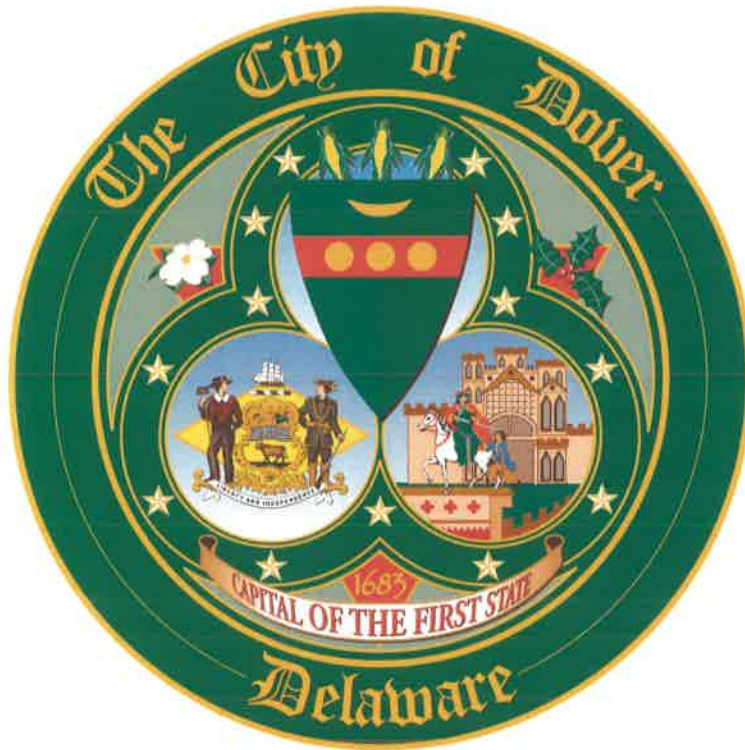


City of Dover, Delaware



2016 ACTION PLAN

DRAFT

Prepared by:

City of Dover Planning Office

March 15, 2016

Executive Summary

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

1. Introduction

Dover, the Capital of Delaware, is centrally located in the state and is part of the Mid-Atlantic region. The City is located approximately 90 miles from both Philadelphia and Washington, D.C. Dover's population ranks second only to Wilmington, Delaware. Delaware and the Eastern Shore counties of Maryland and Virginia comprise the Delmarva Peninsula. Dover is also the largest city in land area on the peninsula with a total land area of over 23 square miles.

Localities who receive Community Development Block Grant (CDBG) funding from the Department of Housing and Urban Development (HUD) are required to develop a five (5) year Consolidated Plan and an Annual Action Plan (AAP) per HUD regulation CFR 24, Part 91. The 2016 AAP is a concise summary of proposed actions, activities, and resources to be used to address priority needs and specific goals identified in the 2015-2019 Consolidated Plan. The specific goals identified in the plan include the four goals that the Consolidated Plan revolves around. These goals on order of priority are:

1. Provide aid to special needs persons.
2. Preserve the existing housing stock.
3. Encourage owner occupied housing in low to moderate income areas.
4. Provide safe and livable neighborhoods.

The Action Plan will specify how the projects will further these goals for fiscal year 2016.

2. Summarize the objectives and outcomes identified in the Plan

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

The second year AAP continues the projects and activities necessary to achieve the goals created in the Five –Year Consolidated Plan. Requirements for the Consolidated Plan requires

the City to access its housing needs, needs assessment and housing market analysis. The following summary identifies the objectives and outcomes of these needs utilizing CDBG funds.

Goal 1: Provide aid to special needs persons – Objective- Provide support to homeless shelters and increase support to agencies that provide rapid rehousing/rental assistance for those that are at risk of homelessness. Outcome- To increase permanent supportive housing and reduce homelessness by increasing availability.

Goal 2: Preserve the existing housing stock- Objective- Eliminate severe housing conditions that constitute health and safety hazards. Outcome – To provide sustainability and bring substandard housing up to code.

Goal3: Encourage owner-occupied housing in low to moderate income areas. Objective-Expand affordable housing by providing down payment and settlement assistance to qualified families who purchase properties within the City and designated revitalization target areas. Outcome- Increase affordable housing

3. Evaluation of past performance

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

The following CDBG projects were funded during the FY15 program year. The Consolidated Annual Performance Evaluation Report (CAPER) will outline the status of these activities that will be submitted to HUD in September 2016.

