policy for affordable housing projects seeking support and actively engages developers on incentives available, ie. tax abatement for non-profit properties.</p> <p>C. Sussex County established two methods of reducing lot sizes to 7500 sf. for lots served by central water and central sewer.</p>	C. Ongoing	C. \$0	C. Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #9: Various zoning ordinances throughout the Balance of State should be amended to promote fair housing choice.						

Ensure that local zoning ordinances are in compliance with the Fair Housing Act	A. Both Kent and Sussex Counties should define specific geographic areas that are suitable for multi-family housing and work towards reducing regulatory barriers that impede such development.	A. Kent County, Sussex County	A. See responses to: DSHA Impediment 3, Strategies B and E.; DSHA Impediment 7, Strategy C; and DSHA Impediment 8, Strategy A., B. and C.	A. 2012-2014	A. \$0	A. Ongoing
	B. Sussex County should amend its zoning ordinance by lowering the minimum site size standards.	B. Sussex County	B. See response to DSHA Impediment 8, Strategy C.	B. 2013	B. \$0	B. Ongoing
	C. Amend Sussex County's zoning ordinance to include modern definition for term "family."	C. Sussex County	C. Sussex County revised how it defines Occupancy of a Single Unit so it does not discriminate against persons with disabilities and now the definition of "family" emphasizes how the members of the unit function as a cohesive unit.	C. 2013	C. \$0	C. 2013
	D. Amend the Town of Georgetown's zoning ordinance to include a more modern definition for the term "family."	D. Town of Georgetown	D. The Town of Georgetown amended its zoning ordinance in June to adopt a new definition of "family" which emphasizes how the members of the unit function as a cohesive unit.	D. 2012 - 2013	D. \$68,482	D. 2013
	E. Amend Kent County's zoning ordinance to reflect current practices which allow group homes for the treatment of substance abuse by right in all areas where single-family is permitted.	E. Kent County	E. Kent County revised its zoning ordinance in May 2014 regarding group homes to allow group homes for the treatment of substance abuse by right in all areas where single-family housing is permitted.	E. 2014	E. \$0	E. 2014
ADDITIONAL STRATEGIES	F. DSHA participates in Strong Communities planning efforts for rural communities.	F. DSHA	F. DSHA attends Strong Community planning meetings.	F. 2014	F. \$0	F. Ongoing
	G. DSHA to continue maximizing the state's growth management framework to promote inclusive communities and fair housing choice via participating in and coordinating with state and local planning activities.	G. DSHA	G. DSHA encourages communities to include affordable housing in planning initiatives and provides technical assistance through: - State PLUS process to inform local jurisdictions of impediments identified in AI for their communities and framing DSHA responses to land use proposals from a fair housing perspective to promote integrated land use patterns. - DSHA's Affordable Housing Resource Center website. - present at workshops promoting inclusive communities. FY18 example U of D IPA Planning 107 Affordable Housing workshop for local officials.	G. Annually	G. \$0	G. Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #10: Members of the protected classes could be more fully represented on boards and commissions dealing with housing issues in Kent and Sussex Counties.						
Ensure that members of the protected classes are represented on appointed volunteer boards	A. Obtain information from current board members to document race, gender, ethnicity, disability status, and familial status.	A. Kent County, Sussex County	A. Since Fall 2012, DSHA requires applications for CDBG and HOME to provide information on race, gender, ethnicity, disability status, and familial status, from current board members of County Council and other Boards/Commissions that make land use decisions. Diversity remains limited in part due to the limited turnover of boards and commissions. With several years of data, DSHA now includes survey results in CDBG monitoring to recommend making appointments that reflect their population's diversity. FY18, there are two women on Sussex County P&Z Commission and one woman on the BOA.	A. Ongoing	A. 0	A. Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #11: Mortgage loan denials and high-cost lending disproportionately affect minority applicants.						
Increase and enhance fair housing outreach and education efforts throughout the County	A. Lenders should undertake initiatives aimed at expanding home ownership opportunities for minorities.	A. Area lenders	A. B. See response to DSHA Impediment 2, Strategy A.	A. Ongoing	A. \$0	A. Ongoing
	B. Engage HUD-approved housing counselors to target credit repair education	B. Area lenders, DSHA, advocacy	B. DSHA continues to administer a single-contract system with all eleven housing counseling agencies in Delaware. Contract language specifies that services to clients will include counseling sessions covering topics such as rebuilding credit, saving, and reducing debt.	B. Ongoing	B. \$100,000	B. Ongoing

	<p>through existing advocacy organizations that work extensively with minorities.</p> <p>C. Conduct a more in-depth analysis of HMDA data to determine if discrimination is occurring against minority applicant households.</p> <p>D. Engage in a communication campaign that markets home ownership opportunities to all minorities.</p>	<p>organizations</p> <p>C. DSHA</p> <p>D. Area lenders, DSHA, area advocacy organizations, and affordable housing developers</p>	<p>B. DSHA continues to pass 100% of the HUD Counseling funds to the Delaware Statewide Housing Counseling Network. The \$100,000 funds will go to providing targeted pre-purchase and rental counseling services to low-income and minority households in all three counties.</p> <p>C. In 2013, DSHA conducted a one-time analysis of the distribution of DSHA's HLP loans and overall home purchase loans (HMDA) by race and ethnicity. The geographic distribution and location of HLP and HMDA loans was also analyzed to determine any disparities.</p> <p>D. DSHA markets DSHA programs and services to a diverse audience, through several media outlets that reach minority populations including La Exitosa (Delaware's most prominent Hispanic radio station), as well as additional AM and FM Delaware stations. Program information and brochures are provided in English and Spanish, both on our website and in printed materials. DSHA also participates in multiple outreach events each year which target minority and traditionally underserved populations such as El Centro Cultural Festival Hispano, Charlton School Community events, Rodney Village Civic Association events, La Exitosa Hispanic Expo, and the Modern Maturity Center Community Awareness Fair. DSHA also conducted target outreach to community organizations that represent minority groups. For example, in June, DSHA and Sussex County presented available housing-related programs and services to La Esperanza staff.</p> <p>D. Sussex County - see DSHA Impediment 8, Strategy B. and C.</p>	<p>C. 2013</p> <p>D. Ongoing</p>	<p>C. \$0</p> <p>D. approx. \$5,000 annually</p>	<p>C. 2013</p> <p>D. Ongoing</p>
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Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #12: Foreclosures appear to disproportionately affect minority households in the Balance of State.						
Increase home buyer education, counseling, and other services to mitigate the impacts of foreclosure	A. Mitigate the impacts of foreclosure by supporting the following: increased buyer education, increased credit and buyer counseling, and legislative protections for borrowers to assist them in meeting housing costs.	A. DSHA, area advocacy organizations, area affordable housing developers	A. See response to DSHA Impediment 11, Strategy B. In addition, DSHA continues to support housing counseling agencies providing services to households in mortgage default through five ongoing programs, which are supported by a combination of state, Federal, and Multistate Mortgage Settlement funds. As part of Settlement, DSHA committed \$200,000 to support education and training initiatives to increase quality and effectiveness of foreclosure-prevention counseling services. DSHA focuses on counseling funding grant administration and supporting the operations of the statewide mandatory foreclosure mediation program by bringing together counselors, attorneys, court mediators, the Department of Justice (DOJ) and others to improve homeowner outcomes.	A. Ongoing	A. \$200,000	A. Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #1: The State's Qualified Allocation Plan (QAP) and related policies should be revised to reflect Delaware's commitment to affirmatively further fair housing.						
Amend QAP and related documents to more accurately reflect Delaware's commitment to affirmatively further fair housing.	A. Under scoring category 17(B) in the QAP, redefine impacted areas to include census tracts located in areas of racial, ethnic, and/or LMI concentration.	A. DSHA	A. DSHA redefined impacted areas to include census tracts located in areas of racial, ethnic and/or LMI concentration. Updated in FY16	A. 2012	A. \$0	A. 2012; updated FY16
	C. Amend the QAP to identify the specific census tracts in Delaware that are impacted (using DSHA's definition) and racially, ethnically and/or LMI concentrated (using definition in the AI).	C. DSHA	C. DSHA modified the QAP to identify the census tracts that are: severely impacted using DSHA's definition; and, impacted using AI's definition. Updated in FY16	C. 2012	C. \$0	C. 2012; updated FY16
	D. Eliminate QAP scoring categories 8 and 22.	D. DSHA	D. Category 22 has been removed.	D. 2012	D. \$0	D. 2012
	E. Expand the accessibility language in the QAP to include an explanation of the owner's Section 504 responsibilities.	E. DSHA	E. There were several expansions on accessibility language throughout QAP. The expanded language pertaining to owner's Section 504 responsibilities is found in Attachment 10 of the QAP.	E. 2012	E. \$0	E. 2012

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #1: The State's Qualified Allocation Plan (QAP) and related policies should be revised to reflect Delaware's commitment to affirmatively further fair housing. (Continued)						
Amend QAP and related documents to more accurately reflect Delaware's commitment to affirmatively further fair housing.	F. Amend the QAP to require specific information on the nature and frequency of fair housing training provided to management staff.	F. DSHA	F. DSHA amended QAP to include specific information on the nature and frequency of fair housing training provided to management staff.	F. 2013	F. \$0	F. 2013
	G. DSHA, in partnership with DHRC and DE NAHRO, should co-sponsor a bi-annual fair housing training to occur every other year.	G. DSHA, DHRC, DE NAHRO	G. DSHA amended QAP requiring management staff to receive fair housing training every two years and to maintain documentation training.	G. 2013	G. \$0	G. 2013 and ongoing
	H. Include the AI definition of racially, ethnically, and LMI-concentrated areas in the HDF application.	H. DSHA	H. Completed for the HDF Loan program and updated in FY16 based on new data.	H. 2013	H. \$0	H. 2013 and FY16
	I. Include a list and a map of all racially, ethnically, and LMI-concentrated census tracts in the HDF application.	I. DSHA	I. Completed for the HDF Loan program and updated FY16 based on new data.	I. 2013	I. \$0	I. 2013 and FY16
	J. Amend the QAP and HDF Project and Neighborhood Standards to encourage developers to provide affordable rental housing for families outside of areas of racial and ethnic concentration.	J. DSHA	J. Major revisions were made to the QAP and HDF Project and Neighborhood Standards to encourage affordable rental housing outside of areas of racial and ethnic concentration.	J. 2012 and 2013	J. \$0	J. 2013

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #3: A uniform definition of areas of concentration should be adopted and utilized by all entitlement communities throughout the State.						
To ensure statewide consistency and to enhance regional collaboration, adopt a statewide definition of areas of concentration to be utilized by all HUD entitlement communities.	A. DSHA, the City of Dover, and the City of Newark should adopt the City of Wilmington and New Castle County definition of areas of concentration to develop a consistent approach to affirmatively further fair housing.	A. City of Dover, City of Newark, DSHA	A, DSHA adopted a definition for areas of concentration to include: racially, ethnically impacted; and/or, LMI-concentrated. This definition corresponds with the other jurisdictions' definition for areas of concentration. In FY16, DSHA updated its "Balanced Housing Opportunities" map based on new data from HUD.	A. 2012	A. \$0	A. 2012; updated FY16
	B. Statewide affordable housing policies and the related policies of individual entitlement communities should promote a balanced approach to investing in concentrated areas and in communities of opportunity.	B. City of Wilmington, New Castle County, City of Dover, City of Newark, DSHA, State government	B. DSHA reviewed all DSHA programs to determine how and where DSHA should invest resources to promote housing choice in both impacted and non-impacted areas. In 2012, DSHA reviewed and modified the LIHTC QAP to encourage new affordable rental in non-concentrated areas of the State. In 2013, DSHA reviewed the HDF and made changes to encourage new rental in non-impacted areas, and strongly encourage affordable homeownership in severely impacted areas. See above for FY16 update. Through the Restoring Central Dover Initiative, 24 affordable homes have been constructed and sold in the Downtown Redevelopment Areas – which also aligns with the Area of Distress.	B. 2012 and 2013	B. \$0	B. 2013; updated FY16

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #4: Impact fees, also referred to as sewer and water connection fees, discourage new housing construction, particularly affordable housing projects that are undertaken by non-profit housing developers and community development corporations.						
To promote and encourage the development of affordable rental and owner housing throughout the State	County and local government entities throughout the State of Delaware should reduce and/or waive their respective sewer, water, and/or public facilities and services impact fees for area developers and non-profit organizations seeking to build affordable housing units, both renter and owner units.	Local and county governments throughout the State	<p>-Kent County continues to evaluate the effects of various permits and impact fees. The County determined that one of the fees associated with the County's Adequate Public Facilities Ordinance for schools may be excessive. Consequently in 2014, Levy Court revised its Adequate Public Facilities Ordinance (APFO) so the calculation of the school fee is based on housing type, which significantly lowers the APFO school fee for multi-family and manufactured housing.</p> <p>- Sussex County created a policy regarding affordable housing projects seeking support. Conditional letters may be provided upon proof of affordability (i.e. DSHA Tax Credit Program, Habitat for Humanity Deed Restrictions, etc.). The support letter, not only commends affordable housing construction, but also assists the County meeting need to promote rental housing in non-impacted areas. In addition, the County actively engages developers on the incentives available, such as tax abatement for non-profit properties. Sussex County defers sewer impact fee assessments for non-profit affordable housing developers for up to one year.</p> <p>- As part of Dover's Downtown District (DDD) incentives, impact fees will be waived for projects that are undertaken by non-profits and housing developers in the designated DDD area.</p>	Ongoing	TBD	Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #5: The different policies and procedures established by each of the five Section 8 Housing Choice Voucher Programs in the State make it very difficult for a voucher holder to port between the cities and counties, thereby restricting fair housing choice.						
Promote inter-agency collaboration among the various Section 8 Housing Choice Voucher Programs throughout the State to expand fair housing choice.	Initiate inter-agency collaboration between the five Section 8 providers. Create a uniform set of porting requirements that would permit a voucher holder to move freely from one area of the State to another. DSHA's MTW program contains regulatory requirements that will have to be considered during this process.	WHA, NCCHA, NHA, DHA, DSHA	The State Consortium has met several times over the past couple years to discuss how porting requirements across jurisdictions could be modified to facilitate voucher holders who wish to move from one area of the state to the other. However, while the Consortium has not yet identified definitive changes, they are committed to continuing the discussion with the goal of facilitating voucher mobility.	Ongoing	\$0	Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Remarks	Year to be Completed	Proposed Investment	Date Completed
Impediment #6: Regional collaboration among entitlement communities is needed to remedy segregation and concentration that persist in City of Wilmington.						
Develop a regional strategy to address the historic pattern of segregation in Wilmington	A. Adopt local policies across jurisdictional borders that increase the supply of affordable rental housing for families in non-impacted areas outside of Wilmington.	A. City of Wilm., All	A. See response to Regional Impediment 3, Strategy B. This process also facilitates the reduction of this impediment.	A. Ongoing	A. \$0	A. Ongoing; FY16 most recent update
	B. Revitalize neighborhoods within the City of Wilmington so that middle class residents of other jurisdictions will want to move into the City.	D, E, and F. All	A. FY16, legislation enacted that amends the Delaware Fair Housing Act by prohibiting housing discrimination based on source of income. A. FY16, DSHA increased maximum payment standards 10% in Areas of Opportunity for 900 HC Vouchers it administers in Kent and Sussex County and 700 state-funded State Rental Assistance Program vouchers.	B. Ongoing	B. 6.1 mill in State funds – most in Wilm.	B. Ongoing
	D. Encourage county planners/elected officials to consider risks of failing to think and act regionally to deconcentrate poverty in Wilmington. Conduct AFFH workshops w/ planners elected officials.	E, and F. All	B. City of Wilmington identified a distressed area that was designated a Downtown Development District (DDD). State and City incentives are available to businesses and investors who invest in real property within the DDD. This includes DDD Grant program, administered by DSHA, and provides a 20 percent grant on real property investments in commercial, industrial, residential, and mixed-use buildings. The goal is to promote a variety of development to increase the economic vitality and quality of life in this currently distressed area.	D. Ongoing	B. FY17 Sussex \$68,000 Kent \$51,000	D. Ongoing
	E. Ease zoning and other regulatory barriers to affordable rental housing for families.		A. DSHA is a key partner in DDD initiative by administering the DDD grant to encourage redevelopment in economically depressed areas. Participating communities are required to develop and implement plans and incentives for these areas. Eight municipalities have DDDs and implemented revisions to zoning ordinances and incentives to encourage a range of uses including a mix of housing types in these highly distressed areas.	E. Ongoing	E. \$0	E. Ongoing
	F. Incentivize the development of mixed income housing in non-impacted areas.		B. To support municipalities in revitalizing its designated DDD, both Kent and Sussex County match DDD grants, up to \$10,000, for projects located in a DDD. FY17, Sussex County granted \$68,000 to qualifying projects. FY17, Kent County granted \$51,459 to support 9 projects (4 residential). E. The City of Dover has a designated DDD and has identified incentives and impact fees to be waived for projects that are undertaken by non-profits and housing developers in the designated DDD area.	F. Ongoing	F. \$0	F. Ongoing
			E. See DSHA Impediment 9. Strategy G. F. The City of Wilmington has only 4 non-impacted areas, and while the City persists to coordinate development, those areas remain strongly resistant to mixed-income development.			

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #7: There is an overall lack of data available to support the need for more affordable, accessible housing throughout the State.						
More accurately track the number of persons throughout the State in need of mobility-accessible housing units.	Conduct a statewide study to determine the supply and demand characteristics of housing for persons with mobility impairments.	DSHA, area advocacy organizations other entitlement communities	The state's affordable housing and disability communities collaborated to conduct the study, <i>Community and Choice: Housing Needs for People with Disabilities in Delaware</i> . Since then the State Council for Persons with Disabilities (SCPD) has pursued recommendations from the study including legislation to include source of income as a protected class under Delaware's Fair Housing Act. FY16, legislation was signed into law that amends the Delaware Fair Housing Act by prohibiting housing discrimination based on source of income.	2012	\$5,000	FY16

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Yr to be Completed	Proposed Investment	Date Completed
Impediment #8: Public transit service is largely limited to higher density areas and does not accommodate persons working evening, night, and weekend shifts.						
Increase access to public transit in non-concentrated areas.	Identify opportunities for the development of affordable family housing along existing transit routes. Collaborate with DART to adequately serve this area with public transit.	City of Wilmington, New Castle County, City of Dover, City of Newark, DSHA, DART	<p>DSHA collaborated with DART to identify opportunities for the development of affordable housing along existing transit routes. Through this, DSHA modified the QAP to incentivize applications within Transit Services areas, or are transit ready. In FY17, Memorandums of Agreements were executed by tax credit applicants with DART to ensure 2 affordable rental communities serving 128 households will be served by transit.</p> <p>The Dover Transit Center was completed 2010 and is centrally located and includes a larger bus depot. This facility is located along the rail line allowing for use as a train station in the future. There are several affordable housing initiatives to develop and preserve affordable housing along the existing transit routes.</p>	Ongoing	\$0	Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #9: Several policies and programs of statewide advocacy organizations could be improved from a fair housing perspective.						
Improve various policies and programs of statewide advocacy organizations such as DHC and DHRC.	B. OHR/DHRC should conduct the four-factor analysis to determine the extent to which the translation of vital documents is necessary to assist persons with LEP in accessing various statewide services.	B. DHR/DHRC	B. DHR increased the number of Spanish language fair housing publications distributed in its outreach and education efforts.	B. 2012	B. TBD	B.
	C. OHR/DHRC should be more aggressive in initiating complaints on behalf of Delawareans who feel they have been discriminated against.	C. DHR/DHRC	B. DHR hired a multi-lingual investigator whose skills have increased DHR's interactions with persons with LEP. B. In October, DHR disseminated fair housing and equal accommodations information (English/Spanish) at Hispanic Heritage Celebration & Community Fair in Georgetown.	C. Ongoing	C. TBD	C.
	D. OHR/DHRC should publicize its settlements to deter landlords and property management companies from abusing the current system in place and to encourage residents throughout the State to file fair housing complaints.	D. DHR/DHRC	C. DHR expanded its community outreach and education efforts to enhance Delawareans' awareness of anti-discrimination laws efforts to identify discriminatory practices. C. DHR led dialogue with the Attorney General's Office on Commission initiated complaints. C. DHR reviewed and discussed with the Delaware State Human Relations Commission (DHRC) its authority to investigate and initiate discrimination complaints. D. DHR publicizes examples of case settlements in its Fair Housing 101 workshops; training evaluations indicate case examples are most helpful to participants in recognizing and understanding housing discrimination. D. DHR is reviewing case files for website publishing.	D. Ongoing	D. TBD	D.

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #10: There exists a continuing need for quality fair housing education, outreach, training, and real estate testing throughout the State.						
Increase fair housing education, outreach, training, and real estate testing throughout Delaware.	A. Continue to provide funds to send housing site management staff to annual fair housing trainings.	A. DSHA	A. DSHA sent 31 housing managers to FH training FY17.	A. Annual	A. FY17 \$1,705	A. Annual
	<p>B. Enlist support of fair housing advocacy organization to provide real estate discrimination testing throughout State.</p> <p>C. Localities throughout State that have rental registration, licensing, and/or inspection programs should encourage landlords and property management companies to attend fair housing training by providing a calendar of seminars in each county. This calendar should be updated regularly, provided at time of initial registration, and posted on various jurisdictional websites. Jurisdictions should work collaboratively to facilitate, and market fair housing seminars.</p> <p>D. Area localities should encourage members of appointed boards and commissions, elected officials, real estate agents, and municipal/county staff that deal with housing, community development, zoning, and code enforcement to attend fh training.</p>	<p>B. DHRC, DHC, DCRAC</p> <p>C. & D. City of Wilmington, New Castle County, City of Dover, City of Newark, Kent County, Sussex County</p>	<p>CLASI continues testing mortgage lenders to gather evidence to file complaints. DDHR works cooperatively with the CLASI housing testing program by referring potential testers.</p> <p>D. Dover provides Crime Free Multi-Housing training with FH law training semi-annually for landlords.</p> <p>D. The City of Wilmington holds fair housing training for city and county employees and their sub-grantees annually.</p> <p>D. In April, DDHR conducted a Fair Housing Policy Conference to which public and elected officials were invited. Some attended.</p>	C., Bi-annually	C. \$0	C. Ongoing
ADDITIONAL STRATEGIES	<i>E. Ensure that all DSHA employees are sensitive to and educated in fair housing issues</i>	<i>E. DSHA</i>	<i>E. DSHA developed an Internal Fair Housing Training Plan according to each employee's type and frequency of contact with public. In FY17, 86 DSHA employees attended Fair Housing training relevant to their job.</i>	E. Annually	E. FY17 \$4,595	E. Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #11: Mortgage loan denials and high-cost lending disproportionately affect minority applicants.						
Increase and enhance fair housing outreach and education efforts throughout the State.	A. Investigate the feasibility of contracting for mortgage testing in the State. If possible, contract with an experienced firm to conduct such testing.	A. OHR/DHRC, CLASI, DCRAC	A. In 2013 CLASI partnered with the University of Delaware Center for Community Research and Service (CCRS) to develop a methodology to conduct mortgage tests by phone. The methodology was approved by HUD in Fall 2013. This collaboration will include a total of 40 tests. In addition, CCRS will analyze the data and produce a report which assesses whether discriminatory conduct is occurring against African-Americans and include policy recommendations as appropriate.	A. 2013-2015	A. \$36,500 (includes 9,000 CCRS match)	A.
	B. Encourage HUD-approved homebuyer counseling providers to continue this invaluable resource for lower income and minority households.	B. Area lenders, advocacy orgs, all HUD entitlement communities	B. DHR continues its partnership with and support of housing counseling programs and services provided by Housing Opportunities of Northern Delaware (HOND). B. The City of Dover provided a grant to NCALL Research, a HUD-approved housing counseling agency to provide housing counseling directly to at least 51% of low income households to assist in purchasing affordable housing in the City of Dover.	B. Ongoing	B. \$0	B. Ongoing

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Proposed Investment	Date Completed
Impediment #12: Several newspapers, including <i>The News Journal</i>, <i>Dover Post</i>, <i>Delaware State News - the State Capital Daily</i>, and the <i>Cape Gazette</i>, do not comply with the Federal Fair Housing requirements.						
Eliminate discriminatory language in real estate advertisements.	Recommend to <i>The News Journal</i> , the <i>Dover Post</i> , the <i>Cape Gazette</i> , and <i>Delaware State News - the State Capital Daily</i> to revise their policies to include a statement to the effect of "All advertisements prohibiting or restricting pets shall be made with the understanding that such policies shall not apply to persons with disabilities, as defined by the Fair Housing Act, who require service or companion animals."	City of Wilmington, New Castle County, City of Dover, DSHA, DHRC	The City of Wilmington reached out to the New Journal requesting it add a disclaimer to its website. The City will follow up until this issue is resolved.	2014	\$0	Ongoing

Appendix H:

- Minority, Women and Veteran Business Enterprises Outreach Program, 2013
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MINORITY, WOMEN AND VETERAN BUSINESS ENTERPRISES OUTREACH PROGRAM

A. Statement of Policy

1. It is the policy of the Delaware State Housing Authority to insure the inclusion, to the maximum extent possible, of minorities, women and/or veterans, including, without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts entered into by DSHA with such persons or entities, public and private, in order to facilitate the activities of DSHA to provide affordable housing authorized under the National Affordable Housing Act or any other federal housing law applicable to DSHA.
2. As part of its MBE/WBE outreach program and in accordance with the requirements of the Governor's Executive Orders No. 14 and No. 29, DSHA and other State agencies have adopted Supplier Diversity Action Plans. DSHA's Plan is attached. The Supplier Diversity Action Plan updates and replaces DSHA's previous Minority and Women Business Enterprise Program and will assist minority, women and/or veteran business enterprises (M/W/VBE) in obtaining opportunities to compete for both DSHA and federal purchasing dollars and contracting opportunities. DSHA has mailed out to contractors solicitations and posted information on its web site encouraging both contractors and subcontractors to become listed as a certified M/W/VBE enterprise in the State's Office of Supplier Diversity (OSD) directory. DSHA utilizes the OSD directory in its own solicitations for work and services and directs HOME project contractors to use the OSD directory for their needs.
3. DSHA coordinates its efforts with the services provided by the OSD. A listing of services available can be found at <http://gss.omb.delaware.gov/osd/> and include, but are not limited to, notification of business events, certification as a M/W/VBE, bid and contracting opportunities and training information.

B. Program Oversight

The Administration Section (Admin) of DSHA is the office with oversight responsibilities for promoting the M/W/VBE Outreach Program. Mr. Mike Miles, Contract Procurement Officer, has overall direct responsibility for the Program. Admin's duties include the promotion of the M/W/VBE Outreach Program along with the collection, distribution and monitoring of information as necessary for the successful operation of the program.

C. Identifying MBEs/WBEs

1. Admin conducted surveys at the start of the HOME Program to establish a listing of MBE/WBE contractors/subcontractors, vendors, and professional firms. The survey method included: direct mailings to known MBE/WBE groups and minority and women's organizations, obtaining MBE/WBE listings maintained by local, state and federal agencies and placing advertisements regarding the survey in local media.
2. In June of 2012, the Office of Supplier Diversity was established as the State office responsible for ensuring that minority, women and veteran businesses are afforded full and equal access to State procurement opportunities related to the provision of commodities, services and construction. All firms on the prior listing of DSHA MBE/WBE contractors were contacted and strongly encouraged to contact the OSD and become certified.

3. DSHA may periodically sponsor conferences or seminars and develop informational and documentary materials on contract/subcontract opportunities for M/W/VBEs in order to facilitate their inclusion in contracts for affordable housing.

D. Monitoring

1. DSHA shall require all contractors, when entering into contracts to further affordable housing, to submit monitoring forms for themselves and their subcontractors.
2. DSHA shall collect and maintain records and statistical data on the use and participation of M/W/VBEs as contractors/subcontractors in all HUD-assisted program contracting activities.
3. DSHA shall evaluate, on a yearly basis, the contract participation of M/W/VBEs in HUD-assisted program activities and shall take such steps as necessary to assure the participation of M/W/VBEs.

E. Solicitation Procedures

1. Whenever DSHA solicits bids or proposals for work involving DSHA or HUD-assisted projects it shall:
 - a. In all bid notices or requests for proposals (RFPs) include language such as, "Bids are especially invited from minority business enterprises, women business enterprises and veteran business enterprises,"
 - b. Advertise in two newspapers of general local circulation of the project area for all bids and RFPs and
 - c. Post all bids and RFPs on the DSHA website and on the State's Bid Solicitation Directory at <http://bids.delaware.gov/>.
2. DSHA shall require all contractors involved in HUD-assisted projects, when soliciting proposals and or bids from subcontractors to include language such as, "Bids are especially invited from minority, women and veteran business enterprises" in solicitations. Contractors shall also keep records of M/W/VBEs participation and solicitation including copies of all advertisements.
3. DSHA shall advise contractors at pre-bid and preconstruction meetings to contact the OSD in order to facilitate the inclusion of M/W/VBEs in the contractors' proposal or bid.

Appendix I:

- DSHA's Supplier Diversity Action Plan

General Order No. 593 Revising DSHA's
Supplier Diversity Action Plan

WHEREAS, Governor's Executive Order No. 29, Council on Housing Resolution No. 398, and existing U.S. Department of Housing and Urban Development regulations provide the framework for the Supplier Diversity Action Plan; and

WHEREAS, the Delaware State Housing Authority (DSHA) desires to revise its Supplier Diversity Action Plan to ensure that minority, veteran, and women business enterprises are afforded full, equitable, and fair opportunities to compete for DSHA purchasing dollars; and

WHEREAS, this Supplier Diversity Action Plan updates and replaces DSHA's previous Supplier Diversity Action Plan effective 8/1/10.

NOW THEREFORE BE IT ORDERED AS FOLLOWS:

1. The attached DSHA Supplier Diversity Action Plan is adopted effective 8/27/12.
2. All substantive revision to the Supplier Diversity Action Plan will be accomplished via a subsequent General Order.


Anas Ben Aditi
Director


Date

Delaware State Housing Authority (DSHA)
Supplier Diversity Action Plan

Purpose and Definitions

- The purpose of DSHA's Supplier Diversity Action Plan is to ensure that minority, veteran and women owned business enterprises are afforded full, equitable, and fair opportunities to compete for DSHA purchasing dollars.
- A minority, veteran and women owned business enterprise means a for profit business which is at least 51 percent owned and managed by a minority, veteran, or women business enterprise certified by the state Office of Supplier Diversity (OSD)
- The definition of a minority follows that of the U.S. Census Bureau.
- The definition of a veteran is an individual who has served in the United States military or has served in the National Guard of the United States for six months and has received a discharge other than a dishonorable discharge.
- This DSHA Supplier Diversity Action Plan has been drafted in accordance with Governor's Executive Order No. 14, Council on Housing Resolution No. 398, and U.S. Department of Housing and Urban Development (HUD) requirements, as well as, the Governors Executive Order No. 29 which provides the inclusion of Service Disabled Veterans and Veteran Business enterprises in the State of Delaware Supplier Diversity initiatives.

Scope of Plan

- The scope of DSHA's Supplier Diversity Action Plan includes all direct procurement accomplished by the agency, both federal and non-federal. For specific HUD requirements see in particular legislative mandates (Attachment C), including 24 CFR Part 85.36, 24 CFR Part 92.351, and HUD CPD Notice 2010-005.
- It is recognized that DSHA reporting of its supplier diversity efforts will necessarily be a combination of expenditures in both the state system and DSHA's internal accounting system.
- DSHA will also encourage its partners in non-direct assistance programs to also provide opportunities for minority, veteran and women owned business enterprises, consistent with the intent of Council on Housing Resolution No. 398.

- Subcontractor data will be solicited on contracts as applicable.
- For procurements under the competitive spending thresholds, DSHA will solicit at least 1 certified MBE/WBE/VBE as available.

DSHA Liason/Contact

- Michael T. Miles, Contract Procurement Officer, is the appointed liaison/contact for minority, veteran, and women business enterprises contracting.

Attachments

- A: Governor's Executive Order No. 14
- B: Governor's Executive Order No. 29
- C: Council on Housing Resolution No. 398
- D: Federal Requirements

Supplier Diversity Outreach Efforts

- DSHA will participate in annual state events such as the Governor's Enterprise Conference and the Delaware Economic Development Office's Diversity Summit, and will research the opportunities to organize similar type events to the state's housing providers consistent with the intent of Council on Housing Resolution No. 398.
- DSHA will disseminate information on state supplier diversity initiatives to its contractors, and vendors who contact DSHA seeking business opportunities.
- DSHA will provide links to the Office of Supplier Diversity (OSD) on DSHA's website.
- DSHA will identify and recruit minority veteran, and women business enterprises for certification by the Office of Supplier Diversity (OSD).
- DSHA will also consult the OSD Directory in its own procurement.

Reporting

- DSHA will track the participation of minority veteran, and women business enterprises, and annually evaluate DSHA's efforts. HUD goals are currently 5 percent participation of Minority and Women Business Enterprises, and 3% participation of service disabled veterans.
- DSHA submits HUD Form 2516 on contractor/subcontractor MBE/WBE activity by federal fiscal year basis in October for HUD Public Housing and Community Planning and Development programs.
- A copy of DSHA's annual evaluation of all DSHA programs will be provided to OSD on a state fiscal year basis.

Procurement Procedures

- For procurements paid through the state financial system, notices for proposals/bids will be posted on the state central portal www.bidsdelaware.gov, as well as DSHA's web site www.deshahousing.com, and qualified MBE/WBE/VBE contractors will be notified using the State MBE/WBE/VBE Directory.
- For procurements paid through DSHA's internal financial system, notices for proposals/bids will be posted on DSHA's web site, and qualified MBE/WBE/VBE contractors will be notified using the State MBE/WBE/VBE Directory.
- Notices for all procurements will encourage proposals from minority, veterans and women business enterprises.

Appendix J:

- 2019 Combined State and Federal resources summary
-

DSHA Combined State and Federal Resource Summary
July 2019-June 2020 Annual Action Plan

Strategy	Program	Anticipated Funding: State	Anticipated Funding: Federal	Proposed Families/ Units Assisted
Activity: Homeownership				
Mortgage Assistance	Homeownership Loan Program (HLP)	\$177,788,000		1000
	Preferred Plus	\$5,200,000		
	First Time Homebuyer Tax Credit	\$151,120,000		
	NSP (1-3) (Program Income)			13
Foreclosure Prevention	DEMAP, MHAP, WSTAP	\$1,125,000		75
New Creation Homeownership	HDF	\$1,000,000		25
Homeownership Counseling	HDF	\$300,000		1500
Activity: Rental				
Create, Rehab and Preserve Rental Housing	Low Income Housing Tax Credit (LIHTC)		\$3,105,000	350
	HOME		\$2,005,159	
	HOME General Administration		\$300,573	
	HOME Program Income	\$100,000		
	HDF	\$7,500,000		
	National Housing Trust Fund		\$2,100,000	
	National Housing Trust Fund Admin.		\$300,000	
Activity: Community Development				
Rehab Owner Occupied Homes	HDF	\$500,000		200
	HOME		\$700,000	42
	CDBG		\$1,845,485	122
	CDBG Rehab Program Delivery		\$144,000	
Other Community Development	Demolitions		\$0	0
	Water or Sewer Hookups		\$20,000	10
	CDBG Program Income		\$100,000	6
	CDBG General Administration		\$371,427	
	Downtown Development Districts	\$8,500,000		130
	SNHF	\$3,000,000		65
Activity: Homelessness and Special Populations				
Emergency Shelter	ESG - Emergency Shelter Support		\$107,382	750
Rapid Rehousing	ESG - Housing Relocation & Stabilization		\$0	75
	ESG - Rental & Financial Assistance		\$85,625	
	HDF/Home4Good - RRH	\$250,000		
Prevention	HDF/Home4good – Homelessness	\$250,000		100
CMIS & Administration	ESG - DE-CMIS		\$5,000	
	ESG - Administration		\$16,055	
	HDF – Continuum of Care and CMIS	\$202,000		
Tenant-based Rental Assistance for Special Pops	Housing Opportunities for Persons With AIDS (HOPWA)		\$300,043	41
	HOPWA Admin		\$9,000	
	State Rental Assist. Program (SRAP)	\$6,325,000		700
	Section 811 Mainstream Vouchers	\$441,930		50
	HomeWorks - School Family Housing Assistance	\$1,000,000		100
	Family Unification Program (FUP)		\$300,000	30
Permanent Supportive Housing	National Housing Trust Fund		\$600,000	15
Project-based Rental Assist. for Special Pops	Section 811 PRA Demo Program		\$750,000	100
Total		\$364,601,930	\$13,164,749	5,499

Appendix K:

- FY2018 CAPER Chart
-

Category	Sum of Expected – Strategic Plan	Sum of Actual – Strategic Plan	Sum of Expected – Program Year	Sum of Actual – Program Year
Affordable Housing	14,250	27,929	3,381	8,289
Homeless	4,625	6,848	885	1,150
Non-Housing Community Development	375	79	14	133
Grand Total	19,250	34,856	4,280	9,572

Table 1 - Accomplishments – Program Year & Strategic Plan to Date, FY2018 CAPER (modified format)

Appendix L:

- HOME Program Manual – revised
2/26/15
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STATE OF DELAWARE

DELAWARE STATE HOUSING AUTHORITY



HOME INVESTMENT

PARTNERSHIPS PROGRAM

PROGRAM MANUAL

APRIL 1999

REVISED FEBRUARY 2015



The Delaware State Housing Authority does not discriminate on the basis of race, color, creed, national origin, sex, religion, marital status, disability, age, familial status, or sexual orientation in the provision of services.

Delaware State Housing Authority is an equal opportunity employer.

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VIII. **Attachments**

- A. Recapture Provisions for Homebuyers
- B. Questionnaire for CHDO Certification
- C. CHDO Operating Grant Application
- D. Subsidy Layering Guidelines
- E. Supplier Diversity Action Plan

I. INTRODUCTION

A. Purpose

The HOME Investment Partnerships Program (HOME Program) allocates funds to eligible states and local governments to provide affordable housing. The U.S. Department of Housing and Urban Development (HUD) allocates funds by formula to eligible participating jurisdictions for use in providing affordable rental and homeownership housing through the acquisition, rehabilitation, and new construction of housing, and tenant-based rental assistance. Annually, approximately \$3,000,000 is allocated to the State of Delaware, of which at least 15% is reserved for use by Community Housing Development Organizations (CHDOs) for furthering affordable housing.

B. Administration

The HOME Program for the State of Delaware is administered by the Delaware State Housing Authority (DSHA). The mission of DSHA is to efficiently provide, and to assist others to provide, quality, affordable, housing opportunities and appropriate supportive services to low- and moderate-income Delawareans.

C. Program Design

The Delaware HOME Program is designed to be consistent with the Delaware Consolidated Plan and to benefit very low- and low-income persons and families in obtaining affordable housing through new construction and rehabilitation of existing housing stock. DSHA will conduct a statewide program in the distribution of HOME funds.

II. DISTRIBUTION OF HOME FUNDS

A. Eligible Activities

HOME Program funds will be used to further affordable housing for very low- and low-income persons and families and special population groups. Eligible activities under Delaware's HOME Program are:

1. Permanent and Transitional Housing (no emergency shelters or emergency repair programs) including:
 - a. New construction of single and multi-family housing.
 - b. Rehabilitation, conversion, or reconstruction of single and multi-family housing.
 - c. Acquisition, demolition and other costs related to construction that are eligible under HOME Program regulations.
2. Deferred second (or other loan position as approved by DSHA) mortgage loans to homebuyers subject to the recapture provisions as contained in Attachment A hereto.
 - a. Mortgage loans shall be at 0% interest and shall not require payments except in the event of sale, rental or refinancing of the property. The loans shall be forgiven at the end of the period of affordability provided all HOME Program and DSHA requirements have been met.
 - b. The HOME acquired property must remain the principal residence of the assisted family throughout the recapture period and may not be rented. The assisted property shall meet the Property Standards of 24 CFR Part 92, § 92.251 and all applicable State and local housing quality standards and codes.
 - c. The purchase price and appraised value of the assisted property may not exceed the lesser of the Federal Housing Administration's single-family mortgage limits under Section 203(b) of the National Housing Act for the type of assisted housing or other limits as established by HUD.
 - d. The loans may be used for downpayments and closing costs associated with the sale of the property.
 - e. In order to be eligible for a loan, an applicant must have satisfactorily completed a DSHA-approved homeownership counseling program or must be enrolled in such a program and be making satisfactory progress as determined by DSHA in its sole discretion.
 - f. Participants in DSHA's Scattered Site Public Housing Homeownership Program (PHHP) shall receive priority for all HOME Program mortgage loans. If there are no potential PHHP applicants who may utilize available funds, DSHA may allow non-PHHP participants to apply. Other

applicants seeking HOME Program mortgages that are not in the PHHP may be required to apply for all other available State second mortgage assistance such as the SMAL Program if funds are available. Participants qualifying for an USDA/Rural Development mortgage may be required to apply for USDA/Rural Development assistance.

- h. Applications for loans will be made on and in accordance with standard Universal Residential Loan Application forms as provided by Freddie Mac or Fannie Mae.
 - g. Loans shall be approved by the Director of DSHA and may not exceed \$20,000 in HOME Program funding or such other reasonable amount approved by the Director. DSHA may limit the number of loans issued in any fiscal year.
- 3. Administration costs incurred by DSHA subject to a limit of 10% of the total federal fiscal year allocation and 10% of any program income during the fiscal year.
- 4. Operating expenses of CHDOs up to the maximum allowable under HUD regulations of a federal fiscal year allocation of HOME funds made available to Delaware provided that:
 - a. The CHDO has been designated as a CHDO by DSHA and is not a prospective CHDO, and DSHA has reserved or intends to reserve CHDO set aside funds for the CHDO. A CHDO must reapply for CHDO certification annually or each time additional CHDO funds are committed to the organization by completing the CHDO Questionnaire in Attachment B. CHDOs must complete and submit an application for an Operational Expense Grant (Attachment C) to DSHA for review and approval for each year of funding requested.
 - b. If funds for operating expenses are provided to a CHDO that is not also receiving a portion of the 15% CHDO set aside for developments, then DSHA must enter into a written agreement with the CHDO that provides that the CHDO is expected to receive CHDO set aside funds within 24 months of receiving the funds for operating expenses, and specifies the terms and conditions upon which this expectation is based. DSHA in its sole discretion shall determine if the expectation is reasonable.
 - c. The operating expense is incurred in accordance with a written agreement as specified in 24 CFR Part 92, § 92.300 and § 92.504.
 - d. Operating expenses are defined as reasonable and necessary costs for the operation of a CHDO. Such costs include salaries, wages, other employee compensation and benefits; employee education, training, and travel; rent; utilities, communication costs;

taxes; insurance; and equipment, materials and supplies. No indirect operating expenses may be charged by a CHDO, and no capital expenditures over \$1,000 will be allowed. These funds may not be used to pay operating expenses of a CHDO acting as a subrecipient or contractor under the HOME Program.