- **Homeless Needs:** Two (2) homeless persons received rental assistance for permanent housing. The Homeless Shelter received CDBG funding for operation cost that will service approximately 170 homeless men.
- **Housing Needs:** (3) Residential Rehabilitation; (1) Habitat for Humanity Rehabilitation; (2) Homeownership Assistance
- **Public Facility Improvements:** (1) Homeless Shelter

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A minimum of two public hearings are required. Adequate notice is given through advertisement in the City's local newspaper and the City's website, with copies of the notices sent to such service agencies and public housing administration offices who serve and advocate for the low and very low income persons and disability communities to encourage citizens participation input by the citizens and their advocates to meet the needs of citizens and

particularly those who are beneficiaries of the programs covered in the Consolidated Plan. The draft plan will be available for review for 30 days. .

The City will consider any comments or views of citizens or units of local government received in writing, or orally at public hearings, meetings, etc., in preparing the City's final Consolidated Plan and Annual Action Plan. A fifteen-day period will be set aside for comments. A summary of these comments and responses shall be attached to the final Consolidated Plan amendment of the plan or Performance Report.

5. Summary of public comments

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

To be completed in Final Plan.

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

To be completed in Final Plan.

7. Summary

To be completed in Final Plan.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Dover	Planning and Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City receives the Community Development Block Grant (CDBG) from the Department of Housing and Urban Development. The City's Planning Department is the lead agency for the development of the Consolidated Plan and administers the CDBG program.

Consolidated Plan Public Contact Information

City of Dover Department of Planning & Community Development
15 Lookerman Plaza, Dover, DE 19901
Phone (302) 736-7196 Fax: (302) 736-4217
Website: www.cityofdover.com
Tracey Harvey, Planner
Email: tharvey@dover.de.us

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The public participation events planned for the Annual Action Plan (2016) represent the culmination of decades of experience in conducting similar events. In addition to the normal advertising of meetings in the local press, the staff notified stakeholders in writing and by the internet. The public was also notified of all meetings and hearings.

Two public hearings are required. Adequate notice is given through advertisement in the City's local newspaper and the City's website. Copies of the notices are sent to service agencies and public housing administration offices that serve and advocate for the low and very low income persons and disability communities to encourage citizen participation input by the citizens and their advocates, meet the needs of citizens and particularly those who are beneficiaries of the programs covered in the Consolidated Plan.

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

The City works to ensure coordination by gathering members of the community, state and local housing authorities and various state and county agencies within the State of Delaware to consult on topics regarding homelessness, persons with disabilities, elderly, persons with HIV/AIDS, services for children and housing needs. The following is a list of agencies that the City of Dover consulted with in preparing the Annual Action Plan:

- Homeless Planning Council
- Delaware State Housing Authority
- Dover Housing Authority
- City of Dover Planning Department
- State of Delaware Department of Health and Social Services
- Delaware HIV Consortium
- State of Delaware Division of Family Services
- Central Delaware Habitat for Humanity
- Milford Housing Development Corporation
- City of Dover Economic Development Office

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.

The Homeless Planning Council is the coordinator of the Continuum of Care (CoC) for the State of Delaware. City planning staff is a designated member of the Delaware Interagency Council of Homelessness and will continue to support the need of ending chronic homelessness by actively collaborating with housing providers that service the homeless and those that are at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable, the City of Dover does not receive ESG funds.

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

To be completed in Final Plan.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

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 (CoC)	Homeless Planning Council of Delaware	The City of Dover includes funding for homeless programs as a priority in its Strategic Plan that are in line with the needs and priorities with the CoC.
Analysis of Impediments to Fair Housing	Delaware Statewide Entitlement Jurisdictions	The Strategic goals include the promotion of fair housing for all, preserving the existing stock and providing affordable housing.
10 Year Plan to End Homelessness	Homeless Planning Council of Delaware	The Consolidated Plan's priorities for ending homelessness are in line with the goals of the 10 Year Plan.
Restoring Central Dover Initiative	NCALL Research Inc.	Strengthen existing housing and expanding homeownership for low income persons are consistent with the goals in the Consolidated Plan
Downtown Development District Program	Delaware State Housing Authority	Strengthen neighborhoods and build a stable community of long term residents are consistent with the goals of the Consolidated Plan

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City of Dover's Consolidated Plan Citizen Participation Plan (CPP) has been prepared by the City of Dover in accordance with the requirements contained in Part 9115 of Title 24 of the Code of Federal Regulations. The CPP outlines the various methods the City will use to inform its citizens of, and actively involve them in developing the Consolidated Plan and Action Plan.