- e. A CHDO may not receive HOME Funding from all HOME funding sources for any fiscal year in an amount which provides more than 50% or \$50,000, whichever is greater, of the CHDO's total operating expenses in that fiscal year. DSHA will limit the amount of State of Delaware HOME funding for operating expenses that a CHDO may receive for any fiscal year as follows:

First Year: A CHDO may receive 100% of the funding for the estimated fiscal year operating expenses up to \$50,000.

Second Year: After the first year, DSHA will evaluate the CHDO's performance and use of CHDO set aside funds to determine the amount of future-operating funds that may be reserved for the CHDO. A CHDO must reapply for each fiscal year's funding.

- f. Any reserved operating funds for CHDOs not committed by DSHA within 12 months of HUD signing the grant agreement may be released for other eligible activities.
- g. All funds provided for CHDO operating expenses shall be in the form of a grant and will be approved by the Director. A grant agreement outlining the uses of the operating funds and other HOME Program and DSHA requirements will be executed by the CHDO and DSHA.

B. Consistency with Consolidated Plan

Any proposed use of HOME Program funds to further affordable housing activities for the economically disadvantaged and special population groups must be consistent with Delaware's Consolidated Plan.

C. Method of Distribution

The distribution of annually allocated HOME Program funds will be directly administered by DSHA through the application, approval, draw, construction and monitoring processes in place for the State's Housing Development Fund (HDF) and Low-Income Housing Tax Credit (LIHTC)

programs. DSHA may also utilize HOME Program funding to provide direct downpayment assistance to eligible low-income homebuyers. When sufficient HOME funds are available, subgrants may be made to Kent and Sussex Counties to allow HOME funds to be utilized for single-family homeowner rehabilitation through the State's CDBG application and approval process. The counties via contract may administer homeowner rehabilitation projects. Any in-house application not previously approved for funding and all other applications received for the HDF and LIHTC programs may be reviewed for funding under the HOME Program.

Application for HOME Program funds for multi-family developments shall be made through the application and approval process in place for the HDF and/or LIHTC programs. The following specific items will be taken into consideration when determining the merits of an application for HOME funds:

1. Organization's past performance.
2. Demonstrated need for the development.
3. Suitability of the development location.
4. Cost efficiency of the development.
5. Amount of loan per unit serving very low-/low-income persons:
 - a. Rental units: 80% of HOME funds may benefit persons with incomes \leq 60% of the median income and the remaining 20% of HOME funds must benefit persons with incomes \leq 50% of the median income.
 - b. Owner-occupied units: 100% of HOME funds must benefit person with incomes \leq 80% of the median income.
6. Length of payback period.
7. Position of loan and how it is secured/length of repayment.
8. Source of permanent financing (if appropriate).
9. Percentage of total development cost funded by HOME/DSHA.
10. Cash and non-cash equity participation of developer.
11. Evidence that alternate sources of financing have been utilized/exhausted.
12. Evidence that housing will be provided in neighborhoods where there is little very low-/low-income housing available.

13. Extent to which proposal will assist in revitalization of deteriorating neighborhood.
14. Extent to which current DSHA loans to the applicant or affiliated parties are in good standing.

D. Forms of Assistance

DSHA may provide HOME Program funds to developers or sponsors in the forms below:

1. Interest-bearing loans or advances
2. Non-interest-bearing loans or advances
3. Deferred payment loans or grants
4. Other forms of assistance approved by HUD

Grants may be made only to nonprofits and only when a project demonstrates unusually strong very low-income orientation and is cost effective and not financially viable without a grant. The income mix of the persons to be served, as well as the financial viability of the project will influence interest rates and repayment schedules of loans.

D. Geographic Areas of HOME Program Funding

DSHA anticipates an equal distribution of HOME Program funds between the three counties in Delaware. The actual commitment of HOME funds will be dependent upon an evaluation of the quality of and timing in which applications are received.

III Set Aside for CHDOs

DSHA will reserve a minimum of 15% of Delaware's annual HOME Program allocation for use by CHDOs. The 15% set aside must be used for affordable housing to be developed, owned or sponsored by the CHDOs, and all CHDO activities must be consistent with the State's Consolidated Plan.

A. Selection of CHDOs

1. All CHDOs must meet the definition of such agencies as delineated in 24 CFR Part 92, § 92.2.
2. All nonprofit agencies wishing to be designated as a potential CHDO under DSHA's HOME Program must submit the CHDO Questionnaire as contained in Attachment B and supporting documentation. DSHA will review the application and information and advise the agency if it has met the requirements or additional information is required. DSHA may refer organizations wishing to meet the criteria for becoming a CHDO to HUD designated local Intermediary Technical Assistance Providers as appropriate.
3. Agencies that will qualify as CHDOs will be invited to submit applications for furthering affordable housing. DSHA will then designate one or more agencies as CHDOs for the CHDO set aside of the HOME Program provided the criteria established in the appropriate application are met. Any potential DSHA designated CHDO that has not made application for or utilized the State CHDO set aside for development of affordable housing within two years of designation will be required to reapply for CHDO designation. A CHDO must also reapply for CHDO certification prior to the commitment of subsequent CHDO project funds to the organization by completing the CHDO Questionnaire in Attachment B. DSHA may additionally require any CHDO to reapply for designation upon the event of a material change in the structure of the CHDO or at such other time as required by HUD.
4. Nonprofit agencies based in New Castle County, Delaware, which have been designated as a CHDO by DSHA and have not lost such designation, may remain a CHDO under the State's HOME program provided all other HOME Program requirements are met. DSHA will accept no new applications for CHDO designations from nonprofit agencies based in New Castle County, Delaware.

B. Forms of Assistance to CHDOs

DSHA may provide assistance to CHDOs in any of the following forms:

1. Interest-bearing or non-interest-bearing loans or advances
2. Deferred payment loans or grants
3. Up to 10% of the HOME funds reserved for the use of CHDOs may be used for project specific technical assistance and site control loans or project specific seed money loans consistent with the requirements of 24 CFR Part 92, § 92.301. Loans shall not exceed \$45,000 and will be approved by the Director of DSHA.
4. Other forms of assistance approved by HUD

C. Eligible CHDO Activities for Set Aside Funds

CHDOs may use HOME funds for the new construction of affordable housing and the reconstruction, conversion or rehabilitation of single or multifamily housing for very low/low-income persons and special population groups and the related costs associated with these activities that are eligible under 24 CFR Part 92, § 92.205 and § 92.206. Acquisition related to these activities will also be considered. CHDO activities undertaken with HOME funds must be project specific and must be consistent with the objectives of the State's Consolidated Plan.

CHDOs may not use HOME funds for homeowner rehabilitation, tenant-based rental assistance, project administration or any other activity prohibited under 24 CFR Part 92, § 92.214. When a CHDO is acting in the capacity of a HOME subrecipient, it may not also receive HOME funds to own, develop, or sponsor housing funded through the sub recipient activity the CHDO administers.

D. Geographic Distribution of CHDO Set Aside Funds

It is anticipated that funds reserved for the use of CHDO projects will be mostly utilized in Kent and Sussex counties as the City of Wilmington and New Castle County also have CHDO funding available. However, the actual disbursement of CHDO funds will be based upon an evaluation of the quality of the applications and the timing in which requests for funds are received.

E. Preferences for CHDOs Utilizing USDA Rural Development Funding

In competition for HOME Program funds set aside for CHDO developments, DSHA will give a preference to CHDOs who are applying for USDA Rural Development Section 515 financing and/or Rental Assistance.

IV. Other HOME Requirements

A. Affordability Periods

1. Rental properties shall be retained as affordable housing as set forth in 24 CFR Part 92, § 92.252 and for a period as indicated below:

RENTAL HOUSING ACTIVITY	MINIMUM PERIOD OF AFFORDABILITY IN YEARS
Rehabilitation or acquisition of existing housing per unit amount of HOME funds	
Under \$15,000	5
\$15,000 - \$40,000	10
Over \$40,000 or rehabilitation involving refinancing	15
New construction or acquisition of newly constructed housing	20

2. Owner-occupied housing shall be retained as affordable housing as set forth in 24 CFR Part 92, § 92.254 and for a period as may be determined by DSHA (or

such other longer period as determined by HUD) for rehabilitated units not involving purchase.

3. When HOME funds are used in connection with other State, Federal, or private funds, the period of affordability for the HOME funds may be the longest period required by any funding source, but shall be no less than 20 years for HOME funds used in connection with the HDF unless DSHA determines a lesser affordability period is appropriate.

B. Subsidy Amounts

The minimum average per unit subsidy per project (except for rental security deposits) shall not be less than \$1,000 per HOME-assisted unit. The maximum average per unit subsidy per project may not exceed 240% of the limits established under Section 221(d)(3)(ii) (nonprofit mortgagors) of the National Housing Act for elevator-type projects.

C. Site Requirements

1. New Construction: The site for new construction projects shall:
 - a. Not be located in an area of minority concentration unless,
 - 1).Sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration; or
 - 2).The project is necessary to meet overriding house needs which cannot otherwise feasibly be met in that housing market area;
 - b. Not be located in a racially mixed area, if the project will cause a significant increase in the proportion of minority to non-minority residents in the area; and
 - c. Promote greater choice of housing opportunities and avoid undue concentrations of assisted persons in areas containing a high proportion of low-income persons.

2. Rehabilitation: Sites for multi-family rehabilitation projects shall promote greater choice of housing opportunities and avoid undue concentrations of assisted persons in areas containing a high proportion of low-income persons.

D. Match Requirements

1. To the extent that contributions from other resources to a development assisted with HOME funds do not meet matching requirements, DSHA will provide the remainder of the required match from non-federal sources. Contributions that have or will be counted as satisfying a matching requirement of another federal program may not be used to satisfy the matching requirement for the HOME Program.
2. As required, DSHA will make match contributions to housing that qualifies as affordable housing under the HOME Program. Except where the match requirement has been reduced, DSHA will provide match funds totaling not less than 25 percent of the HOME funds drawn from the State of Delaware's HOME Investment Trust Fund Treasury account for the appropriate period. Funds drawn for administration and Community Housing Development Organization (CHDO) operating expenses are not required to be matched.
3. Matching contributions required under the HOME Program may be made as a cash contribution from non-federal sources or may be made as the grant equivalent of a below-market interest rate loan to housing that qualifies as affordable under the HOME Program from either the State of Delaware Housing Development Fund (HDF) or the non-bond portion of the State's Affordable Rental Housing Program (ARHP). The present discounted cash value of the difference in the interest rate for the HDF or ARHP loans, versus the appropriate market rate for that type of development, will be counted as a match. Match contributions made in a federal fiscal year exceeding the match liability for that year will be carried over and applied to future fiscal years' match liability.
4. DSHA will maintain a match log of all HOME Treasury funds drawn and the appropriate match requirement. The log will be updated at least quarterly and will track expenditures and match contributions.

E. Subsidy Layering

Prior to commitment of HOME Program funds to a project, DSHA will evaluate the project in accordance with the Subsidy Layering Guidelines as contained in Attachment D and will not invest any more HOME funds in combination with other federal assistance than is necessary to provide affordable housing. These guidelines are designed to ensure the participants in a project do not receive excessive HUD subsidies by combining HOME funds with other federal assistance.

V. Affirmative Marketing

- A.** DSHA and the owner of a HOME-assisted project shall follow the affirmative marketing procedures and requirements of this section for projects containing five or more HOME-assisted housing units. The affirmative marketing procedures shall remain in effect for the period of affordability as set forth in 24 CFR, Part 92, § 92.252, and § 92.254.
- B.** Methods for informing the public, owners, and potential tenants about federal fair housing laws and affirmative marketing policies shall include, but not be limited to the use of the equal Housing Opportunity logotype or slogan in press releases, solicitations for owners or tenants, and written communications to fair housing and other groups.
- C. Owner Requirements**

The owner, or any designee of the owner involved in the marketing of housing, shall follow the methods indicated in Section B above and shall:

- 1. Market and rent all housing in accordance with Fair Housing Laws;
- 2. Display Fair Housing posters in all offices involved in the marketing of housing and on the HOME-assisted project site;
- 3. Develop an Affirmative Fair Housing Marketing Plan (AFHMP) using the current Form HUD-935.2A, to be reviewed and accepted by DSHA prior to the issuance of a proceed order for a HOME-assisted project. The affirmative marketing procedures in the plan shall describe the intended use of commercial media, community contacts and any special outreach activities. Where there is another Federal funding source involved in the HOME-assisted project requiring affirmative marketing procedures (HUD, USDA, etc.), then the other Federal agency shall review and approve the AFHMP as required by the other Federal agency. The owner shall provide a copy of the approved AFHMP to DSHA.

D. Record Keeping

The owner shall maintain records as indicated below and provide copies to DSHA when requested.

1. Copies of all advertisements placed for vacancies;
2. Copies of all brochures and signs advertising the affordable housing;
3. Photographs of all site signs and fair housing posters (on site);
4. Listings of community contacts made as special outreach efforts and copies of letters mailed to community contacts or notes made if a contact involved a site visit or meeting.
5. Records of the owner's nondiscrimination hiring policy and records indicating the composition of the owner's sales staff including race, color, age, sex, and handicapped status.
6. Records of persons occupying the housing before and after construction including family size, race, income, sex of head of household, handicapped status, and rent levels.

E. Monitoring Affirmative Marketing

1. DSHA shall assess the effectiveness of all owners' affirmative marketing activities on an annual basis after project completion to determine if the objectives of the plans are being met.
2. Records will be kept by DSHA of the assessment and any corrective actions deemed necessary.
3. Owners failing to meet objectives of their AFHMP shall be notified in writing of such failure and what corrective actions are necessary. If, within a reasonable amount of time, but no longer than 180 calendar days, the owner does not take corrective actions as indicated by DSHA, then the owner may be subject to all of the following actions:
 - a. Resubmission of an amended AFHMP;
 - b. Withholding of additional HOME, State, or Federal funds for the HOME-assisted project if the project is incomplete;
 - c. Disbarment from participation in future State administered affordable housing programs;
 - d. Application by the State to HUD to have the owner disbarred from participation in Federal programs, and
 - e. Prosecution under local, State, or Federal fair housing laws.

VI. MINORITY, WOMEN AND VETERAN BUSINESS ENTERPRISES OUTREACH PROGRAM

A. Statement of Policy

1. It is the policy of the Delaware State Housing Authority to insure the inclusion, to the maximum extent possible, of minorities, women and/or veterans, including, without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts entered into by DSHA with such persons or entities, public and private, in order to facilitate the activities of DSHA to provide affordable housing authorized under the National Affordable Housing Act or any other federal housing law applicable to DSHA.
2. As part of its MBE/WBE outreach program and in accordance with the requirements of the Governor's Executive Orders No. 14 and No. 29, DSHA and other State agencies have adopted Supplier Diversity Action Plans. DSHA's Plan is included as Attachment E. The Supplier Diversity Action Plan updates and replaces DSHA's previous Minority and Women Business Enterprise Program and will assist minority, women and/or veteran business enterprises (M/W/VBE) in obtaining opportunities to compete for both DSHA and federal purchasing dollars and contracting opportunities. DSHA has mailed out to contractors solicitations and posted information on its web site encouraging both contractors and subcontractors to become listed as a certified M/W/VBE enterprise in the State's Office of Supplier Diversity (OSD) directory. DSHA utilizes the OSD directory in its own solicitations for work and services and directs HOME project contractors to use the OSD directory for their needs.
3. DSHA coordinates its efforts with the services provided by the OSD. A listing of services available can be found at <http://gss.omb.delaware.gov/osd/> and include, but are not limited to, notification of business events, certification as a M/W/VBE, bid and contracting opportunities and training information.

B. Program Oversight

The Administration Section (Admin) of DSHA is the office with oversight responsibilities for promoting the M/W/VBE Outreach Program. Mr. Mike Miles, Contract Procurement Officer, has overall direct responsibility for the Program. Admin's duties include the promotion of the M/W/VBE Outreach Program along with the collection, distribution and monitoring of information as necessary for the successful operation of the program.

C. Identifying MBEs/WBEs

1. Admin conducted surveys at the start of the HOME Program to establish a listing of MBE/WBE contractors/subcontractors, vendors, and professional firms. The survey method included: direct mailings to known MBE/WBE groups and minority and women's organizations, obtaining MBE/WBE listings maintained by local, state and federal agencies and placing advertisements regarding the survey in local media.
2. In June of 2012, the Office of Supplier Diversity was established as the State office responsible for ensuring that minority, women and veteran businesses are afforded full and equal access to State procurement opportunities related to the provision of commodities, services and construction. All firms on the prior listing of DSHA MBE/WBE contractors were contacted and strongly encouraged to contact the OSD and become certified.
3. DSHA may periodically sponsor conferences or seminars and develop informational and documentary materials on contract/subcontract opportunities for M/W/VBEs in order to facilitate their inclusion in contracts for affordable housing.

D. Monitoring

1. DSHA shall require all contractors, when entering into contracts to further affordable housing, to submit monitoring forms for themselves and their subcontractors.
2. DSHA shall collect and maintain records and statistical data on the use and participation of M/W/VBEs as contractors/subcontractors in all HUD-assisted program contracting activities.
3. DSHA shall evaluate, on a yearly basis, the contract participation of M/W/VBEs in HUD-assisted program activities and shall take such steps as necessary to assure the participation of M/W/VBEs.

E. Solicitation Procedures

1. Whenever DSHA solicits bids or proposals for work involving DSHA or HUD-assisted projects it shall:
 - a. In all bid notices or requests for proposals (RFPs) include language such as, "Bids are especially invited from minority business enterprises, women business enterprises and veteran business enterprises,"
 - b. Advertise in two newspapers of general local circulation of the project area for all bids and RFPs and
 - c. Post all bids and RFPs on the DSHA website and on the State's Bid Solicitation Directory at <http://bids.delaware.gov/>.
2. DSHA shall require all contractors involved in HUD-assisted projects, when soliciting proposals and or bids from subcontractors to include language such as, "Bids are

especially invited from minority, women and veteran business enterprises" in solicitations. Contractors shall also keep records of M/W/VBEs participation and solicitation including copies of all advertisements.

3. DSHA shall advise contractors at pre-bid and preconstruction meetings to contact the OSD in order to facilitate the inclusion of M/W/VBEs in the contractors' proposal or bid.

VII SEVERABILITY

If any section, subsection, paragraph, phrase or clause of the Program Manual for the State of Delaware HOME Investment Partnerships Program shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of the Program Manual which shall continue in full force and effect; and to this end the provisions of this Program Manual are hereby declared to be severable.

Appendix M:

- Allocation Plan for the NHTF – revised 4/9/19
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DELAWARE STATE HOUSING AUTHORITY

National Housing Trust Fund

2020 Allocation Plan

2020

Delaware State Housing Authority
18 The Green
Dover, De 19901
www.destatehousing.com

John Carney, Governor

Anas Ben Addi, Director

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DELAWARE STATE HOUSING AUTHORITY
NATIONAL HOUSING TRUST FUND ALLOCATION PLAN AND
SUBSTANTIAL AMENDMENT TO THE 2020-2024 CONSOLIDATED PLAN
AND ANNUAL ACTION PLAN

2020

I. Introduction

A. Purpose

The National Housing Trust Fund (NHTF) is a new affordable housing production program that will complement existing Federal, State, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low-income (ELI) and very low-income households (VLI), including homeless families. This plan serves as part of the Delaware State Housing Authority's (DSHA) 2020-2024 Consolidated Plan and 2020 Annual Action Plan.

B. Background

The NHTF was established under Title I of the Housing and Economic Recovery Act (HERA) of 2008, Section 1131 (Public Law 110-289). Section 1131 of HERA amended the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4501 et seq.) to add a new section 1337, entitled "Affordable Housing Allocation" and a new section 1338 entitled "Housing Trust Fund."

The U.S. Department of Housing and Urban Development (HUD) published the proposed NHTF formula rule (FR-5246-P-01) on December 4, 2009, and the proposed program rule (FR-5246-P-02) on October 29, 2010. On January 30, 2015, HUD published an interim program rule (FR-5246-I-03). The interim rule provides the guidelines for states to implement the NHTF.

On March 13, 2020, announced the Fiscal Year 2020 NHTF formula allocation amounts for NHTF in the amount of \$3,000,000. HUD plans to issue a final rule for the NHTF after states have had experience administering the program and are able to offer comments regarding the initial implementation.

Program Design and Funding Source

Funding for the NHTF comes from an assessment on loans made by Federal Home Loan Mortgage Corporation (Freddie Mac) and Federal National Mortgage Association (Fannie Mae). The amount available for allocation is the amount set aside by Fannie Mae and Freddie Mac for the NHTF during their fiscal year (January 1-December 31). Allocations will be formula based, but statute requires that each state receive a minimum allocation of \$3 million. If additional funds are available after each state and the District of Columbia (DC) receives the minimum allocation, Puerto Rico and each insular area will receive an allocation. However, if NHTF funds are insufficient to provide the minimum grant to each state and DC, HUD will publish a notice in the federal register for public comment, describing an alternative method for allocating grants. Any amounts that become available for reallocation (i.e. grant reductions, recaptured funds, etc.) shall be added to the amounts for formula allocation in the succeeding fiscal year.

As per the HUD published allocation amount, for Fiscal Year (federal) 2020, Delaware should receive \$3,000,000.

C. Administration

The NHTF for the State of Delaware is administered by DSHA. The mission of DSHA is to efficiently provide, and to assist others to provide, quality, affordable housing opportunities and appropriate supportive services to low- and moderate-income Delawareans. As prescribed in the interim rule, DSHA may use up to 10% of the NHTF grant and program income receipted to cover administrative and planning costs of the NHTF program.