The Consolidated Plan and Action Plan serves as the housing and community development planning document of the City and its application for funding under the current Community Planning and Development (CDP) formula program CDBG.

Through public hearings, stakeholder interviews and the web based community needs survey, goals were formulated by participants identifying priority needs for the five year Consolidated Plan.

A minimum of two public hearings are required to allow the public an opportunity to comment on the Consolidated Plan, Annual Action Plan and the Consolidated Annual Performance Evaluation Report (CAPER). Adequate notice is given through advertisement in the City's local newspaper, and copies of the notices are sent to such service agencies and public housing administrative offices who serve and advocate for the low and very low income persons and disability communities to encourage citizens participation input and meet the needs of the citizens who are beneficiaries of the program covered in the Consolidated Plan.

The Draft Plans are made available for review and comments for 30 days at City offices and on the City's website. The City will consider any comments or views received in writing or orally and a summary of any views or comments not accepted and the reason therefore shall be attached to all final reports.

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 Hearing	Non-targeted/broad community	1 st public hearing will be held on the Draft Annual Action Plan			
2	News Paper Ad	Non-targeted/broad community	Notice of Availability of Draft Annual Action Plan			
3	Internet Outreach	Non-targeted/broad community	Notice of Availability of Draft Consolidated Plan and Action Plan			www.cityofdover.com community development
4	Mailings	Non-targeted/broad community	See Public Hearing			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Dover receives the Community Development Block Grant (CDBG) from the United States Department of Housing and Urban Development (HUD).

Since CDBG resources are very limited, the City coordinates projects with other city departments, State and Local Housing Authorities and partners with non-profit and private organizations that have multiple resources that will aid in meeting the goals and objectives of the Consolidated Plan.

Priority Table

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	Federal	Admin Homeowner Rehab Homebuyer Assistance Rapid Re-housing (rental assistance) Public Services	\$227,955	\$8,554		\$236,509	\$835,391	Expected amount includes a reduction in grant funding over a four year period.

Table 5 - 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

There is not a match requirement for CDBG funds; however, sub-recipient agencies that were funded have additional resources to supplement their projects. In addition, there are several initiatives and investment projects in the City where CDBG funds will be used as an additional resource to supplement funding these projects.

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

Two lots owned by the City were sold to Habitat for Humanity below market rate to build affordable housing for very low income families. In addition, Habitat has purchased additional lots and properties within the City in which new housing will be constructed and existing housing renovated to provide affordable housing to very low income families.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HP-1 Homeless/ Rapid Re-housing	2016	2017	Homeless	City-wide	Homeless Rapid Re-housing Provide motel vouchers	CDBG: \$7,208	Tenant Based Rental Assistance/Rapid Re-housing 10 households assisted
2	HP-2 Homeless Prevention	2016	2017	Homeless	City-wide	Homeless Prevention	CDBG: \$22,000	Provide shelter for up to 170 homeless men
3	AH-1 Affordable Housing	2016	2017	Affordable Housing	City-wide/ Target Area	Homebuyer Assistance	CDBG: \$50,000	Direct Financial Assistance to Homebuyers:3 households assisted
4	AH-2 Affordable Housing	2016	2017	Affordable Housing	City-wide	Housing Stock Rehabilitation	CDBG \$75,000	Homeowner Rehabilitation : 3 Household units Emergency Repairs: 8-24 Household units assisted
5	AH-3 Affordable housing	2016	2017	Affordable Housing	City-Wide/ Target Area	Housing Stock Rehabilitation	CDBG \$30,000	Renovate one single family home

Table 6 – Goals Summary

Goal Descriptions

1	Goal Description	Meet the needs of persons that are homeless or at risk of homelessness by providing rental assistance, to obtain affordable housing.
2	Goal Name	Homeless Prevention
	Goal Description	Meet the needs of men that are homeless by providing shelter and assist in providing permanent supportive housing.
3	Goal Name	Affordable Housing/Homeownership Assistance
	Goal Description	Increase homeownership by providing down payment and closing cost to low income persons who purchase affordable housing in the City.
4	Goal Name	Affordable Housing /Preserve the Existing Housing Stock
	Goal Description	Rehab owner occupied housing that is in violation of the City's Housing Code and complete emergency home repairs that will eliminate safety hazards in order to preserve the existing housing stock in the City.