As per 24 CFR §93.400, HUD will reduce or recapture funds in the NHTF Treasury account by the amount of any fiscal year grant funds that are not committed within 24 months after the date of HUD's execution of the NHTF grant agreement and any fiscal year grant funds in the NHTF local account that are not expended within five (5) years after the date of HUD's execution of the NHTF grant agreement.

D. Citizen Participation

Citizen participation for the NHTF Allocation Plan began in the spring of 2016 with a public information process that included a public meeting on March 22, 2016 at the Dover Public Library and a webinar on March 23, 2016. All comments received were incorporated in the development of the NHTF Allocation Plan.

The Draft Allocation Plan, and Substantial Amendment to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan was made available for public comment from July 1 through July 10, 2020. The draft was posted on DSHA's website, as well as hard copies available at specific locations, at least one in each of Delaware's three counties. The public comment period was advertised in two statewide newspapers and extensively publicized via DSHA's website and mailing lists. During the public comment period, one virtual public hearing was held on July 8, 2020. These events were held to provide a summary of the plan, answer questions, and receive comments on the draft from interested citizens. The allowance of a virtual public hearing and smaller comment period was made through waivers under The CARES Act.

II. Distribution of Funds

Funds will be awarded to locally-driven projects that address the criteria outlined in this allocation plan, as well as the priority housing needs as identified in Delaware's Consolidated Plan. Distribution will be made consistently with DSHA's other affordable housing programs, including: Community Development Block Grant (CDBG) program, State Housing Development Fund (HDF), HOME Investment Partnership Program (HOME), and the Low Income Housing Tax Credit (LIHTC) program. The distribution of annually allocated NHTF funds will be directly administered by DSHA through the application, approval, draw, construction, and monitoring processes in place for the State's HDF and LIHTC programs.

DSHA will select applicants submitted by eligible recipients as set forth in the Tax Credit Allocation Plan and 24 CFR 93.2. DSHA will not fund subgrantees.

III. Geographic Distribution and Diversity

The Analysis of Impediments to Fair Housing Choice (AI) made several recommendations for policies to expand fair housing choice and break down historic patterns of segregation. For some residents of impacted neighborhoods, exercising fair housing choice means moving to another neighborhood that offers economic opportunity, proximity to their workplace, better schools, and/or a safer and secure environment. Affirmative moves from impacted neighborhoods to areas of opportunity help to break down patterns of segregation. For other residents that live in impacted neighborhoods, exercising fair housing choice means revitalizing the community into a more attractive and safer place so that they may continue to live in their neighborhood and so that others will want to move into the neighborhood.

DSHA's geographic priorities were developed to 1) encourage new development and preservation of affordable housing, especially affordable rental housing, in areas of opportunity; and 2) target community development investments, particularly sustainable homeownership, in areas of concentration of low-income and/or minority households. These geographies and policies are consistent across the primary programs making funds available for these activities: CDBG, HOME, LIHTC, NHTF, and HDF. The map as it applies to DSHA multifamily housing financing, including NHTF, via the Qualified Allocation Plan is available online at:

<http://delaware.maps.arcgis.com/apps/Viewer/index.html?appid=8bab9ecd370a413191573fe26491c2be> and Reference Guide describing the geographies at http://www.destatehousing.com/Developers/dv_lihtc.php

The geographies are based on Market Areas as identified in the Delaware Market Value Analysis and included in the *Delaware Housing Needs Assessment 2015-2010*, HUD data on Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), and other sources as described in the Reference Guide. Areas are classified as Areas of Opportunity (where new affordable housing options should be supported); Stable (where a balance of market rate with subsidized housing should be supported) and Distressed (areas where development that furthers concentrated areas of poverty or minority populations should be limited and sustainable homeownership supported). New construction and rehabilitation of affordable rental housing in Areas of Opportunity is incentivized.

DSHA also promotes the use of the State Strategies for Policies and Spending by tailoring programs based on identified investment levels. Proposals for new construction or rehabilitation of affordable rental communities must be located in Investment Levels 1, 2, or 3. Level 4 areas are not targeted for growth or state investment in services and infrastructure.

IV. Uses of Funds

A. Forms of Assistance

DSHA may provide NHTF funds to developers or sponsors in the forms below:

1. Interest-bearing loans or advances;
2. Non-interest bearing loans or advances;
3. Deferred payment loans; and/or
4. Other forms of assistance approved by HUD.

B. Allocations and Set-Aside

1. DSHA will reserve a minimum of 20% of Delaware's annual NHTF allocation for permanent supportive housing projects with a priority for chronically homeless persons with disabilities. Funding will be awarded through a request for proposal (RFP) process.

For 2020, the permanent supportive housing set-aside amount will be **\$600,000**.

2. DSHA will allocate the remainder of NHTF funds to affordable rental, multi-family projects in coordination with the HDF and LIHTC programs. NHTF may be awarded as part of new creation or preservation of projects without project-based rental subsidy with a priority for new creation and will support housing for extremely low income households. Both HDF and NHTF may be awarded to permanent housing for special populations.

For 2020, the amount available to multi-family projects will be **\$2,100,000**.

3. Note: As per the HUD regulations, up to 10% of NHTF funds may be used for homeownership. However, for 2020, DSHA will not be utilizing NHTF for homeownership activities as there are currently various other homeownership products available through DSHA that offer greater flexibility to meet the current homeownership needs.

V. Eligible Costs

A. Eligible Project Costs (may include):

1. Development hard costs;
2. Acquisition costs;
3. Related soft costs;
4. Operating cost assistance and operating cost assistance reserves (less than or equal to one-third of the annual grant amount); and
5. Relocation costs.

B. Operating Cost Assistance and Reserves

NHTF may be used to pay for operating cost assistance and operating cost assistance reserves for rental housing that is acquired, rehabilitated, reconstructed, or newly constructed with NHTF funds. DSHA may provide up to one-third (33%) of each annual allocation for operating assistance and operating cost assistance reserves. For 2020, a maximum of **\$990,000** can be used for this purpose. Operating Cost Assistance and Reserves may only be provided as part of an eligible NHTF project, not on its own.

The following conditions will apply to Operating Cost Assistance and Reserves:

1. Eligible costs include insurance, utilities, real property taxes, maintenance, and scheduled payments to a reserve for replacement of major systems.
2. Eligible costs must be calculated using the method described in this section.
3. Operating cost assistance must be based on the underwriting of the project and must be specified in the written agreement between DSHA and the recipient.
4. For reserves funded with non-NHTF funds, the assistance must be calculated using HUD methodology and the reserve may be funded for the amount estimated to be necessary for the entire period of affordability at the time of executing the written agreement.
5. For reserves funded with NHTF funds, the assistance must be calculated using HUD methodology and for each grant, assistance is limited to the amount necessary for a period of up to five years.
6. Funding for operating cost assistance may be provided in addition to funding an initial operating deficit reserve, which is a reserve to meet any shortfall in project income during the period of project rent-up (not to exceed 18 months).

VI. Subsidy Limits

The maximum per-unit subsidy limits for NHTF will be set at the Section 234 Basic Mortgage Limits established by HUD and also utilized under the HOME Program.

Effective 06/04/2020, the following limits apply:

Br	Limit
0	\$ 153,314
1	\$ 175,752
2	\$ 213,718
3	\$ 276,482
4	\$ 303,490

DSHA imposes these limits based on previous analysis and experience with LIHTC and HDF programs, including an extensive review of construction costs. Analysis has shown that construction costs are not noticeably different between markets nor do they vary greatly between Delaware's three counties.

VII. Periods of Affordability

NHTF-assisted units must meet the affordability requirements for a period of not less than 30 years, which begins at project completion. DSHA may impose longer periods of affordability.

VIII. Income Targeting

NHTF income targeting requirements will be based on the annual amount of NHTF funds available.

1. In any fiscal years in which the total NHTF funds available are less than \$1 billion, all states must target 100% of the NHTF funds for the benefit of ELI families or families with incomes at or below the poverty line, whichever is greater.
2. When the total NHTF funds available are equal to or exceed \$1 billion, the states must use at least 75% of the NHTF funds for the benefit of ELI families or families with incomes at or below the poverty level, whichever is greater.
3. Any grant funds not used to serve ELI families must be used for the benefit of VLI families.
4. Further income targeting may be required under DSHA's LIHTC, HOME and HDF programs.

For 2020, 100% of the NHTF funds must be used for the benefit of ELI families.

IX. Performance Goals and Benchmarks

This method of distribution will support Delaware's Consolidated Plan goals to create additional affordable housing units. It is estimated that NHTF funds will assist approximately 1-2 supportive housing projects (approximately 10 units); approximately 1-2 LIHTC or HDF multifamily projects (approximately 20 units).

X. Additional Requirements and Conditions

A. HUD Regulations

This plan is subject to change upon additional regulations and/or guidance from HUD.

B. Subsidy Layering Review

All NHTF projects will be subject to a subsidy layering review administered by DSHA. Prior to the commitment of NHTF funds to a project, DSHA will evaluate the project and will not invest any more NHTF funds in combination with other federal assistance than is necessary to provide affordable housing.

C. Underwriting

All projects will be subject to DSHA's underwriting criteria (found in the Qualified Allocation Plan (QAP) and HDF Supplement).

D. Site and Neighborhood Standards

HUD has adopted 24 CFR § 93.150 (see below), with an updated cross-reference to the applicable standard for new construction projects at 24 CFR 983.57(e). As with the HOME program, HUD is not applying site and neighborhood standards to rehabilitation projects under NHTF. However, if project-based vouchers are used in an NHTF rehabilitation unit, the site and neighborhood standards for project based vouchers will apply. In addition, the requirements of 24 CFR part 8 (which implemented section 504 of the Rehabilitation Act of 1973) apply to the NHTF, and specifically address the site selection with respect to accessibility for persons with disabilities.

24 CFR § 93.150 Site and neighborhood standards.

- (a) General. A grantee must administer its NHTF program in a manner that provides housing that is suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601 et seq., E.O. 11063, 3 CFR, 1959-1963 Comp. p. 652) and HUD regulations issued pursuant thereto; and promotes greater choice of housing opportunities.
- (b) New rental housing. In carrying out the site and neighborhood requirements with respect to new construction of rental housing, a grantee is responsible for making the determination that proposed sites for new construction meet the requirements of 24 CFR 983.57 (e) (2).

E. Rehabilitation Standards

First, all buildings and projects that are newly constructed or are rehabilitated with NHTF must first be built to the International Building Code adopted by the local municipality and County. The International Building Codes enforced by each municipality and County include and address disaster mitigation.

The following building codes have been adopted by Delaware's three counties:

Kent County	New Castle County	Sussex County
2012 International Building Code 2012 International Residential Code	2015 International Building Code 2015 International Residential Code 2015 International Mechanical Code 2015 International Fuel Gas Code 2015 International Plumbing Code 2015 International Energy Conservation Code	2012 International Residential Code (for single-family home construction) 2012 International Building Code (for multi-family and commercial construction projects)
ICC/ANSI A117.1-2009, as amended has been adopted and used by <u>all three counties in Delaware</u> . Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws.		

Second, for NHTF projects that will be rehabilitated, at a minimum the HUD's Rehabilitation Standards - § 91.320(k)(5)(iv) and § 93.301(b) will apply.

Third, all NHTF projects must also meet DSHA's minimum construction/ rehabilitation standards and all state and federal applicable codes. However, where DSHA minimum constructions/rehabilitation standards exceed the HUD standards, the most stringent standard will apply. (See Attachments A-D).

All applicants are responsible for complying with all building codes, rules, ordinances, and laws of all legal entities and authorities having jurisdiction over the project.

DSHA's minimum construction/rehabilitation standards include additional details on what work is required, how that work should be performed (methods), and what materials should be used. DSHA's minimum construction and rehabilitation standards include the following categories: health and safety; major systems; lead-based paint; accessibility; disaster mitigation; state and local codes, ordinances, and zoning requirements; and inspectable areas and observable deficiencies from HUD's Uniform Physical Condition Standards (UPCS) as identified by HUD as applicable to NHTF-assisted housing.

F. Uniform Physical Condition Standards (UPCS)

All projects funded with NHTF will be required to meet HUD's UPCS to ensure housing will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. Standards include the UPCS inspectable items and observable deficiencies for the site, building exterior, building systems, common areas, and units (see Attachment D).

G. Environmental Review

All new construction, acquisition or acquisition rehabilitation activities must meet the applicable environmental requirements specified in 24 CFR 93.301(f) for historic preservation, archaeological resources, farmland, airport zones, Coastal Barrier Resource System, coastal zone management, floodplains, wetlands, explosives and hazards, contamination, noise, endangered species, wild and scenic rivers, safe drinking water, and sole source aquifers.

Note: NHTF is not subject to 24 CFR part 58, but in the administration of NHTF, HUD is required to comply with the National Environmental Protection Act. Therefore, the interim rule establishes environmental review standards for NHTF which are included in the property standards section. These standards are substantively the same, or very similar to the requirements of 24 CFR part 58. HUD expects to issue guidance on the implementation of these standards.

H. Uniform Relocation Act

All NHTF financed projects must follow all federal Uniform Relocation Act regulations as applicable and DSHA's Relocation Policy. Relocation assistance must be included as part of construction costs. DSHA must approve all relocation plans and correspondence to residents.

I. Accessibility (Section 504, etc.)

All NHTF projects are required by law to meet the handicap accessibility standards outlined in the Americans with Disabilities Act (ADA). The law provides that failure to design and construct certain public accommodations to include certain features of accessible design will be regarded as unlawful discrimination.

Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States shall solely by reason of her or his disability be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including HUD, as well as in programs conducted by federal agencies, including HUD.

J. Lead-Based Paint

Projects assisted with NHTF funds are subject to the regulations at 24 CFR part 35, subparts A, B, J, K, and R.

K. Section 3

Documentation must be provided of actions undertaken to meet the requirements of 24 CFR part 135, which implements Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

L. Minority, Women and Veteran Business Enterprises Outreach Program (MBE/WBE/VBE)

It is the policy of DSHA to ensure the inclusion, to the maximum extent possible, of minorities, women, and/or veterans, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts entered into by DSHA with such persons or entities, public and private, in order to facilitate the activities of DSHA to provide affordable housing authorized under the National Affordable Housing Act or any other federal housing law applicable to DSHA.

M. Affirmative Marketing and Fair Housing

The federal requirements set forth in 24 CFR §93.350 will apply to participants in the NHTF program. The requirements include: nondiscrimination and equal opportunity; disclosure requirements; debarred, suspended, or ineligible contractor; and drug-free workplace.

For all NHTF projects, an Affirmative Fair Housing Marketing Plan must be reviewed and approved by either DSHA or HUD. This plan must be updated every 5 years.

All NHTF applicants must comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the grounds of race, color, sex, creed, handicap/disability and familial status, sexual orientation, or national origin, including but not limited to: Title VI of the Civil Rights Act of 1964 (Public Law 88 352, 78 Stat. 241), all requirements imposed by or pursuant to the Regulations of HUD 24 CFR Subtitle A, Part 100 issued pursuant to that title; regulations issued pursuant to Executive Order 11063, and Title VII of the 1968 Civil Rights Act, as amended by the Fair Housing Amendment Act (Public Law 100-430)

XI. DSHA Reporting Requirements

As the administrator of NHTF, DSHA will be required to meet all applicable record-keeping and reporting requirements as outlined in 24 CFR §93.407.

Performance of the NHTF in Delaware will be tracked annually through DSHA's Consolidated Annual Performance and Evaluation Report (CAPER), which is submitted annually to HUD, and the DSHA Annual Assistance Production Report (DAPR), which is submitted to the Governor and State Leadership.

XII. Applicable Fees

DSHA will charge a \$1,250 application fee for NHTF funds. Waiver requests may be considered for special populations.

XIII. Evaluation Criteria and Priority Funding Factors

Eligibility to apply for NHTF will be no more restrictive than required by NHTF regulations. Eligible applicants/recipients of NHTF funds may include nonprofit and for-profit developers and public housing agencies.

Applicants must meet the HTF Tax Allocation Plan, DSHA, and all requirements set forth in 24 CFR 93.2 to be eligible for funding under the Action Plan. Developments must also meet the property standards set forth in the Tax Credit Allocation Plan and in 24 CFR 93.301.

Applications will be assessed with priority given to the applicants who prove highest proficiency in the following prioritized areas:

A. Applicant Capacity (Priority Factor: Most Important)

Applicants will be assessed on experience and capacity and any other criteria as applied by DSHA, which may include the following:

1. Applicants must make acceptable assurances to DSHA that they will comply with the requirements of the NHTF program during the entire period that begins upon selection of the applicant to receive NHTF funds, and ending upon the conclusion of all NHTF-funded activities.
2. Applicants must demonstrate their ability and financial capacity to undertake, comply, and manage the eligible activity.
3. Applicants must demonstrate their familiarity with the requirements of other federal, state, or local housing programs that may be used in conjunction with NHTF funds to ensure compliance with all applicable requirements and regulations of such programs.
4. Applicants must demonstrate their experience and capacity to conduct an eligible NHTF activity as evidenced by the ability to own, construct or rehabilitate, and manage and operate affordable multifamily rental housing development.
5. Applicants must demonstrate their ability to enter into a commitment for NHTF funds and undertake eligible activities in a timely manner.

B. Priority Housing Needs of the State (Priority Factor: Most Important)

Applicants will be assessed on the merits of the application meeting the priority housing needs established by the State.

Any proposed use of NHTF to further affordable housing activities for the economically disadvantaged and special population groups must be consistent with Delaware's Consolidated Plan.

As noted in the Consolidated Plan for 2020-2024, section SP-25 Priority Needs, affordable rental housing is Delaware's first priority need. The Delaware Housing Needs Assessment and HUD data identify a critical need to develop new affordable rental housing, preserve existing affordable rental housing, and extend affordability restrictions. The Housing Needs Assessment identified affordable rental housing as a critical need for Extremely Low and Low Income populations throughout the state.

Section SP-25 Priority Needs of the Consolidated Plan also cites Permanent Supportive Housing as a high priority need in Delaware. Additional Supportive Housing is needed for persons with Mental, Physical, and Developmental Disabilities, Persons with Alcohol or Other Addictions, and Persons with HIV/AIDS and their families.

As described under III. Geographic Distribution and Diversity, DSHA has identified geographic areas for targeting different types of housing investments. As the NHTF will be used for rental housing, these maps as they apply to rental housing will apply to the NHTF. The new construction and rehabilitation of affordable rental housing is incentivized in Areas of

Opportunity, neutral in Stable areas, and further concentration of subsidized rental housing is not encouraged in distressed areas.

C. Leveraging (Priority Factor: Somewhat Important)

Applications will be evaluated on the total sources of permanent financing, percentage of total project costs funded by NHTF and DSHA sources, and the use of any other non-state or federal funding sources.

D. Geographic Diversity (Priority Factor: Somewhat Important)

NHTF funds will be available to projects statewide; however, applications will be evaluated for consistency with the State's certification to affirmatively further fair housing, all applicable Analysis of Impediments and compliance with the State Strategies for Policies and Spending (see Section III. Geographic Distribution and Diversity for details).

E. Project-Based Rental Assistance (Priority Factor: Least Important)

Applications will be reviewed for the extent to which the project has federal, state, or local project based rental assistance so that rents are affordable to extremely low-income families. NHTF funds will be distributed consistently with DSHA's other affordable housing programs and administered with the existing LIHTC and HDF programs.

F. Duration of Affordability Period (Priority Factor: Least Important)

In accordance with §93.302(d), all rental housing units receiving NHTF funds must have an affordability period of not less than thirty (30) years. Applications may receive additional credit for showing financial feasibility of the project to extend beyond the 30-year period.

G. Additional Evaluation Criteria (Priority Factor: Somewhat-Least Important)

The following items will be taken into consideration by DSHA staff when determining the merits of an application for NHTF funds:

1. Demonstrated need for the project.
2. Suitability of the project location.
3. Cost efficiency of the project.
4. Amount of loan per unit serving extremely low and very low-/low-income persons:
 - a. Applications serving extremely low income families will be given priority to the extent possible to comply with statutory requirements. Please note, for 2019, only applications serving extremely low income families will be considered.
 - b. Applications serving very low income families will be considered only if allowed by statutory requirements. Such determination will be announced prior to any announcement of funding opportunity.
5. Length of payback period.
6. Position of loan and how it is secured/length of repayment.
7. Source(s) of permanent financing (if appropriate).
8. Cash and non-cash equity participation of developer.
9. Evidence that alternate sources of financing have been utilized and/or exhausted.

10. Evidence that housing will be provided in neighborhoods where there is little very low-income housing available.
11. Extent to which the proposal will assist in revitalization of deteriorating neighborhood.
12. Extent to which any current DSHA loans to the applicant or affiliated parties are in good standing.

XIV. Application Selection and Screening

Application for NHTF for multi-family projects shall be made through the application and approval process in place for the HDF and/or LIHTC programs. All applications must contain a description of the eligible activities to be conducted with NHTF funds as required in §93.200. All applications must also contain certification that housing assisted with NHTF funds will comply with NHTF requirements.

Upon application review by DSHA staff, a panel consisting of members of DSHA's Housing Development Section, Policy and Planning Section, and any other DSHA employees with applicable experience will convene. Members of the Council on Housing will also be invited to participate. The panel will discuss each application received and its preliminary ranking. A consensus of all members present will determine the final ranking of the applications, along with funding level recommendations. Applications recommended for funding will be presented to the Director of DSHA for final approval.