Table 7 – Goal Descriptions

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 91.215(b):

The City of Dover is not a recipient of HOME funds, however the City estimates that ii will complete 12 homeowner rehabs within the City of Dover and provide homeownership assistance to 3 first-time homebuyers who purchase affordable housing in the City.

AP-35 Projects – 91.220(d)

Introduction

The 2016 Action Plan is a supplementary document to the Five Year Consolidated Plan (2015-2019). The goals and objectives focus on developing and sustaining viable communities and improving low and moderate income persons are addressed in the Consolidated Plan as part of the strategy for addressing the needs of low and moderate income people.

#	Project Name
1	Homeownership Assistance Program
2	Program Administration
3	Dover Interfaith Mission for Housing
4	Connections Community Support Program
5	Milford Housing Emergency Home Repair Program
6	Milford Housing Rehabilitation Program
7	Central Delaware Habitat for Humanity

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects that were selected were based on the highest ranking priorities that were determined from public hearings and a Housing and Community Development Online Survey identified by residents, local government officials and housing providers. The obstacle in addressing the underserved need is the lack of adequate funding to continue to address these needs.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Dover Interfaith Mission for Housing
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Operating Cost
	Funding	\$22,000
	Description	CDBG funds will be utilized for operating cost for the shelter that will include utilities, maintenance and lease cost.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	170 men annually
2	Name Project	Connections Community Support Program
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Homeless Prevention Affordable Housing
	Funding	\$7,208
	Description	CDBG funds will be used to provide rapid re-housing/rental assistance services for homeless households within the city.
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	10

3	Project Name	Homeownership Assistance Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing/ Encourage Owner-Occupied Housing in low income areas
	Needs Addressed	Housing and Community Development
	Funding	\$50,000
	Description	CDBG funds will be used to provide homeownership assistance to first-time homebuyers who purchase affordable housing in the City.
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	3 families
4	Name Project	Milford Housing Homeowner Rehabilitation Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing/ Preserving the Existing Housing Stock
	Needs Addressed	Housing and Community Development
	Funding	\$55,000
	Description	CDBG funds will be used to rehabilitate existing owner occupied housing in the City that is in violation of the City's Housing Code.
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	3-5 families
5	Project Name	Milford Housing Emergency Repair Project
	Target Area	City-Wide
	Goals Supported	Affordable Housing / Preserving Existing Housing Stock
	Needs Addressed	Housing and Community Development

	Funding	\$25,000
	Description	CDBG funds will be used to provide emergency home repairs to owner occupied homes to eliminate housing conditions that threaten the health and safety of low income homeowners.
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	8-24
6	Project Name	Central Delaware Habitat for Humanity
	Target Area	City-Wide
	Goals Supported	Affordable Housing/ Preserving Existing Housing Stock
	Needs Addressed	Housing and Community Development
	Funding	\$30,000
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	1 family

Table 9 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

The City of Dover will continue to undertake consolidated plan activities city-wide during the program year. Funds have been allocated for the rehabilitation of a single family home in the Downtown Development District Target Area which is primary a low income area with a high concentration of African Americans.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Target Area	13%

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The purpose of the target block approach is to concentrate resources available to the public, private, and non-profit sectors for housing programs in a specific area (known as the Target Area). The Target Area consists of one of Dover's oldest working class neighborhoods located in west central Downtown. This concentrated approach is to insure the likelihood of an immediate visual impact and long-term stabilizing effect of each area.

The major element of the Target Block Program will be concentrated home-to-home internal inspection to determining deficiencies which need to be corrected. Substandard housing requiring plumbing, electrical update to meet the Dover Building Code, but which is basically sound and suitable for rehabilitation has been targeted. A sufficient number of low and moderate income families must reside in the area.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Over the past 11 years, the rental rates in Dover have increased over 49% and most likely will continue to rise over time with a decrease in affordable rental housing units. The median home value had an even higher increase by 80% from 2000 to 2011. With home values expected to rise over time, affordable housing will become an issue if production of affordable housing is not constructed over time.

The Fair Market Rent for a 2 bedroom rental unit is higher than the most recent median contract rent by \$206. This presents an issue for persons that do not live in subsidized housing that are low income and paying over 50% of their income on housing. With the lack of affordable rental housing, it will also be difficult for persons with Housing Choice Vouchers to find suitable housing.