Attachment A – DSHA Minimum Construction and Rehabilitation Standards

Delaware State Housing Authority Low Income Housing Tax Credit Design and Construction / Rehabilitation Standards

The Delaware State Housing Authority (DSHA) developed the following design and construction / rehabilitation standards with the intent to enhance consistency in the design approval process, promote the use of durable materials to reduce long-term maintenance costs, create a healthy living environment for residents, enhance energy efficiency, reduce operating costs and provide utility savings for residents, and balance quality materials with costs for developments utilizing the LIHTC program and/or developments financed by DSHA.

Drawings, plans and specifications, and all scopes of work are to comply to the latest building codes as adopted by the local county and/or municipality (see chart below), other applicable Delaware and National codes, DSHA's Minimum Design and Construction/Rehabilitation Standards, and/or the rules, ordinances, and laws of all legal entities and authorities with jurisdiction over the development and the construction and/or alteration of the development whether or not such requirements are specifically addressed in the plans and specifications or by DSHA's review. Installation of materials, equipment, products, and building systems are to be per the manufacturer's requirements, specifications, and recommendations. All developments must comply with the laws and codes below as applicable.

Waiver requests from DSHA's Design and Construction / Rehabilitation Standards require a \$500 waiver fee for each item requested and must be submitted no later than thirty (30) days prior to the application deadline. **No waiver requests will be entertained for any threshold requirements.** For projects utilizing the 9% LIHTC, no more than three total (3) waivers may be requested for the same development starting at application and continuing through the entire compliance and extended use period. DSHA will respond with binding disposition to waiver requests within fifteen (15) business days of receipt of request. At DSHA's sole discretion, if deemed necessary by the applicable extenuating circumstances, unforeseeable and unavoidable circumstance waivers may be granted outside of the waiver limit on a case-by-case basis.

DSHA specifically relies on the representations contained in the documents provided by the Developer, Borrower, and their respective professionals, including, but not limited to, their architects, contractors, engineers, surveyors, and attorneys (collectively "Developer").

Standards, Codes, and Regulations

The following standards, codes, and regulations, along with all amendments, shall provide the technical requirements of the development's design and construction. The architectural team shall review all state and federal design requirements and/or building codes for their proposed development to determine which standard(s) shall apply to their project.

NOTE: Some statutory and regulatory provisions overlap others. Where there is a conflict, the most stringent provision applies, including any state or local laws, regulations, and/or codes which may be more stringent than federal requirements.

A. Local Building Codes

Each county has adopted the following building codes (with supplements):

Kent County	New Castle County	Sussex County
2012 International Building Code	2018 International Building Code	2012 International Residential Code (for single-family home construction)
2012 International Residential Code	2018 International Residential Code	
2015 International Plumbing Code with amendments	2015 International Mechanical Code	2012 International Building Code (for multi-family and commercial construction projects)
2012 International Energy Conservation Code	2015 International Fuel Gas Code	2012 International Energy Conservation Code
	2015 International Plumbing Code	
	2012 International Energy Conservation Code	
ICC/ANSI A117.1-2017, as amended has been adopted and used by <u>all three counties in Delaware</u>. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws.		

B. Americans with Disabilities Act of 1990 – 28 CFR 35 for Title II, The Fair Housing Act – 24 CFR Part 100

The Americans with Disabilities Act (ADA) was passed in July 1990 and became effective on July 26, 1992. Per ADA legislation, all projects are required by law to meet the handicap-accessibility standards as outlined in the Act. Failure to design and construct certain public accommodations to include features of accessible design will be regarded as unlawful discrimination.

Title III deals with non-discrimination on the basis of disability by public accommodations and in commercial facilities. Public accommodations include all new construction effective January 26, 1993 and impact any rental office, model unit, public bathroom, building entrances, or any other public or common-use area. Existing public accommodations must be retrofitted or altered beginning January 26, 1992, unless a financial or administrative burden exists. The ADA guidelines do not impact residential units since these are covered under Fair Housing and Section 504 laws.

Please refer to the following links for additional details:

<http://www.ADA.gov> and <http://www.usdoj.gov/crt/housing/titl8.htm>

C. Architectural Accessibility Act (AAA)

Per Delaware Code, Chapter 73, Title 29, all construction shall enable handicapped members of society to make use of public facilities with maximum safety and independence by providing for the implementation of standards or the elimination of architectural barriers.

D. Architectural Accessibility Board (AAB)

Per Delaware Code, Chapter 73, Title 29, §7306: The Architectural Accessibility Board (Board) shall have the following duties and responsibilities: Promulgate rules and regulations which shall contain standards for the design and construction of facilities covered by this chapter to ensure such facilities covered by this chapter are safely accessible to and usable by handicapped persons. Such standards shall be adopted by a majority vote of the Board following public hearings and shall take into account the requirements and standards recommended by the American National Standards Institute (ANSI), the Building Code Officials and Code Administrators (BOCA), and any amendments thereto, and standards and requirements set out in applicable guidelines of the federal government; provided, that until such time as the regulations containing standards as required by this paragraph are formally adopted by the Board, the standards contained in subsections (1) through (n) of subchapter 6917 {repealed} of this title shall remain in force and effect and shall be applied by the Board.

E. Architectural Accessibility Standards

The purpose of the document is to implement Delaware Code, Chapter 73, Title 29, §7306 (a)(1) and (a)(2) of the Architectural Accessibility Act (Act), which requires the Architectural Accessibility Board to promulgate rules and regulations which shall contain standards for the design and construction of facilities covered by the Act to assure that such facilities are safely accessible to and usable by handicapped persons.

All projects are required by law to meet the handicap-accessibility standards as outlined in the Delaware State Accessibility Standards. The design and construction guidelines are enforced by state and/or local building code officials. All LIHTC developments and/or developments financed by DSHA must be approved by the AAB prior to construction closing. Compliance with these guidelines is mandatory in order to receive a Certificate of Occupancy for the proposed development.

F. Architectural Barriers Act (ABA) of 1968 – 24 CFT 40, Major Provisions

Accessibility Standards for Design, Construction, and Alterations of Publicly-Owned Residential Structures (24 CFR Subchapter 40.4). The Architectural Barriers Act (ABA) provides that residential structures that are (1) constructed or altered by or on behalf of the United States; (2) leased in whole or in part by the United States after August 12, 1968, if constructed or altered in accordance with plans or specifications of the United States; or (3) financed in whole or in part by a grant or loan made by the United States after August 12, 1968; shall be constructed to ensure that persons with physical disabilities have access to and use of these structures. Buildings constructed with Federal funds are subject to the ABA. All residential structures designed, constructed, or altered that are covered by the ABA must comply with the accessibility requirements of the Uniform Federal Accessibility Standards (UFAS). Please note: Because UFAS does not fully address accessibility of units for persons with impaired hearing, for the 2% units that are required to be accessible for persons with hearing impairments, it is recommended that PHAs follow the 2003 edition of ICC/ANSI A117.1 Standard for Accessible and Usable Buildings and Facilities.

G. Fair Housing Amendments Act

All projects are required by law to meet the handicap-accessibility standards outlined in the Fair Housing Laws, including the Federal Fair Housing Amendments Act of 1988. The law provides that failure to design and construct certain residential dwelling units to include certain features of accessible design will be regarded as unlawful discrimination.

H. Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disability Act of 1990 (ADA), Section 504/24 CFR 8, Major Provisions

Section 504 of the Rehabilitation Act of 1973 states:

No otherwise qualified individual with a disability in the United States shall solely by reason of her or his disability be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service (29 U.S.C. 794).

This prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.

I. Uniform Federal Accessibility Standards (UFAS)

This document sets standards for facility accessibility by physically-handicapped persons for federal and federally-funded facilities. These standards are to be applied during the design, construction, and alteration of buildings and facilities to the extent required by the Architectural Barriers Act of 1968, as amended.

The State of Delaware has not elected to adopt UFAS as the State's standard. It has elected to utilize the ICC/ANSI A117.1-2009 as adopted.

Refer to the following link: <https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-aba-standards/ufas>

J. Universal Design

Universal Design is a design concept that encourages the construction or rehabilitation of housing and elements of the living environment in a manner that makes them usable by all people, regardless of ability, without the need for adaptation or specialized design. The intent of Universal Design is to simplify life for everyone by making products and the building environment more usable to as many people as possible at little or no extra cost. Universal Design should strive for social integration and avoidance of discrimination, stigma, and dependence. By designing housing that is accessible to all, there will be an increase in the availability of affordable housing for all, regardless of age or ability.

Refer to the following link: http://www.ncsu.edu/www/ncsu/design/sod5/cud/about_ud/udprinciples.htm

NOTE: Universal Design concepts do not typically reach all of the requirements of accessibility laws like Section 504 and the Fair Housing Act. Care must be taken to ensure that the requirements of all applicable laws are met in projects promoting Universal Design.

K. Visitability Concept

Visitability is a design concept that enhances the ability of persons with disabilities to interact with their neighbors, friends, and associates in the community for very little or no additional cost to the development. Although not a requirement, it is recommended that all design, construction, and alterations incorporate the concept of Visitability whenever practical and economical, in addition to the requirements under Section 504, the Architectural Barriers Act, Title II of the Americans with Disabilities Act, and the Fair Housing Act.

Refer to the following link <https://www.huduser.gov/portal/publications/pubasst/strategies.html>

NOTE: No waiver requests are permitted for any accessibility requirements.

General Standards

All LIHTC developments, tax-exempt bond-financed developments, or developments utilizing DSHA-deferred financing and/or DSHA amortized permanent financing must adhere to DSHA's design and construction/rehabilitation standards regardless of other financing source(s) utilized. All units in a Development must receive the same upgrades, modifications, and/or rehab work and be brought up to the same standards. DSHA's agreement to proceed with closing on a loan or other transaction shall not constitute in any manner whatsoever a final approval of the construction/rehabilitation of a development. In cases of conflicts between any design and/or contract documents, the more restrictive or expansive requirements will apply.

A. Minimum Square Footage for Bedroom Sizes

DSHA has established a minimum gross square footage requirement for new construction and conversion developments, including the conversion of non-residential space to residential use, based on bedroom size. **The square footage of units may not be averaged to meet minimum square footage requirements.** The following gross square footage dimensions are the minimum required by bedroom:

Units (by Bedrooms)	Minimum Gross Square Footage ¹
Efficiencies, including Lofts*	500 square feet
Single Room Occupancies (SRO)*	100 square feet
One Bedroom	700 square feet
Two Bedrooms	850 square feet
Three Bedrooms	1,050 square feet
Four Bedrooms	1,300 square feet
* See note for City of Wilmington projects below	

To qualify as a bedroom, the space must have adequate light, ventilation, and egress to meet all applicable building codes and ordinances. There must be at least one window in each sleeping room, at least two electrical outlets in proper operating condition, one door which meets all egress requirements, and/or meets minimum required by applicable building code. Square footage for bedrooms shall be determined by all applicable building codes and ordinances.

NOTE: *For City of Wilmington applications, DSHA will follow the, City of Wilmington definition of SRO / Efficiency as adopted in the Code of Ordinances. An efficiency living unit shall conform to the requirements as follows:*

¹ The minimum gross square footage is measured from the face of the exterior sheathing to the center line of the party wall (exclusive of storage and common areas). Storage and common areas are defined as areas contiguous to units, but not part of the units' living area, such as attached storage sheds, storage rooms, stairs and halls in common areas.

1. *Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof, regardless of age, the floor space to be calculated on the basis of total habitable room area, exclusive of stairways;*
2. *In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof;*
3. *The unit shall be provided with a separate closet;*
4. *The unit shall be provided with a kitchen sink, cooking appliance, and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided; and*
5. *The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.*

B. Energy

A residential guide/manual shall be provided for residents which shall explain the intent, benefits, use and maintenance of their unit features and practices. All Energy Conservation Measures (i.e. Enterprise Green Communities, National Green Building Standards, and/or LEED for Homes Multifamily) that were chosen at application must also be met, including energy audit consultation.

C. Environmental Site Assessment

If the Phase I Environmental Site Assessment indicates environmental issues are present, the property shall submit a clear, detailed remediation plan prior to construction closing. Environmental issues include, but are not necessarily limited to, lead, asbestos, radon, and/or contaminated soils. The detailed remediation plan shall include a quantification of hazardous materials and or conditions, remedial procedures to be undertaken, estimated cost of remedial work and source of funding, identification of the firm or firms which will perform the work, and a schedule for completion of the work. All costs associated with the clean-up shall be fully detailed and estimated by a qualified environmental firm and will be submitted to all parties for review. In addition, where there are any environmental remediation costs identified in the Environmental Site Assessment, Environmental Audit, Capital Needs Assessment, or other application document and such costs were not included in the projected environmental cost line items, any additional costs to remediate the environmental items shall be paid from the developer fee and will not be allowed from contingency. All remediation plans shall be completed by a Certified Asbestos Professional Service provider as listed at the following site: <https://data.delaware.gov/Licenses-and-Certifications/Certified-Asbestos-Vendors>.

D. Architect Certification Standards and Requirements

- a. The Architect, Engineer(s), Surveyor and any other consultants to the Architect must be registered in Delaware and maintain registration in Delaware until project conversion. All consultants (**no exceptions**) must have a contractual relationship to the Architect through an AIA consultant agreement.
- b. All documents/specifications shall be prepared by, or under the direction of, an architect registered in the State of Delaware, stamped with the design professional's registration seal, and accompanied by a statement signed by the professional certifying compliance with DSHA's Design and Construction/Rehabilitation Standards.
- c. Rehabilitation of existing units must follow the same standards as new construction. DSHA requires that a comprehensive Capital Needs Assessment (CNA) be submitted with the application if rehabilitation work is to be performed. The CNA must follow DSHA's CNA Requirements and all checklists. For all rehabilitation projects to meet minimum threshold requirements, the Rehabilitation Standards Checklist must be fully completed for rehabilitation projects that is included in DSHA's CNA requirements. The CNA shall verify the actual lifespan of all components of existing structure. If a CNA is not submitted/completed, the application will be considered incomplete and will not be scored. DSHA will also complete a site inspection forty-five (45) days prior to submission of an application to assure that its standards are being met and reserves the right to require additions and/or amendments to the CNA.
- d. The "Plans/Specifications Review Checklist" for each county or municipality should be used as a guide for various governmental submissions and/or approvals required prior to DSHA loan approval.
- e. Designs that do not meet current code requirements will not be considered cause for a change order.
- f. All waiver requests relating to point categories or construction standards must be submitted no later than thirty (30) days prior to the application deadline, together with a payment of \$500 per waiver requested. No more than three (3) waivers may be requested for the same 9% application. Points will be subtracted from the relevant point category for those waivers that are granted in point categories. All approved waiver requests will be made available to the public.
- g. All projects are required to provide as-built drawings and specifications (collectively "As-Built") at the end of the project. The As-Built drawings are to be provided on CD in a .dwg format.
- h. All projects are required to provide a final updated ALTA survey reflecting all changes and additions to the development site upon completion of the project, prior to permanent closing.

E. General Contractor Requirements

All General Contractors must be approved by DSHA. In order to be approved by DSHA, a General Contractor must complete the DSHA Contractor's Certification and Questionnaire process, provide requested information on all the required attachments, and be approved by DSHA thirty (30) days prior to invitation to bid or DSHA's application deadline (whichever is earlier). General Contractors must submit all required information to DSHA for approval on an annual basis. After DSHA has approved the General Contractor, the firm will be placed on the LIHTC Approved General Contractor List.

The General Contractor must be listed on the 2020 LIHTC Approved General Contractor List as posted on the DSHA website no later than **March 13, 2020**.

The LIHTC Approved General Contractor List and General Contractor's Certification Process is located at the following link: http://www.destatehousing.com/Developers/dv_lihtc.php

NOTE: All members of the Development Team, including the General Contractor must comply with DSHA's Draw Requisition and Cost Certification Guide. The guide can be found at the following link: http://destatehousing.com/Developers/developermedia/cost_cert_guide.pdf

F. Bidding Protocol/Requirements

- a. The Developer/Owner of the development may determine the General Contractor at application and shall disclose the General Contractor as part of the Development Team or the Developer/Owner may opt to competitively bid the work after application and award. Regardless, the contractor will be subject to the following requirements:
 - a. The General Contractor will agree to a maximum of 7% General Requirements of construction hard costs for new construction and rehabilitation projects, including all change orders. DSHA may allow an increase in general requirements for projects with thirty-two (32) units or less. This request must be made at application and final determination will be made at DSHA's sole discretion.
 - b. The General Contractor will agree to a maximum of 7% Builders Overhead and Profit of construction hard costs and General Requirements for new construction and rehabilitation projects, including all change orders.
 - c. There will be no increase to the Overhead and Profit or General Requirements other than what is approved by change orders during the course of the project. There will be no change orders approved solely to increase Overhead and Profit or General Requirements. At project completion, the Overhead and Profit and General Requirements percentages may not exceed the percentages submitted at application or approved at construction closing (whichever is less), but may be less than the approved percentages.
 - d. DSHA shall review and approve plans and specifications for construction work prior to release for bidding.
 - e. If the Developer, Development Team, and/or Applicant have related party and/or Identity of Interest ("IOI") subcontractor firms, they may not bid on the construction work or perform work on the development unless such arrangement has been reviewed and

approved by DSHA at their sole discretion. The General Contractor may be required to obtain three (3) competitive bids for the identity of interest work and cannot charge any more than the lowest bid.

- f. If the General Contractor directly employs a trade, the General Contractor may self-perform the work (i.e. if the General Contractor directly employs a licensed plumber, the GC may self-perform plumbing trades on the job). The General Contractor may also self-perform other non-licensed trade line items; however, the General Contractor may be required to obtain three (3) competitive bids in all cases and cannot charge any more than the lowest bid.
- g. The General Contractor must provide fully-executed subcontractor contracts/agreements for all subcontractors (including IOI subcontractors) to DSHA before any work is commenced prior to any payments being made to the subcontractor.
- h. The Developer/Owner may not pre-bid certain aspects of the work and require the General Contractor to use those subcontractors, unless reviewed and approved by DSHA at their sole discretion.
- i. If the General Contractor is not part of the Development team at application, they must be chosen through a competitive bid process after an award of credits or approval of DSHA financing, and the following additional conditions will apply:
 - a. Developer/Owners shall invite all firms on DSHA's LIHTC Approved General Contractor List to bid and obtain a minimum of three (3) bids from the approved list of General Contractors that will provide bid estimates for the proposed projects;
 - b. No additional bidder requirements may be added without written approval from DSHA, which may be withheld in their sole discretion (examples include, but are not limited to, additional payment and performance bond requirements, letter of credit for contractors, unrealistic timing demands, construction schedule, liquidated damage requirements, etc.). DSHA shall review and provide written approval of bid documents prior to release for bidding; and
 - c. The bids shall be sent to the architect of record in a sealed envelope, clearly marked with the project name and date stamped. Faxed or e-mailed bids shall not be accepted. The bids shall be privately opened, tallied, and the results forwarded to DSHA and Developer.

NOTE: For any funding sources that require bidding of the construction costs (i.e. USDA, HUD), the bidding requirements of those funding source(s) will control.

All fee changes are effective 01/2020. Tax Credit Allocations and/or HDF/HOME loans made prior to 07/01/2017 will continue to use the previous fee schedule.

Design and Construction Standards

A. Community Building/Office/Maintenance Space

All common spaces must adhere to the following requirements:

- i. **Office/Maintenance space:** All developments consisting of eighteen (18) residential dwelling units or more (exception: phased properties – see below requirements) must comply with the following:
 1. Have a site office of at least 200 square feet (exclusive of handicap toilet facility) and a maintenance room of at least 100 square feet;
 2. No portable storage buildings are allowed for office or maintenance areas; these spaces must be incorporated into the building design; and
 3. All maintenance areas must provide a mop sink. FRP board shall be provided on all adjacent wet walls at mop sink.
- i. **On-Site Community Buildings/Space:** All developments with community buildings/community space must meet the following minimum requirements:
 1. For projects receiving points for adding a new on-site community building or community space, the community building should contain at least 15 net square feet per unit and at a minimum 750 square feet in size. The square footage should be in addition to the kitchen or kitchenette, if provided. All community buildings/community space should be fully accessible including accessible office, bathrooms and other community areas of the building; and
 2. For rehabilitation of existing community buildings or community space, all community spaces should be fully accessible including accessible office, bathrooms, and other community areas of the building.
- ii. **Phased Projects:** Phased projects are required to provide office or maintenance space and/or community space unless a request to omit this requirement is submitted as part of the application and the request verifies the following conditions:
 1. Community buildings for applicable contiguous phases meet office/maintenance capacity requirements for **total units of all phases** utilizing space;
 2. Written approval from proposed syndicator/investor(s) and lenders that they agree to a shared-existing community/office/maintenance area structure. If different syndicators are selected for the different phases, all syndicators and lenders must provide written approval;
 3. That the same management company will manage all phases for consistency purposes during the compliance period except at the discretion of the investor member and DSHA. If a substitution of the management agent occurs, it will apply to all phases utilizing the community space(s);
 4. Community buildings/space that are shared among phased projects will only be considered an amenity for the phase on which it was originally built. Existing community buildings and/or community space are not eligible for

- points, even if the community buildings and/or community space was part of the rehabilitation of the new LIHTC application; and
5. Must agree to provide all necessary easement documentation and state all responsibilities, costs, uses, etc. that will be shared among the phases.

B. Trade and/or Line Item Specific Design Requirements

1. *Site Work (includes Site Work Utilities and Site Improvements)*

- a. Finished floor elevations of buildings are to be minimum of 8 inches or higher than the adjoining finished grade. When achieving an 8-inch height separation is not feasible, due to accessibility requirements or other conditions, provide an alternate solution acceptable to DSHA. Design must be code compliant.
- b. All projects with below-grade habitable space (units, common space, laundry rooms) will require an assessment to determine possible water infiltration/moisture problems, which could directly affect the overall total development budget.
- c. All existing utility connections shall be verified prior to application. New connections must be included in the base bid in order to make all utilities functional (outside 5' of perimeter of building).
- d. All existing electric transformers shall be surveyed prior to application to determine if upgrade or replacement will be required for proposed project.
- e. Contractor to verify if site has curb stops, water meters, and/or meter pits required by applicable municipalities. Existing curb stops shall be examined for viability. Inspection date of maintenance shall be provided.
- f. Storm water management ponds shall be designed to state standards. If a storm water management pond is designed to be wet, it shall have a perimeter fence for safety of tenants. Minimum fence material shall be post and rail with quality coated wire fence material on interior of rails (minimum height of 48" above finished grade). Make every effort to match new pond fencing with project fencing.
- g. All sites shall provide permanent enclosures for garbage dumpsters or trash receptacles consistent with the appearance of the dwelling units. Refuse collection areas must be on an accessible route. Install concrete filled bollards to protect walls of enclosure.

2. *Landscaping*

- a. Minimum landscaping budgets of \$500 per residential dwelling unit are required. This allowance is for installation of mulch beds, drought resistance plantings and new trees only. Maintenance and watering of all landscaping features shall also be included in the landscaping budget. It may not be used for fine grading, seeding and/or straw and sod. Allowance may not be used for tree removal or trimming. This is for curb appeal and beautification of the property.

- b. All landscaped areas shall have warranted weed barriers (fabric only) installed under mulch and maintain 12" buffer between vinyl siding and grass areas around the perimeter of the structure, unless siding is at least 8" above finished grade.
- c. If irrigation system is not provided, hose bibs shall be provided on each front and rear of building with lockable boxes. Depending on building size, additional hose bibs may be required for ease of maintenance for landscape areas.
- d. All condenser unit pads shall be landscaped to avoid mowing and trimming around unit.
- e. Concrete splash blocks shall be provided for all downspout locations. (See also, Metal/Gutters/Downspouts.)
- f. All landscaping requires a 2-year warranty.

3. *Roads/Parking*

- a. Large parking lots shall include planting areas. At a minimum, all existing parking areas shall be seal coated and striped. A capital needs assessment and/or civil engineer shall assess the overall condition of existing pavement, and if any grading or other issues are present, the work that shall be required in failing areas must be included in the project.
- b. If parking area does not have a curbed sidewalk area adjacent to parking, parking bumpers doweled into pavement shall be provided to maintain safe distance between parking area and trees or lawns.
- c. All paving requires a 2-year warranty.

4. *Building Environmental Remediation*

- a. Radon testing is required on all units prior to occupancy and must comply with acceptable level requirements for occupancy (no greater than 4pCi/L).
- b. All lead and asbestos remediation work requires clearance documentation prior to DSHA inspection for occupancy.

5. *Exterior Sheathing/Siding/Masonry*

- a. All exterior building surfaces shall be designed to be maintenance-free.
- b. Thermo ply exterior sheathing will not be allowed.
- c. All exterior surfaces shall have house wrap installed as per manufacturer's instructions.
- d. Vinyl siding must be premium grade.
- e. Vinyl siding must have composite trim installed when within 6" of finished grade.

- f. Medium density overlay board is not allowed for any development.
- g. All existing mortar joints shall be inspected for cracking and general deterioration. Where such conditions are noted, joints shall be repointed as part of the work.
- h. Code compliant mold-resistant drywall shall be used for all exterior applications. (See also, Drywall.)

6. *Finished Carpentry*

- a. Existing base molding shall be removed and replaced with taller dimension profile composite trim.
- b. Base trim at edge of tub shall be composite, rot-proof material. If gap is present, quarter-round rot-proof molding to be installed. (See also, Kitchen and Bath.)

7. *Kitchen and Bathroom*

- a. Kitchen cabinets and vanity doors, fronts, and boxes shall be solid wood construction with concealed door hinges. No high-density laminates will be allowed. Provide, at a minimum, one drawer base for each kitchen layout. Shelves shall be solid plywood at a minimum of ½" thickness. Base cabinet drawers shall not be sized larger than 36" in width.
- b. Hardware shall be provided for all cabinet drawers and doors. No bright brass finishes.
- c. Concealed blocking is to be provided for all items such as tissue paper holders, grab bars, and medicine cabinets, and as necessary to provide fully-accessible and adaptable units for both kitchen and bathrooms.
- d. Provide plastic laminate on wall between wall and base cabinet for all areas adjacent to base and wall cabinets.
- e. Back splashguard shall be wall mounted behind range. If range is located in corner, install additional splashguard on adjacent wall.
- f. Kitchen countertop shall be provided with end splash for adjacent or end walls. Countertops shall be Euro-edge or full bullnose; self-edge countertops are not permitted.
- g. Bathroom vanities must have cultured marble tops with slide splashes when adjacent to wall. Laminated tops with drop in bowl type fixtures are not permitted.
- h. One-inch minimum diameter grab bars properly mounted to in-wall blocking shall be used in lieu of standard towel bar.
- i. Tub requirements include:
 - i. One-piece bathtub unit may be selected. If selected, model must include:

- A. Built-in blocking for future installation of grab bars; and
 - B. Trim package to picture frame tub surround to protect splash zone (at least 4" outside of tub surround) all the way to the floor.
- ii. If a tub and separate surround are selected, the following requirements must be utilized:
 - A. Rigid fiberglass surrounds and/or ceramic tile will be used in conjunction with tub. No plastic surrounds will be allowed;
 - B. Blocking for future installation of grab bars must be installed; and
 - C. Selected tub surround must protect splash zone (at least 4" outside of tub) all the way to the floor.
- iii. Tub liners are acceptable with full height wall surrounds.
- j. Base trim at edge of tub shall be composite, rot-proof material. If gap is present, quarter-round rot-proof molding to be installed. (See also, Finished Carpentry.)
- k. Exhaust fans for all bathrooms shall be low speed/low noise continuous exhaust fan (hard wired), similar to Panasonic Quiet Whisper model, or single switch exhaust fan light combination that meets all applicable building codes and approved by DSHA and the architect. Sone rating < 1.0.
- l. Shower rod to be surface mounted, no tension rods allowed.
- m. Accessible showers shall be provided with the following requirements:
 - i. Bench type seat for the shower stall, removable or built-in options are permitted, but built-in options should include fold down legs for additional support;
 - ii. Shower controls and a hand held shower head within reach of the seat; and
 - iii. Compressible dam at the shower entrance threshold.
 Weight requirements shall be per manufacturer's recommendations.
- n. Floor drains must be provided when accessible shower stalls are utilized.
- o. Ceramic tile be installed in accordance with ANDI A137.1 specification for ceramic tile. Installation shall comply with TCA's "Handbook for Ceramic Tile Installation" (2010 version), as amended and comply with portions of ANSI A108 Series "Specification for Installation of Ceramic Tile."

8. *Insulation*

- a. Insulation shall meet all applicable codes for new construction and rehabilitation. Exceeding code standards is permissible if costs are reasonable.

9. *Roofing*

- a. Roofing materials that exceed 50% of the life expectancy shall be removed and/or replaced. At this time substrate shall be inspected (no second layers allowed).

- b. Asphalt shingles shall have a minimum warranty of 30 years, and meet applicable wind building codes.
- c. All roofs shall have 3-inch "T" edging around the perimeter, no smaller than two-foot sections, especially at corner intersections.

10. Metals/Gutters/Downspouts

- a. Concrete splash blocks shall be provided for all downspout locations.

11. Doors and Frames

- a. Must provide a minimum of 30" overhang at front door and 12" along every other exterior door. Exterior doors must be Energy Star rated for zone 4 and wind rated for 90 mph. Exterior doors shall be insulated core.
- b. Interior doors shall be Masonite or better. Tops and bottoms of all interior and exterior doors must be painted.
- c. Doorstops shall be rubber disk type or half-moon type. All other types must be approved by DSHA. All stop finishes must match door hardware. The use of hinge-pin type doorstops is prohibited. Blocking required behind all wall mounted door stops.
- d. No bi-fold or bi-pass closet doors; all closets must have a hinged door. If code requires metal bi-fold door application, doors must be installed in wood frame with wood trim.
- e. Hardware shall be brushed aluminum or better, no bright brass. Grade two (2) or better, including hinges and door bumpers. All exterior hinge hardware shall be of non-rusting, quality materials.
- f. Frame savers shall be used on all exterior applications. Exceeding code required "U" value standards is permissible if costs are reasonable.
- g. Entry door shall have a doorbell or knocker and peep hole (eye viewer), no polished brass. Peep/viewer to be provided for solid rear door. ADA-compliant doors shall have two viewers at required heights.
- h. Patio and/or French doors shall have integral blinds built in between glazing to provide privacy. (See also, Blinds/Shades.)
- i. Automatic openers are required for ADA compliance in community center and/or other public spaces and should be installed on all doors with public access along accessible routes. Buildings with interior access ADA units should also provide automatic openers along the public access accessible routes. (See also, Electrical.)

12. Windows

- a. New and replacement windows must be Energy Star and rated for zone 4 and wind rated for 90 mph or DP20 minimum. Exceeding code required "U" value standard is permissible if costs are reasonable.
- b. Slider windows will not be allowed. Single hung should be considered, local codes shall dictate.

13. Drywall

- a. All drywall must be glued and screwed.
- b. Moisture-resistant drywall shall be used in all locations where plumbing penetrates walls, including the entire bathroom, (i.e., ceiling and walls), or comply with building code, whichever is more stringent.
- c. Impact-resistant drywall shall be utilized on the first 4' of walls (measured from floor up) in hallways, high-traffic areas, and accessible units.
- d. Mold-resistant drywall shall be used for all drywall window returns.
- e. Mold-resistant drywall shall be used for all exterior applications and core wall applications.
- f. If ceramic tile is used, cementitious board shall be provided as underlayment.
- g. Preparation is required to obtain level 4 finishes. For rehabilitation projects, if a level 4 cannot be achieved, overlay of existing wall with 3/8-inch drywall should be used. In some rehabilitation situations, other best practices for drywall repair may be considered at DSHA's sole discretion.

14. Flooring (Includes VCT/Vinyl/VCP/Carpeting)

- a. Solid vinyl (plank or tile) flooring shall be used for entry areas, bathroom, dining areas, kitchens, and utility areas unless prior approval is given by DSHA. A minimum of two color fields required for solid vinyl tiles. Color variations and configuration design options may be allowed at DSHA's sole discretion. Seal and wax, per manufacturer's direction. Manufacturer's printed literature for heat treatment tolerances for warranty must be submitted.
- b. Carpets for the remaining areas of the unit are optional. DSHA encourages other environmentally-friendly products as a substitution for carpet. If carpets are utilized, an additional \$150 per unit in replacement reserve funds is required. Carpets may not be installed in baths, kitchens, hallways, dining areas, or in front of exterior doors. Carpet to meet minimum weight and grade standard as follows:

Carpet Element	Minimum Grade/Standard
Filament	100% Smart Strand Triexta BCF
Gauge	5/32
Pile Height	.520
Stitches Per Inch	7.50
Certified Pile Height	29.40 oz.
Total Weight	64.47 oz.
Density	2,035
Primary Backing	Woven Polypropylene
Indoor Air Quality	#GLP 1118
Flammability	Pill Test – 16 CFR-1630.4 (FF-1-70): PASS
<i>Carpet width shall be 15' wide to minimize seams in high traffic areas. No Berber allowed. Padding is required and shall be a minimum of 6# density.</i>	

- c. If common hallways are designed, no carpet is permitted. Solid vinyl flooring to be installed in common hallways, with two colors required if utilizing VCT.
- d. Hardwood flooring or other materials may be utilized as approved by DSHA.
- e. Gypcrete shall be sealed per manufacturer's specifications.
- f. If homosote and/or gypcrete is present, expect to remove material prior to installation of new flooring material. All floor preparation for new flooring installation is the responsibility of the General Contractor.
- g. All Floor preparation shall comply with manufacturer's written installation instructions (including temperature restraints).

15. Painting

- a. All interior paints and primers shall have low or no VOC levels.
- b. Paint shall be a three-coat system: one (1) primer and two (2) finish coats. Paint materials shall be comparable to Sherwin-Williams's Builder's Solution Interior Latex washable flat paint, egg shell, or low luster semi-gloss. Kitchens and bathrooms shall be semi-gloss. but will be permitted for ceiling application only. Other paints must be approved by DSHA.
- c. Rehabilitation properties shall have primer similar to "Kilz" enamel or oil based type sealer/primer for application on existing drywall or approved primer to adhere to existing drywall conditions.

16. Playground/Site Recreation

- a. Tot lots and/or a designated recreation area shall be provided. Family developments must provide a playground on site. Designated play areas and playgrounds are considered “common areas” and must be on an accessible route.
- b. Elderly sites should provide site recreation such as gazebos, hard-surface walking trails, bocce courts, etc. All proposed elderly site recreation must be submitted to DSHA for final review and approval.

17. Specialties

- a. All shelving shall be vinyl coated wire units. Provide all intermediate supports needed.
- b. Contractor shall supply rechargeable 2.5 #ABC fire extinguishers (minimum size) for each unit, or where code mandates-whichever is more stringent. All fire extinguishers shall be tagged and inspected annually.
- c. Construction Signage: Development shall provide a temporary project banner or sign of exterior grade plywood and wood frame construction, painted, with exhibit lettering by professional sign painter to architect/engineer’s design and colors. The sign should list the project name, DSHA, name of owner, architect/engineer, professional sub consultants, contractor and major subcontractors. Other funding sources and/or partners may also be included. Erect on site at location established by the architect/engineer.
- d. Permanent Signage: A permanent development sign with appropriate information as approved by DSHA shall be provided by permanent loan closing.
- e. Building/Unit Signage:
 - i. Exterior signage shall not be bright brass;
 - ii. Unit numbering and building identification numbers shall be provided and approved by the Fire Marshal and Post Office;
 - iii. Unit number shall be provided on all front and rear doors; and
 - iv. All emergency signs shall be LED.

18. Appliances

- a. All appliances will be Energy Star certified (with the exception of microwaves and stoves) and must be pre-wired for an outlet.
- b. Refrigerators shall be frost free (minimum of 15 cubic feet).
- c. Ovens shall be self-cleaning. (Utilize U.L. listed code compliant connectors for gas stoves.) No glass cooktops allowed.
- d. All exhaust hoods must be insulated and ducted to the exterior. Re-circulating charcoal filter type model may be used if approved by DSHA.

- e. Washer and dryer hook-ups or laundry facilities (either in the community building or other building(s)) are required for the development. Must meet all accessibility requirements. Washer and dryer hook-ups, if chosen, shall be designed for side-by-side set up with a minimum depth of 30". Recessed dryer vent boxes are required. Washer pan to be provided for code compliance.
- f. Garbage disposals are not recommended due to high maintenance. If used, disposal shall be 1/2 hp motor with a stainless steel shank. For ADA units, a lowered switch within reach range shall be provided and the location of all appliances shall meet all accessibility standards for clearances.
- g. Dishwashers are to be provided. If venting on unit is located adjacent to counter top, underside of counter top edge must be laminated.

19. Blinds/Shades

- a. Code compliant blinds shall be of quality construction. Each window shall be provided with one (1) blind (i.e. a double window shall have two (2) blinds).
- b. Maximum blind size shall be no wider than 42". All blinds wider than 36" shall have a center support bracket installed.
- c. Patio and/or French doors shall have integral blinds built in between glazing to provide privacy (See also, Doors).
- d. Vertical blinds are prohibited.

20. Plumbing

- a. Condensate lines shall drain correctly with exterior grade and/or foundation (pumps shall be provided when needed). Existing condensate lines shall be checked and free flowing if lines will be reused. Contractor to check discharge location and eliminate all pooling water. Existing condensate lines shall be cleaned, tested, discharge connections verified, and replaced as necessary.
- b. Floor drains and/or sump holes shall be provided in all basements and/or crawl spaces. The floor shall be pitched to these drains or sumps and the drains or sumps shall be connected to a positive drainage system or to the exterior of the building. Sump pumps must be installed, 1/2 hp minimum. Sump pits shall be provided with cover.
- c. No polybutylene piping allowed.
- d. Provide a main water supply shutoff for each building.
- e. Existing sanitary lines shall be video traced to determine viability for the rehabilitation.

- f. Contractor to verify if site has curb stops, water meters, and/or meter pits required by applicable municipalities. Existing curb stops shall be examined for viability. Inspection date of maintenance shall be provided.
- g. Electric hot water heaters shall have a minimum Energy Factor of 0.92EF or better. All gas fired models shall be Energy-Star certified. Minimum warranty period is ten (10) years. Exceeding DSHA standards is permissible if costs are reasonable. Storage pans shall be provided for all hot water heater storage tanks.
- h. Any heat or coil unit located in attic area shall have a pan and condensate line draining to the exterior.
- i. Boilers and/or water heaters serving more than one (1) unit shall be replaced with individual units where practical, considering space and cost limitations. DSHA must be consulted before such decisions are made.

21. Sprinklers/Fire Suppression

- a. Sprinkler systems are required.
- b. All sprinkler and fire alarm systems must be designed and approved by the appropriate Fire Marshal **PRIOR** to construction closing.

Any Multi-Family residential building, new construction or rehabilitation shall follow the Delaware State Fire Prevention Regulations to the fullest extent of the law. Please note Part VI, Chapter 3 for Apartment Buildings/Multi-Dwellings. No exception will be made for rehabilitation which will qualify for the 50% rule for grandfathering of any code. Entire Fire Prevention Regulations can be found at the following web page

<https://statefiremarshal.delaware.gov/>

- c. Water capacity should be sufficient and evaluated for capacity at the application stage of the project.
- d. Where any fire suppression associated costs are identified and not included in the projected fire suppression and associated cost line items after an allocation of credits is awarded, any additional costs shall be paid from the developer fee and will not be allowed from contingency.
- e. **NOTE:** Scattered sites shall be determined on a case-by-case basis.
- f. Contractor shall supply rechargeable 2.5 #ABC fire extinguishers (minimum size) for each unit, or where code mandates-whichever is more stringent. All fire extinguishers shall be tagged and inspected annually (See Specialties).

22. HVAC

- a. All condenser units shall be set on a poured concrete pad sized according to manufacturer's installation and all applicable codes. Design shall incorporate multiple condensers on concrete pad and avoid inside corners where applicable.
- b. All condenser unit pads shall be landscaped to avoid mowing and trimming around unit.
- c. Verify that refrigerant lines are appropriate for HVAC unit size and type. Lines not being replaced are to comply with all of the requirements of the manufacturer for using existing lines. Submit a letter from the manufacturer that states the use of existing lines will not reduce performance and/or warranty of the heat pumps or other air condition systems.
- d. High efficiency HVAC units are required.
Furnace efficiency = 90AFUE
Min. SEER = 14.0 or better.
- e. An Energy Star qualified dehumidifier must be installed in each tenant unit. The dehumidification unit must be a stand-alone unit, supplemental to the unit's heating and cooling system.
- f. No through the wall HVAC units (PTAC).
- g. Programmable thermostats are required.

23. Electrical

- a. All building codes shall be incorporated into each project. Any item to make project code compliant shall not be an extra or a change order. All incidentals shall be included.
- b. Electrical services shall be field verified. Service loads shall be calculated prior to any equipment upgrades and all necessary components made a part of the contract price.
- c. All existing utility conditions, including transformers, shall be verified and included into base bid of contract.
- d. Automatic openers are required for ADA compliance in community center and/or other public spaces and should be installed on all doors with public access along accessible routes. Buildings with interior access ADA units should also provide automatic openers along the public access accessible routes. (See also, Doors and Frames.)
- e. All lighting must be Energy Star LED fixtures. If LED is not available, Energy Star fluorescent may be used. Ceiling fans, as well as light kits, must be Energy Star rated.
- f. Overhead ceiling fixtures shall be provided in the living room/dining areas and all bedrooms. Swag fixtures are prohibited. Wall sconces may be installed in lieu of overhead fixtures due to existing conditions and with the approval of DSHA.

- g. Bathrooms shall provide minimum of one ceiling fixture and one wall fixture.
- h. Exterior light fixtures shall not have bright brass finish. Exterior fixtures must be rated for exterior applications. Energy Star rated porch lights with a photocell are required.
- i. Automatic light controls/occupancy sensors shall be installed in all community spaces to minimize energy use.
- j. Provide one telephone and cable outlet in each bedroom and one other telephone and cable outlet in the unit. If possible, use combination box/plate.
- k. Verify local cable and internet provider for availability, cable and/or media box install requirements, and any additional electrical install requirements.
- l. Install locations of demarc boxes for cable/internet/phone network hub in each building must be identified. Install location for individual service boxes must be identified for each unit and a dedicated outlet provided for each unit. Verify local cable and internet provider for availability, cable and/or media box install requirements, and any additional electrical install requirements.

24. Fire Alarms/Security Systems

- a. Combination smoke and carbon monoxide detectors shall be provided for all projects.
- b. Knox boxes shall be provided per Fire Marshal and/or local Fire Chief's requirements.
- c. Security and surveillance systems are required. The security system will provide surveillance for all residential buildings and common areas, including parking lots and community buildings and shall be monitored by the management company. Expanded system shall be provided and tied into the monitoring system of the local police department (documentation from police department should be submitted as an attachment in the application)..
- d. Elderly dwelling units shall be provided with medical emergency pull chains (nurse call) in at least two (2) locations that are connected to a central station. The two (2) locations will be in the master bedroom and full bathroom. The pull chains will be wired to an exterior warning device that consists of a strobe light and audible alarm. Wireless systems may be approved at DSHA's sole discretion.