The City of Dover is collaborating with other local housing providers on several initiatives to provide affordable housing in low to moderate income target areas as well as city-wide by providing homeownership assistance to first time home buyers who purchase properties within the City of Dover and designated target areas, provide real estate tax relief over a 4 year period for persons that purchase properties within the designated target area, receive a transfer tax rebate for properties upon issuance of a Certificate of Occupancy for properties purchased after March 1, 2015 within the designated target area, and partnering with non-profits that will be constructing affordable housing for low income persons over the next few years.

One Year Goals for the Number of Households to be Supported	
Homeless	170
Non-Homeless	0
Special-Needs	0
Total	170

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Dover Housing Authority (DHA) is the local Housing Authority that serves the City of Dover. DHA has a total of 374 public housing units available for occupancy including 31 scattered site units. The majority of these units are 3 bedrooms. DHA also provides rental assistance to low and moderate income persons through HUD's Section 8 Program. Presently there are 174 housing choice vouchers under lease and tenant based which means they are only offered to tenants on DHA's waiting list.

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

DHA conducts an annual and a 5-year Physical Needs Assessment of their public housing inventory to determine the public housing needs. Projects are prioritized by the greatest need and completed with funding from their Capital Fund Program and their Operating Subsidy funds.

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

Dover Housing Authority provides their residents with support and assistance in job training, parenting, counseling, financial management and other skills. These programs are integrated in the housing programs through the Family Self-Sufficiency Program and/or other Resident Initiatives. It is the position of the City of Dover that these programs provide excellent opportunities for those in public housing to become economically and socially self-sufficient. DHA also provides homeownership opportunities through their Section 8 program, where the resident applies 30% of their income towards their mortgage for the first fifteen years of owning their home and DHA pays the remaining 70%. After fifteen years, the resident pays 100% of their mortgage.

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

Not applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Dover fully supports the Homeless Planning Council of Delaware challenge to End Chronic Homelessness. The City will continue to provide CDBG funding to agencies and organizations that service the homeless and those with special needs.

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

The City has provided CDBG funding to Connections Community Support Program to provide rapid rehousing/ rental assistance for up to ten (10) homeless households within the City of Dover. The City also accepted the Mayor's Challenge to End Veterans Homelessness in Dover by December 2015. The City met its goal by housing 50 veterans by December 28, 2015. The City will continue to work with housing providers to end homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City has provided CDBG funding to the local emergency shelter for operating cost that will assist in maintaining safe, decent and affordable housing. Code Purple was established in the fall of 2014 that provides shelter for homeless persons in Kent County when the temperature or wind chill drops below 32 degrees. When Code Purple is in effect, the homeless are guided to emergency shelters and participating churches within the City of Dover and throughout Kent County that provide warm beds

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

Over the next four years, the City of Dover will provide CDBG funding to the Connections Community Support Program that will provide rapid rehousing/rental assistance to support the homeless population and those that are at risk of becoming homeless transition to permanent supportive housing and independent living. In addition, the Delaware Continuum of Care (CoC) provides supportive services as well as the State Division of Health and Social Services.

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 local and State housing providers will continue to provide support to the population identified. In addition, the Individualized Assessment, Discharge, and Planning Team (IADAPT) was established in 2010 to provide inmates with advocates that will assist them with mainstream resources once they are discharged and reduce recidivism.

Discussion

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	0
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City of Dover is currently working on several revitalization and housing initiatives in collaboration with other local housing providers that will assist in reducing the barriers to affordable housing.

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 following is an outline of incentives and goals to promote affordable housing in the City of Dove within the designated target areas:

Incentives

- Provide up to 20% cash rebate for qualifying construction projects (capped at \$1 million/property)
- A transfer tax rebate of the buyer's portion of the real estate tax upon issuance of a Certificate of Occupancy
- Waiver of building, plumbing, mechanical and fire protection permit fees
- Waiver of City sewer and water impact fees
- 10 year abatement of property tax on the value of improvements
- Up to \$20,000 in down payment cost to purchase affordable housing
- Property tax abatement for first-time homebuyers who purchase property in the Redevelopment Target Area that occupy the home as their principal residence for four years

Goals

- Encourage greater zoning flexibility to enable infill housing development in the Downtown Redevelopment District by relaxing setback and block standard requirements to allow condominiums and townhouse styles of housing.
- Explore land banking and land trust options for assembling parcels and redevelopment efforts.
- Strengthen existing housing by expanding the Home Repair Programs

Discussion

The City will continue to collaborate with other housing providers to provide affordable housing options to meet the needs of low income residents and those with special needs.