25. Termite Protection/Pest Protections

- a. A termite inspection and certificate shall be provided for all rehabilitation projects ninety (90) days prior to construction closing.
- b. Termite pre-treatment of soils is required for all new construction. Certificates shall be part of the Operation and Maintenance Manual.

Architectural Plans, Engineering and Specification Review (AE&S) Process

All LIHTC Applicants must provide and/or meet the AE&S minimal-submission requirements listed below as part of the LIHTC Application:

A. Minimum AE&S Application Threshold requirements:

1. Location Map with all services located and noted;
2. Plot plan of preliminary survey with all wetland and/or flood plain elevation, easements proposed and/or existing;
3. Utilities available to site;
4. Conceptual Site Plan with proposed development/redevelopment; should include design concepts that reflect the surrounding community;
5. Conceptual Drawings:
 - i. A floor plan with dimension, room designations, ADA units, and proposed finishes;
 - ii. Exterior elevations with material notations; and
 - iii. Typical wall sections and detail.
6. DSHA will review to make sure all of the following requirements are met, identify potential issues, and/or proper information has been submitted:
 - a. Gross square footage for new construction and conversion developments;
 - b. Fair Housing and ADA requirements;
 - c. CNA and all applicable checklists;
 - d. Phase I Environmental Audit and/or Phase I Site Environmental Assessment, including remediation plan, if applicable;
 - e. Energy and Green certifications and/or Energy Conservation Measures are completed and identified;
 - f. Historic documentation, if applicable; and
 - g. Development and Unit Amenities documentation.

B. 80% or Greater Project Plans and Specification Requirements:

Required for LIHTC Applicants that are applying for Readiness to Proceed points and/or have received an award of LIHTC and/or DSHA funding and are proceeding towards construction closing:

Architectural Plans

1. Civil drawings

- a) Proposed site plan should include all existing structures and locations of all proposed structures
- b) ALTA Survey with property description, existing and proposed roads and parking elements
- c) Storm Water Management Plan
- d) Information concerning the proposed site specific to the project, accessibility and visitability features retaining walls, etc.
- e) Existing Conditions and Demolition Plan
- f) Site and Utility Plan, including fire flow capacity, electrical capacity, with existing current utility conditions (i.e. cable, phone and media boxes)
- g) Erosion and Sediment Control Plan

- h) Grading Plan
- i) Details and Notes
- j) Landscape Plan
- k) Lighting Plan

2. **Architectural drawings**

- a) Title Sheet
 - Project information including Project name and address
 - The names, addresses and contact information of Owner and all Consultants
 - Date
 - Submissions level
 - List of Drawings
 - Project-Area Breakdown
 - Unit Mix and Square Footages
 - Vicinity Map
- b) Demolition Floor Plans for Each Building Level (1/8" scale)
- c) Preliminary Floor Plans for Each Building Level (1/8" scale)
- d) Demolition Plans of Individual Units (1/4" scale min)
- e) Individual Unit Plans (1/4" scale min)
- f) Schematic Exterior Building Elevations (1/8" scale min)
 - Provide elevations of all major exterior wall areas
 - Provide schematic key plan indicating elevation locations
 - Include demolition information as required
- g) Typical-Rated wall types and assemblies
- h) Typical Foundation Plans and Details
- i) Typical Roof and Stair Details
- j) Air Sealing Details
- k) IECC Air Sealing Details
- l) Door Schedule
- m) Window Schedule
- n) Door Head and Jamb Details
- o) Window Head and Jamb and Sill Details
- p) Threshold Details
- q) Unit Floor Finishes
- r) Kitchen Elevations
- s) Bathroom Elevations
- t) Site lighting and photometrical drawings
- u) Landscape drawings
- v) Phase I Environmental Site Assessment
- w) Termite Report
- x) Structural, Geotechnical, Roof Condition and Sewer Line reports when applicable
- y) Energy Conservation Measures Plan, as applicable

3. **Structural drawings**

- a) Information concerning the proposed Structural Systems and Information on Unusual Conditions as required
- b) General Notes and Code Compliance
- c) Schedules and Special Inspections
- d) Framing Plan
- e) Foundation Plan
- f) Roof Framing Plan
- g) Foundation Details

4. **Mechanical drawings**

- a) Mechanical Plan
- b) Typical Unit Plan
- c) Mechanical Schedules and Details

5. **Plumbing drawings** (including approved Fire Suppression plan)

- a) Information concerning the proposed plumbing systems and information on Unusual Conditions as required
- b) Information on existing plumbing systems and the effect that project will have on these
- c) Building Sanitary Plan
- d) Domestic Service Plan
- e) Typical Sanitary Plan
- f) Typical Domestic Plan
- g) Sanitary Riser Plan
- h) Fire Protection Plan

6. **Electrical drawings** (including approved Fire Alarm)

- a) Information concerning the proposed Electrical Systems and Information on Unusual Conditions as required
- b) Information on the existing electrical systems and the effect that the project will have on these
- c) Electrical Plans
- d) Typical Electrical Renovated Unit Plan
- e) Electrical Site Lighting Plan
- f) Electrical Site Lighting Photometrics Plan
- g) Site Power Plan
- h) Electric Schedule
- i) Electrical Details and Diagrams

Specification Requirements

1. The Specifications shall include all sections of the 32 Division CSI format applicable to the project. The outline specifications should support the information described in the threshold and scoring criteria.
2. The specifications need not be complete CSI/MasterSpec format
 - a. The section numbering and naming shall comply with the CSI 32 Division format
3. The Specification cover shall include the following:
 - a. The names, addresses and contact information of the Owner and all consultants;
 - b. The project name and address;
 - c. Date; and
 - d. Submissions level.
4. A complete table of contents shall be included at the front of the Specifications
5. Division 00
 - a. Include General Conditions, Supplementary Conditions and other project requirements, including those of all lenders and syndicators/investors
 - b. Include Specific Renovation/Demolition related sections as required
 - c. List of Drawing Sheets
 - d. Procurement Substitution Procedures
 - e. Existing Condition Information, if applicable
 - f. Geotechnical Data
6. Division 01- General Requirements
 - a. Summary
 - b. Payment Procedures
 - c. Project Management and Coordination
 - d. Submittal Procedure
 - e. Quality Requirements
 - f. Temporary Facilities and Controls
 - g. Execution
 - h. Construction Waste Management and Disposal
 - i. Close Out Procedures
 - j. Operation and Maintenance Manual Data
 - k. Project Record Documents
7. Division 2 through 32
 - a. Include sections for all proposed elements
 - b. Include Specific Renovation/Demolition related sections as required.
 1. Part I- General
 2. Part II- Products
 3. Part III- Execution

8. The first set of plans and specifications submitted should be at least 80% complete. A \$500 redesign fee (per review) will be assessed when DSHA must make multiple reviews due to, but not limited to, the following conditions:
 - a. Substantial design change;
 - b. Increase and/or decrease in the number of units;
 - c. Change of architectural team and/or change in initial concept; and
 - d. **All fees assessed at DSHA's discretion.**

C. Construction Closing Requirements:

The following is, but not limited to, a list of final and completed documents required thirty (30) days prior to construction closing:

1. Approved ALTA Survey, signed and sealed by licensed Surveyor;
2. Environmental Summary with approved Work Plan;
3. Owner-Architect AIA Agreement;
4. Architect/Consultant Agreement;
5. 100% Architectural Plans and Specifications;
6. Building Permit;
7. Architectural Accessibility Board Approval;
8. DelDOT Entrance Permit;
9. DNREC Permit and/or NOI Permit;
10. NESHAP Permit;
11. Approved asbestos abatement project design;
12. Public Utilities, letter for each service;
13. Zoning Letter;
14. Flood Plain Designation;
15. Wetland Delineation;
16. Sediment Control and Storm Water Management Plan Approval; and
17. Fire Marshal approval for both structure and site.

D. Permanent Closing Requirements:

The following is, but not limited to, a list of final and completed documents required thirty (30) days prior to permanent closing:

1. Final cost certifications completed and approved;
2. Post ALTA Survey;
3. Final releases of Liens for all subcontractors, materialmen, and the General Contractor;
4. Final MBE/WBE, Section 3 and Employing Delawareans reporting (as applicable);
5. Updated Attestation Statements from all subcontractors reflective of final contract amount;
6. Compliance with all Operating Agreement/Equity Contribution requirements;
7. All bond tax opinions issued, (as applicable);
8. All final good/bad cost analysis, with final tax allocations (as applicable);
9. Operation and Maintenance Manual;
10. Energy Star Certification, Enterprise Green Certification, National Green Building Standards Certifications, or LEED Homes Certification, if applicable;
11. As Built Drawings and Specification. The As-Built drawings are to be provided on CD in a .dwg format;

12. Certificate of Occupancy and TCO's for each building;
13. Warranty/Guarantees; and
14. Environmental Clearances.

Attachment B – Addendum to DSHA Minimum Construction/Rehabilitation Standards for NHTF Projects

First, all buildings and projects that are newly constructed or are rehabilitated with NHTF must first be built to the International Building Code adopted by the local municipality and county. The International Building Codes enforced by each municipality and County include and address disaster mitigation.

For NHTF projects that will be rehabilitated, at a minimum the HUD's Rehabilitation Standards - § 91.320(k)(5)(iv) and § 93.301(b) will apply. However, where DSHA's minimum construction/rehabilitation standards exceed the HUD standards, the most stringent standard will apply. All applicants are responsible for complying with all building codes, rules, ordinances, and laws of all legal entities and authorities having jurisdiction over the project.

The following building codes have been adopted by Delaware's three counties:

Kent County	New Castle County	Sussex County
2012 International Building Code 2012 International Residential Code	2015 International Building Code 2015 International Residential Code 2015 International Mechanical Code 2015 International Fuel Gas Code 2015 International Plumbing Code 2015 International Energy Conservation Code	2012 International Residential Code (for single-family home construction) 2012 International Building Code (for multi-family and commercial construction projects)
ICC/ANSI A117.1-2009, as amended has been adopted and used by <u>all three counties in Delaware</u> . Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws.		

Second, for NHTF projects that will be rehabilitated, at a minimum the HUD's Rehabilitation Standards - § 91.320(k)(5)(iv) and § 93.301(b) will apply.

Third, all NHTF projects must also meet DSHA's minimum construction/rehabilitation standards and all state and federal applicable codes. However, where DSHA minimum constructions/rehabilitation standards exceed the HUD standards, the most stringent standard will apply. (See Attachments A-D).

All applicants are responsible for complying with all building codes, rules, ordinances, and laws of all legal entities and authorities having jurisdiction over the project.

DSHA's minimum construction/rehabilitation standards include additional details on what work is required, how that work should be performed (methods), and what materials should be used. DSHA's minimum construction and rehabilitation standards include the following categories: health and safety; major systems; lead-based paint; accessibility; disaster mitigation; state and local codes, ordinances, and zoning requirements; and inspectable areas and observable deficiencies from HUD's Uniform Physical Condition Standards (UPCS) as identified by HUD as applicable to NHTF-assisted housing.

1. Health and Safety

Any life-threatening deficiencies must be identified and addressed immediately if the NHTF housing units are occupied at the time of rehabilitation.

2. Major Systems

As described in previous sections, each NHTF application shall include a CNA to determine the scope of work to be performed and identify the long-term physical needs of the project. The CNA must include an estimate of the useful life of all existing major systems (based on age and condition) and an estimate of the remaining useful life of these systems upon project completion. DSHA requires that systems beyond 50% of their life expectancy be replaced; however, if the remaining useful life of one or more major system is less than the applicable period of affordability, a replacement reserve will be established with adequate monthly installments paid to repair and replace the systems as needed.

3. Disaster Mitigation

All buildings and projects that are newly constructed or are rehabilitated with NHTF must first be built to the International Building Code adopted by the local municipality and County. The International Building Codes enforced by each municipality and County include and address disaster mitigation.

Where relevant, each recipient will be required to improve the NHTF housing units to mitigate the potential impact of potential disasters (e.g. earthquakes, hurricanes, floods, and wildfires) in accordance with all rules, ordinances, and laws of all legal entities and authorities having jurisdiction over the project, and the construction and/or alteration of the project, or such other requirements that HUD may establish.

4. Uniform Physical Condition Standards (UPCS)

All projects funded with NHTF will be required to meet HUD's UPCS to ensure housing will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. Standards include the UPCS inspectable items and observable deficiencies for the site, building exterior, building systems, common areas, and units. A complete list of UPCS standards and observable deficiencies are shown in Attachment D.

These standards can also be found at: <https://www.hudexchange.info/onecpd/assets/File/HTF-FAQ-Appendices-UPCS-for-Multifamily-and-Single-Family-Housing-Rehabilitation.pdf>

Attachment C – DSHA’s Construction and Rehabilitation Standards Checklists

DSHA - REHABILITATION STANDARDS CHECKLIST				
<i>Must be completed by all rehabilitation projects</i>				
Project Name:				
Date Built:				
Date of Last Rehabilitation (if applicable):				
EXTERIORS	DETAIL/CONDITION			
ROOF	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Roof Type/Pitch/Flat</i>				
<i>Number of Layers</i>				
<i>Substrate Material</i>				
<i>Fire-rated Required?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Insulation Type</i>				
<i>Insulation Thickness</i>				
<i>Estimated R-Value</i>				
SIDING	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Type/Substrate</i>				
<i>Brick (if applicable)</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Is re-pointing necessary?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
EXTERIOR DOORS/FRAMES	Age (Yrs)		Type:	
<i>Sliding doors?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Patio doors?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Hardware</i>	Age (Yrs)		Type:	
WINDOWS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Meet egress requirements?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
GUTTERS/DOWNSPOUTS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Material/Type</i>				
FASCIA/SOFFITS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Material/Type/Substrate</i>				
SIDEWALKS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Meets ADA compliance/ramping/curb cuts?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Any areas shaved?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
PARKING LOT*	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Curb Cuts</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

EXTERIORS (Continued)	DETAIL/CONDITION		
<i>Spaces provided /required /grandfathered:</i>			
<i>Handicap parking provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Bumpers provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>*NOTE: Any parking lot surface with either fair and/or poor conditions shall have a civil engineer complete a survey as to the remaining lifespan. If determined, contractor shall include quantity in needs assessment to replace pavement and subsurface.</i>			
LIGHTING (Exterior)	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Tied to house panel?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
SECURITY SYSTEM	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
PATIOS/BALCONIES	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Meet current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
MAINTENANCE-FREE EXTERIOR	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
STORM WATER MANAGEMENT	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Date of Last Preventative Maintenance</i>
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>NESHAP Environmental Audit</i>
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
INTERIORS	DETAIL/CONDITION		
KITCHEN	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Cabinets</i>	Age (Yrs)		Type: <input type="text"/>
<i>Countertop</i>	Age (Yrs)		Type: <input type="text"/>
APPLIANCES			
<i>Refrigerator</i>	Age (Yrs)		Size: <input type="text"/>
<i>Frost-free?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Dishwasher</i>	Age (Yrs)		
<i>Stove</i>	Age (Yrs)		Gas <input type="checkbox"/> Electric <input type="checkbox"/> U.L. Gas Conn. <input type="checkbox"/>
<i>Garbage Disposal</i>	Age (Yrs)		HP: <input type="text"/>
<i>Exhaust Hood</i>	Age (Yrs)		Vented to Exterior <input type="checkbox"/> Recirculating <input type="checkbox"/>
<i>Washer</i>	Age (Yrs)		Stack <input type="checkbox"/> Side-by-Side <input type="checkbox"/>
<i>Drain provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Dryer</i>	Age (Yrs)		
<i>Vent pipe material?</i>			
<i>Adequate venting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
BATHROOM			
<i>Bathtub</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Tub Surround</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
INTERIORS (Continued)	DETAIL/CONDITION		

<i>Anti-scald valve?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Sink/Vanity</i>	Age (Yrs)		Type:			
<i>Toilet</i>	Age (Yrs)		Type:			
<i>Water-saver?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>ADA-Compliant?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Flange Material</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Exhaust Fan</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
FLOORING						
<i>Asbestos present (in flooring or adhesive)?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Type:			
<i>Carpeting</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Type</i>						
<i>Vinyl Composition</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Type</i>						
<i>Subflooring Material</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Any existing soft spots in flooring?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Base Molding</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
WALLS	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Type</i>						
<i>Asbestos present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Mold or mildew present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
CEILINGS	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Type</i>						
<i>Textured?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
<i>Active staining present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
SMOKE DETECTORS	Age (Yrs)		Hard-wired <input type="checkbox"/> Battery <input type="checkbox"/>			
<i>Meet current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date of last inspection:			
SPRINKLER SYSTEM	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Meet current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
INTERIOR DOORS/FRAMES	Age (Yrs)		Type:			
<i>Hardware</i>	Age (Yrs)		Type:			
INSULATION (Inches)	Ceiling:		Walls:		Floor:	
SHELVING	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>
MINI BLINDS	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/>	Good <input type="checkbox"/>	Excellent <input type="checkbox"/>

INTERIORS (Continued)	DETAIL/CONDITION					
SYSTEMS						
<i>Are utilities paid by the tenants?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, which ones?			
<i>Is there a boiler system?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Age (Yrs)		Date of last inspection:	
<i>HVAC</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>HVAC Type/Electrical Connection</i>	Type:		Amps:			
<i>Meets current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Vented to exterior?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Duct System</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Last cleaning date/last pressure test Date:</i>						
<i>Air Conditioning</i>	Age (Yrs)		Type:			
<i>Condensation Lines</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Water Heater</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Type and Location</i>						
<i>Pan Present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Electric Supply</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Type</i>	GFI:		Amperage Supply:		AMP Service:	
<i>ARC Fault Interrupter?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Last Inspection Date</i>						
PLUMBING						
<i>Water Supply Lines: Material _____</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Curb Stops</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Last Inspection Date:</i>						
<i>Master meter or individual meters?</i>						
<i>Shut-off Valves</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Water Meters: Up to Code?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Vent Stacks: Material _____</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
ELECTRIC						
<i>Underground Transmission Lines</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Aboveground Transmission Lines</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Meters: Last Inspected _____</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Electric Panels:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Amps:</i>						
<i>Brand:</i>						

INTERIORS (Continued)	DETAIL/CONDITION			
<i>Service Capacity</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Spare Breaker Capacity</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Site Lighting Adequate?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
ANY UNITS FINISHED BELOW GRADE?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>NESHAP Environmental Audit:</i>	
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Certificate available?	Yes <input type="checkbox"/> No <input type="checkbox"/>
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
RADON TESTING?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date of inspection:	
COMMON AREAS	DETAIL/CONDITION			
INTERIOR STAIRS			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Meet code requirements?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Handrail Height Continuous?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Meet ADA?	Yes <input type="checkbox"/> No <input type="checkbox"/>
COMMON HALLWAY (Interior)	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Fire Protection?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Last Inspection Date:	
<i>Adequate Lighting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Walls</i>			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
ELEVATORS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Date of Last Inspection</i>				
Meet ADA Requirements?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
LAUNDRY ROOM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Heated/Cooled?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA Machines Available?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
COMMUNITY ROOM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Size (Square Footage):</i>				
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
UTILITY CONTRACTS				
<i>Cable Contract</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Provider:	
<i>Other Utility Contracts?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Provider(s):	
DOORS/FRAMES (Exterior)	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Type:</i>				
FOUNDATION, CRAWL, & BASEMENT	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Standing water present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

COMMON AREAS (Continued)	DETAIL/CONDITION		
<i>Any foundation vents located below grade?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Access to foundation, crawl, or basement?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NESHAP Environmental Audit: <input type="checkbox"/>
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Certificate available? Yes <input type="checkbox"/> No <input type="checkbox"/>
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
MAILBOXES	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type:			
<i>Parcel boxes provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>On Accessible Route?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
PLAYGROUND EQUIPMENT	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type:			
<i>Meets Safety Guidelines?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Lighting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Is Playground on Accessible Route?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
SWIMMING POOL	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
FENCING	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type, Material, and Height			
Perimeter/Partial?			
DUMPSTERS			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Locations:			
<i>Are gates required by municipality?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Number:	Existing:		Proposed: <input type="checkbox"/>
PROJECT SIGN	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Lighted?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Sign to be Replaced?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>ADA/Fair Housing Logos?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
OTHER			
<i>Support Beams Material</i>			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Joists</i>			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Overhang provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Soffit ventilation provided per code?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Piers/Columns/Porches</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
VAC, Adequate Venting?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Last Inspection Date: <input type="text"/>

DSHA - Life Expectancy (Years of Different Products/Items/Materials)

NOTE: Items that are beyond 50% of life expectancy shall be replaced. DSHA reserves the right to add/delete any item to the required rehabilitation.