AP-85 Other Actions – 91.220(k)

Introduction

As resources continue to decrease, the City will continue to maximize its existing resources and partnerships that will assist in addressing the needs of low to moderate income residents.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle in meeting the undeserved needs for the City are lack of federal, state and other sources of funding and the lack of affordable housing. In addition, the City's Downtown Target Area has the highest concentration of low to moderate income residents with aging homes in need of housing rehabilitation with only a 25% homeownership rate in this area.

The following is an outline of incentives to promote affordable housing in the City of Dover within the designated target areas:

Incentives

- Provide up to 20% cash rebate for qualifying construction projects (capped at \$1 million/property)
- A transfer tax rebate of the buyer's portion of the real estate tax upon issuance of a Certificate of Occupancy
- Waiver of building, plumbing, mechanical and fire protection permit fees
- Waiver of City sewer and water impact fees
- 10 year abatement of property tax on the value of improvements
- Up to \$20,000 in down payment cost to purchase affordable housing

Actions planned to foster and maintain affordable housing

The following are goals that the City will focus on to foster and maintain affordable housing:

- Encourage greater zoning flexibility to enable infill housing development in the Downtown Redevelopment District by relaxing setback and block standard requirements to allow condominiums and townhouse styles of housing.
- Explore land banking and land trust options for assembling parcels and redevelopment efforts.

- Strengthen existing housing by expanding the Home Repair Programs

Actions planned to reduce lead-based paint hazards

Currently, the State of Delaware Department of Public Health enforces lead based paint abatement within the City of Dover. Under the State's program, families with children who have been diagnosed by the Public Health centers with lead poisoning are referred to a State Lead Based Paint Inspector. The inspector then performs the relevant technical analysis of the family's residence. If lead based paint is discovered, abatement is required. The City of Dover Department of Planning and Inspections acts in partnership with the State in assuring that lead paint hazards are reduced or eliminated, and that affected housing units are brought up to code.

The City currently requires lead-based paint testing and interim controls in conjunction with its CDBG rehabilitation program. The City of Dover Department of Planning and Inspections does not have the equipment necessary to accurately identify lead-based paint during housing inspections.

In addition to the activities of the City of Dover and the State of Delaware Department of Public Health, the Dover Housing Authority has been active in lead based paint abatement in the City. The Dover Housing Authority has tested and abated lead-based paint in all its public housing units. The Dover Housing Authority also deals with the lead paint hazards in private rental units through the enforcement of the Housing Quality Standards in conjunction with its Section 8 Rental Certificate/ Rental Voucher Program

The City of Dover provides information and training to staff who administer the Homeowner Rehabilitation Program to ensure the proper procedures are administered and that residents are properly educated on the dangers of lead based paint hazards.

For all rehabilitation projects that qualify for lead base paint testing and hazards, the City will take the necessary actions in order to reduce lead base paint hazards in accordance with HUD regulations and monitor the programs for compliance that carry out rehabilitation projects.

Actions planned to reduce the number of poverty-level families

The City of Dover will provide CDBG funding over the next four years to projects that will reduce the number of poverty level families by addressing the most critical needs of families, such as providing rapid rehousing and rental assistance to the homeless, providing funding and support to emergency shelters, providing homeownership assistance to qualifying families who

purchase affordable housing in the City of Dover, and complete homeowner rehabilitation and emergency homes repairs to owner occupied homes of low and very low income families in the City.

Actions planned to develop institutional structure

The main gap that exists in the Institutional Delivery System is the lack of affordable rental housing. The public housing waiting list for Dover Housing Authority has 843 applicants and 635 applicants on the Section 8 waiting list. The average person remains on the waiting list for up to 4 years which increases the risk of homelessness and suffers from a severe housing cost burden paying over 50% of their income in rent.

The strategy for overcoming gaps in the institutional structure is to continue to provide CDBG funding and support to the existing service and housing providers that service the needs of low income persons and those with special needs. In addition, the City will continue to work collaboratively with non-profits and the State and local housing authorities on initiatives that support affordable housing in the City of Dover.

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

The City will continue to collaborate with public and private housing providers and social service agencies to meet the goals and objectives of the Consolidated Plan. The Community Development Administrator is a representative on several boards and commissions throughout the State that service the needs of low to moderate income persons.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	8,554
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	8,554

Other CDBG Requirements

1. The amount of urgent need activities	0
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