Item	Life Expectancy (Years)	Item	Life Expectancy (Years)
APPLIANCES		FINISHES	
• Disposal	5	• Exterior paint, plaster, stucco	3-5
• Microwave ovens	5	• Interior, wall paint	3-5
• Ranges, free-standing/built-in, electric/gas	12	• Interior, door/trim paint	5-10
• Refrigerators, Standard	10	FLOORS	
BATHROOMS		• Vinyl sheet or tile	10
• Cast iron bathtub, resurface	25	• Carpeting	5
• Fiberglass bathtub and shower	10	HEATING, VENTILATION, AND AIR CONDITIONING	
• Shower doors (average quality)	5	• Air conditioning, central unit	10
• Toilet	10	• Air conditioning, window unit	5
CABINETRY		• A/C compressor	5-7
• Kitchen cabinets	10	• Rooftop air conditioners	10
• Medicine cabinets/bath vanities	10	• Furnaces, gas or oil fired	15
COUNTERTOPS		• Forced air furnaces, heat pump	10
• Laminate	10	• Unit heaters, gas or electric	10

DOORS	
-------	--

- | | |
|---------------------------------|------|
| • Screen | 10 |
| • Interior, six-panel, Masonite | 15 |
| • Exterior, unprotected/exposed | 15 |
| • Exterior door trim | 5-10 |

- | | |
|------------------------------------------------|----|
| • Radiant heaters | 10 |
| • Ductwork, plastic | 15 |
| • Air terminals, diffusers, grilles, registers | 15 |
| • Boilers, hot water, steam | 15 |

Item	Life Expectancy (Years)
PLUMBING FIXTURES/PIPING	

- | | |
|--------------------------|------|
| • Sinks, enamel, steel | 5-10 |
| • Sinks, stainless | 10 |
| • Faucets, low quality | 5 |
| • Water heater, electric | 10 |
| • Water heater, gas | 11 |
| • Pumps, sump and well | 10 |

ROOFING	
---------	--

- | | |
|--------------------------------------|----|
| • Asphalt, wood shingles, and shakes | 20 |
| • Built-up roofing, asphalt | 10 |
| • Coal and tar | 10 |

SAFETY	
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- | | |
|--------------------------------------|----|
| • Sprinkler Systems | 12 |
| • Smoke detectors, battery, hardwire | 10 |

Item	Life Expectancy (Years)
SHUTTERS	

- | | |
|----------------------------|-----|
| • Plastic, vinyl, exterior | 7-8 |
|----------------------------|-----|

SIDING	
--------	--

- | | |
|-----------------------|----|
| • Wood, T1-11 | 10 |
| • Aluminum | 20 |
| • Vinyl | 25 |
| • Gutters, downspouts | 20 |

WINDOWS	
---------	--

- | | |
|-----------------------------|----|
| • Wood casement | 20 |
| • Wood, single, double hung | 15 |
| • Aluminum casement | 10 |
| • Window screens | 5 |

INTERIORS (Continued)	DETAIL/CONDITION			
<i>Anti-scald valve?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Sink/Vanity</i>	Age (Yrs)		Type:	
<i>Toilet</i>	Age (Yrs)		Type:	
<i>Water-saver?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA-Compliant?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Flange Material</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Exhaust Fan</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
FLOORING				
<i>Asbestos present (in flooring or adhesive)?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Type:	
<i>Carpeting</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type</i>				
<i>Vinyl Composition</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type</i>				
<i>Subflooring Material</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Any existing soft spots in flooring?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Base Molding</i>	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
WALLS	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type</i>				
<i>Asbestos present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Mold or mildew present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
CEILINGS	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Type</i>				
<i>Textured?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Active staining present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
SMOKE DETECTORS	Age (Yrs)		Hard-wired <input type="checkbox"/> Battery <input type="checkbox"/>	
<i>Meet current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date of last inspection:	
SPRINKLER SYSTEM	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Meet current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
INTERIOR DOORS/FRAMES	Age (Yrs)		Type:	
<i>Hardware</i>	Age (Yrs)		Type:	
INSULATION (<i>Inches</i>)	Ceiling:		Walls:	Floor:
SHELVING	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
MINI BLINDS	Age (Yrs)		Poor <input type="checkbox"/>	Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>

INTERIORS (Continued)	DETAIL/CONDITION					
SYSTEMS						
<i>Are utilities paid by the tenants?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, which ones?			
<i>Is there a boiler system?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Age (Yrs)		Date of last inspection:	
<i>HVAC</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>HVAC Type/Electrical Connection</i>	Type:		Amps:			
<i>Meets current codes?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Vented to exterior?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>				
<i>Duct System</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Last cleaning date/last pressure test Date:</i>						
<i>Air Conditioning</i>	Age (Yrs)		Type:			
<i>Condensation Lines</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Water Heater</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Type and Location</i>						
<i>Pan Present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Electric Supply</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Type</i>	GFI:		Amperage Supply:		AMP Service:	
<i>ARC Fault Interrupter?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Last Inspection Date</i>						
PLUMBING						
<i>Water Supply Lines: Material _____</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Curb Stops</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Last Inspection Date:</i>						
<i>Master meter or individual meters?</i>						
<i>Shut-off Valves</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Water Meters: Up to Code?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Vent Stacks: Material _____</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
ELECTRIC						
<i>Underground Transmission Lines</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Aboveground Transmission Lines</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Meters: Last Inspected _____</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Electric Panels:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>			
<i>Amps:</i>						
<i>Brand:</i>						

INTERIORS (Continued)	DETAIL/CONDITION			
<i>Service Capacity</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Spare Breaker Capacity</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Site Lighting Adequate?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
ANY UNITS FINISHED BELOW GRADE?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NESHAP Environmental Audit: <input type="checkbox"/>	
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Certificate available?	Yes <input type="checkbox"/> No <input type="checkbox"/>
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
RADON TESTING?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date of inspection:	
COMMON AREAS	DETAIL/CONDITION			
INTERIOR STAIRS			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Meet code requirements?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Handrail Height Continuous?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Meet ADA?	Yes <input type="checkbox"/> No <input type="checkbox"/>
COMMON HALLWAY (Interior)	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Fire Protection?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Last Inspection Date:	
<i>Adequate Lighting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>Walls</i>			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
ELEVATORS	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Date of Last Inspection</i>				
Meet ADA Requirements?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
LAUNDRY ROOM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Heated/Cooled?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
<i>ADA Machines Available?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
COMMUNITY ROOM	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Size (Square Footage):</i>				
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
UTILITY CONTRACTS				
<i>Cable Contract</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Provider:	
<i>Other Utility Contracts?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Provider(s):	
DOORS/FRAMES (Exterior)	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Type:</i>				
FOUNDATION, CRAWL, & BASEMENT	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>	
<i>Standing water present?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

COMMON AREAS (Continued)	DETAIL/CONDITION		
<i>Any foundation vents located below grade?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Access to foundation, crawl, or basement?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
ASBESTOS PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NESHAP Environmental Audit: <input type="checkbox"/>
LEAD PAINT PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Certificate available? Yes <input type="checkbox"/> No <input type="checkbox"/>
MOLD PRESENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
MAILBOXES	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type:			
<i>Parcel boxes provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>On Accessible Route?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
PLAYGROUND EQUIPMENT	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type:			
<i>Meets Safety Guidelines?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Lighting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Is Playground on Accessible Route?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
SWIMMING POOL	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
FENCING	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Type, Material, and Height			
Perimeter/Partial?			
DUMPSTERS			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
Locations:			
<i>Are gates required by municipality?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>ADA Accessible?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Number:	Existing:		Proposed: <input type="checkbox"/>
PROJECT SIGN	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Lighted?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Sign to be Replaced?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>ADA/Fair Housing Logos?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
OTHER			
<i>Support Beams Material</i>			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Joists</i>			Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>Overhang provided?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Soffit ventilation provided per code?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Piers/Columns/Porches</i>	Age (Yrs)		Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/>
<i>HVAC, Adequate Venting?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Last Inspection Date: <input type="text"/>

DSHA – CNA ENVIRONMENTAL DUE DILIGENCE CHECKLIST <i>Must be completed by all rehabilitation projects</i>			
Project Name:		Percentage of Units Inspected: _____%	
Date:		Percentage of Site Walked and Observed: _____%	
Completed by:		Original Construction Date: _____	
Environmental Risks	Observed	Possible	Not Observed
Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Containing Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Underground Storage Tanks, Lines and Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Above Ground Chemical Storage or Products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visible Soil Discoloration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buried Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCB Transformers or Light Ballast	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface Water Discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive Adjacent Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Contaminated Adjacent Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer Failure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-lot Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Excessive Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foul Odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain or Disposal Pit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unsafe Material Management Practices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pipe Leaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mold	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink Holes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ponds or Streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachment D - Uniform Physical Condition Standards (UPCS) for Multifamily Housing Rehabilitation

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency That Must Be Addressed
NOTE: Deficiencies highlighted in orange are life-threatening and must be addressed immediately if the housing is occupied.		
Requirements for the Site:		
Fencing and Gates	Damaged/Falling/Leaning	Fence or gate is missing or damaged to the point it does not function as it should
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable
	Overgrown/Penetrating Vegetation	Vegetation has visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for its intended purpose due to poor drainage or ponding
Health & Safety	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling, or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Mailboxes/Project Signs	Mailbox Missing/Damaged	Mailbox cannot be locked or is missing
	Signs Damaged	The project sign is not legible or readable because of deterioration or damage
Parking Lots/ Driveways/Roads	Cracks	Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling

	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk
	Deteriorated Play Area Surface	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by a large quantity of debris , causing backup into adjacent areas or runoffs into areas where runoff is not intended
Walkways/Steps	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
	Cracks/Settlement/Heaving	Cracks, hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard
	Spalling/Exposed rebar	More than 5% of walkways have large areas of spalling--larger than 4 inches by 4 inches--that affects traffic ability
Requirements for Building Exterior:		
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged Surface (Holes/Paint/Rusting/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any exterior door that is missing
Fire Escapes	Blocked Egress/Ladders	Stored items or other barriers restrict or block people from exiting
	Visibly Missing Components	Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing
Foundations	Cracks/Gaps	Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart
	Spalling/Exposed Rebar	Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic

		hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable/Combustible Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Lighting	Broken Fixtures/Bulbs	10% or more of the lighting fixtures and bulbs surveyed are broken or missing
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible
	Damaged/Clogged Drains	The drain is damaged or partially clogged with debris or the drain no longer functions
	Damaged/Torn Membrane/Missing Ballast	Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
	Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration
	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials
Walls	Cracks/Gaps	Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard
	Missing/Damaged Caulking/Mortar	Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage
	Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
	Stained/Peeling/Needs Paint	More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration
Windows	Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane

	Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness
	Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Peeling/Needs Paint	More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration
	Security Bars Prevent Egress	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks
Requirements for Building Systems		
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed
	Missing Pressure Relief Valve	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion on Heater Chimney	The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	Water Supply Inoperable	There is no running water in any area of the building where there should be
Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	Missing Outlet Covers	A cover is missing, which results in exposed visible electrical connections
Elevators	Not Operable	The elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	Missing/Damaged/Expired Extinguishers	There is missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling, or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard

	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping Hazards	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice
	Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains
	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing
Requirements for Common Areas		
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long
Kitchen	Ceiling - Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Lobby	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate--not a sanitary surface to prepare food
Office	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware

Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Doors - Missing Door	Any door that is missing that is required for the functional use of the space
	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
	Electrical - Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Electrical - Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Electrical - Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Electrical - Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Electrical - Missing Breakers	Any open and/or exposed breaker port
	Electrical - Missing Covers	A cover is missing, which results in exposed visible electrical connections
	Floors - Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floors - Floor Covering Damaged	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Floors - Missing Floor/Tiles	More than 5% of the flooring or tile flooring is missing
	Floors - Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface
	Floors - Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square
	GFI - Inoperable	The GFI does not function
	Graffiti	Any graffiti on any exposed surface greater than 6 inches by 6 inches
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	HVAC - General Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
	HVAC - Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	HVAC - Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Lavatory Sink - Damaged/Missing	Sink has extensive discoloration or cracks in over 50% of the basin or the sink or associated hardware have failed or are missing and the sink can't be used
	Lighting - Missing/Damaged/Inoperable Fixture	More than 10% of the permanent lighting fixtures are missing or damaged so they do not function
	Mailbox - Missing/Damaged	The U.S Postal Service mailbox cannot be locked or is missing

	Outlets/Switches/Cover Plates - Missing/Broken	Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring
	Pedestrian/Wheelchair Ramp	A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator - Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
	Sink - Missing/Damaged	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
	Smoke Detector - Missing/Inoperable	Smoke detector is missing or does not function as it should
	Stairs - Broken/Damaged/Missing Steps	A step is missing or broken
	Stairs - Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
	Ventilation/Exhaust System - Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Walls - Damaged	Any hole in wall greater than 2 inches by 2 inches
	Walls - Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Walls - Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a common area--covering a wall area greater than 1 foot square
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
	Windows - Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Windows - Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Windows - Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Windows - Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	Windows - Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk

	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable/Combustible Materials - Improperly Stored	Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Pools and Related Structures	Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence
Trash Collection Areas	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed
Requirements for the Units:		
Bathroom	Bathroom Cabinets - Damaged/Missing	Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Lavatory Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
	Plumbing - Clogged Drains, Faucets	Drain or faucet is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
	Ventilation/Exhaust System – Absent/Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed

Call-for-Aid (if applicable)	Inoperable	The system does not function as it should
Ceiling	Bulging/Buckling/Leaking	Bulging, buckling or sagging ceiling or problem with alignment
	Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long
	Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality
Electrical System	Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	GFI - Inoperable	The GFI does not function
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	Missing Covers	A cover is missing, which results in exposed visible electrical connections
Floors	Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floor Covering Damage	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Missing Flooring Tiles	Any flooring or tile flooring that is missing
	Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface
	Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)

	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Hot Water Heater	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Inoperable Unit/Components	Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly
	Leaking Valves/Tanks/Pipes	There is evidence of active water leaks from hot water heater or related components
	Pressure Relief Valve Missing	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Noisy/Vibrating/Leaking	The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Rust/Corrosion	Deterioration from rust or corrosion on the HVAC system in the dwelling unit
Kitchen	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food
	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area

	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator- Missing/Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
Lighting	Missing/Inoperable Fixture	A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room
Outlets/Switches	Missing	An outlet or switch is missing
	Missing/Broken Cover Plates	An outlet or switch has a broken cover plate over a junction box or the cover plate is missing
Patio/Porch/Balcony	Baluster/Side Railings Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Smoke Detector	Missing/Inoperable	Smoke detector is missing or does not function as it should
Stairs	Broken/Damaged/Missing Steps	A step is missing or broken
	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
Walls	Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Damaged	Any hole in wall greater than 2 inches by 2 inches
	Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square
Windows	Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks

Appendix N:

- List of actions DSHA intends to take to address impediments to affordable housing
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Barriers to affordable housing

Introduction:

Public policy related to the cost of housing and the incentives to develop, maintain, and improve affordable housing vary throughout Delaware. However, many of these policies are concentrated at the local level rather than at the state level, as cities and counties establish land use controls, zoning ordinances, building codes and other regulations, plans and policies that affect their jurisdiction. While many policies apply to all housing development, some create obstacles to housing production that are unique to affordable housing. In addition to continuing to demonstrate meaningful access to all DSHA programs and services, DSHA will work closely with consortium partners and sub-grantees to remove local barriers to affordable housing and facilitate access to inclusive communities where residents are more likely to achieve positive life outcomes.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

DSHA is working with the cities of Wilmington and Dover, and New Castle County to address existing impediments, as well as, prepare a robust new Analysis of Impediments (AI) by October 2019. The 2011 Regional Analysis of Impediments (AI) was comprehensive in scope and while substantial progress was achieved in removing many impediments, some remain or are ongoing. As a result, DSHA intends to take the following actions to address remaining impediments while actively preparing the new AFH.

1. The state's increasingly diverse minority population may require language accommodations to ensure that all residents can access programs and services.

- Continue implementing and monitoring DSHA's 2016 Language Access Plan (LAP) update.
- Continue to work with Advisory Group to expand outreach and inventory of bilingual real-time housing locator - DelawareHousingSearch.org.

Since these initiatives will be funded or supported by state, county, local jurisdictions, and non-profit entities, federal funds will not be allocated.

2. Minority households have greater difficulty becoming homeowners because of lower incomes.

- Continue homeownership counseling and homebuyer education at DSHA's Annual Homeownership Fair in New Castle County, NCALL's Homebuyer Fair in Kent County, and Sussex County's Homebuyer Fair; and through DSHA's single-contract system with all eleven housing counseling agencies.
- Continue incorporating Opportunity Mapping into DSHA's homeownership programs to increase

homeownership to minority households in concentrated areas.

HUD Housing Counseling grant funds will be allocated for housing counseling.

3. The supply of housing affordable to households up to 80 percent of median income is inadequate.

- Kent County will continue to offer its Transfer of Development Rights program, and through its Adequate Public Facilities Ordinance (APFO), continue to collect a significantly lower APFO school fee for multi-family and manufactured housing.
- Sussex County will continue to exempt non-profits from property taxes and sewer impact fees. Community Land Trust homes are also exempt. The County will continue to provide letters of support for affordable housing proposals in non-impacted areas.
- The Downtown Development District initiative will continue to create many opportunities for affordable housing via revised zoning ordinances to permit a variety of housing types in traditional downtowns.

These actions will continue to be accomplished through policy changes and state funds, along with HOME and NHTF allocations for developing affordable rental housing.

4. The supply of affordable and accessible housing units is inadequate to meet demand.

- Continue expanding DelawareHousingSearch.org's ability to assist persons with disabilities through: integration of the Section 811 PRA Demo program; extensive training to case workers; and requiring all ADA units assisted by DSHA funds to be listed on DelawareHousingSearch.org.
- Continue using the Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) in conjunction with HOME and NHTF funds to encourage additional accessible units over the required 5 percent.

The Section 811 PRA Demo program will use allocated federal funds. In addition, HOME and HTF will be allocated to support the LIHTC.

5. DSHA policy documents and process for allocating CDBG/HOME funds need improvement from a fair housing perspective.

- Continue elevating local communities' understanding of AFFH through: additional data collection; training; monitoring; and providing technical assistance to communities on fair housing issues.
- Continue incorporating Opportunity Mapping into DSHA's programs to target CDBG rehabilitation activities in Distressed Areas.

While the actions taken above continue to be through policy changes, both CDBG and HOME are federally funded programs used to rehabilitate single-family homes.

6. DSHA policy documents need improvement from a fair housing perspective.

- Continue incorporating Opportunity Mapping into DSHA's programs to encourage new affordable housing in Areas of Opportunity, as well as rehabilitation and sustainable homeownership in Distressed Areas.
- Continue to require management staff of LIHTC sites to receive fair housing training every two

years and maintain documentation on the training.

- Continue to include expanded accessibility language throughout the LIHTC QAP pertaining to the owners Section 504 responsibilities.
These initiatives will be implemented through policy changes as well as state and federal funds, including HOME, CDBG and NHTF allocations.

7. Kent County's 2007 Comprehensive Plan does not recognize its responsibility to affirmatively further fair housing (AFFH).

- Kent County will update their Comprehensive Plan in 2018 where their commitment to AFFH will be discussed throughout, particularly in the housing, land use, and economic development sections.
This Plan Update will be completed through Kent County resources and not through the allocation of federal funds.

8. Sussex County's 2007 Comprehensive Plan does not recognize its responsibility to affirmatively further fair housing (AFFH).

- Sussex County will update their Comprehensive Plan in 2018 where their commitment to AFFH will be discussed in the housing sections.
This Plan Update will be completed through Sussex County resources and not through the allocation of federal funds.

9. Various zoning ordinances should be amended to promote fair housing choice.

- DSHA will continue to encourage communities to include affordable housing in their planning initiatives through: direct technical assistance; the state Preliminary Land Use Service (PLUS) process; DSHA Affordable Housing Resource Center; and, participation in the University of Delaware's Institute of Public Administrations "Planning 107 - Affordable Housing" workshop for local officials.
These activities will continue to be completed through DSHA staff resources and local officials, and not through the allocation of federal funds.

10. Members of protected classes could be more fully represented on boards and commissions dealing with housing issues.

- DSHA will continue to collect from jurisdictions applying for CDBG and HOME, information on race, gender, ethnicity, disability status, and familial status of current member of Councils, Boards and Commissions that make land use decisions.
- DSHA will continue to analyze the data to make recommendations as part of CDBG compliance monitoring to make appointments that reflect their population's diversity.
While the actions taken above continue to be through policy changes, both CDBG and HOME are federally-funded programs.

11. Mortgage loan denials and high-cost lending disproportionately affect minority applicants.

- Continue to market programs and services to diverse audiences, through several media outlets

that reach minority populations.

- Continue to administer a single-contract system with all eleven housing counseling agencies in Delaware. Contract language requires counseling on rebuilding credit, saving, and reducing debt.
- Kent and Sussex counties will incorporate fair housing into their long-range planning through their individual 2018 Comprehensive Plan updates.

HUD Housing Counseling grant funds and state funds will be allocated for housing counseling.

12. Foreclosures appear to disproportionately affect minority households.

- Continue to financially support housing counseling agencies for providing services to households in mortgage default through five ongoing programs.
- Continue to support operations of the statewide mandatory foreclosure mediation program by bringing together counselors, attorneys, court mediators, DOJ and others to improve homeowner outcomes during mediation sessions.

These actions will continue to be completed through state, federal, and Multistate Mortgage Settlement funds.

Activities DSHA will take, in collaboration with other HUD partners and the Fair Housing Task Force, to address Regional Impediments

- Continue to collaborate among the entitlement communities to remedy persistent segregation and concentration in the City of Wilmington through: revitalizing downtown Wilmington and other distressed urban areas through Downtown Development District designations; and, advocating for the application of DSHA's Opportunity Mapping to various state and local housing programs to balance housing investments and ensure equitable development.
- Facilitate increased access to transit in non-concentrated areas via continued collaboration with DART to identify opportunities for affordable housing along existing transit routes, particularly in Sussex County.
- Work with partners to provide fair housing education and outreach throughout the state. DSHA, entitlement jurisdictions, and fair housing partners such as the Division of Human Relations will continue to coordinate training and provide outreach to the full spectrum of audiences to elevate understanding of the Fair Housing Act, AFFH, and other various fair housing issues.