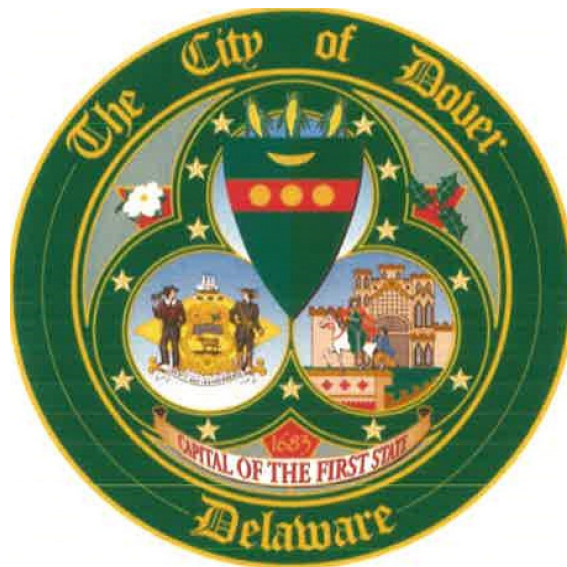


**CONSOLIDATED ANNUAL
PERFORMANCE REPORT
COMMUNITY DEVELOPMENT
BLOCK GRANT
FY 23**



**COMMUNITY DEVELOPMENT OFFICE
FAIR HOUSING COUNSELING
P.O. BOX 475 DOVER DE 19903**

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

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

The City of Dover received \$321,669 in Community Development Block Grant (CDBG) funds. The following is a summary of the accomplishments during the program year:

Homeownership Assistance

Settlement Assistance was provided to six (6) low income first-time homebuyers who purchased affordable housing in the City of Dover.

Homeowner Rehabilitation and Emergency Home Repair Programs

Six (6) owner-occupied housing units were repaired through the emergency home repair program five (5) owner occupied homes were repaired through the housing rehabilitation program.

Public Services

195 homeless men benefited from operations cost to maintain a homeless shelter.

89 homeless women benefited from operations cost to maintain the shelter during the program year.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
2020 Goal - AH-1 Affordable Housing	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	24	33	137.50%			
2020 Goal - AH-2 Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	12	8	66.67%			
2020 Goal - AH-3 Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
2020 Goal - AH-3 Affordable Housing	Affordable Housing		Buildings Demolished	Buildings	2	1	50.00%			
2020 Goal - AH-3 Affordable Housing	Affordable Housing		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0				
2020 Goal - HP -2 Homeless Prevention	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2020 Goal - HP -2 Homeless Prevention	Homeless		Homeless Person Overnight Shelter	Persons Assisted	0	0				
2020 Goal - HP -2 Homeless Prevention	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2020 Goal - HP -2 Homeless Prevention	Homeless		Homelessness Prevention	Persons Assisted	81	155	191.36%			

2020 Goal - HP-1 Homeless/Prevention	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1				
2020 Goal - HP-1 Homeless/Prevention	Homeless		Homeless Person Overnight Shelter	Persons Assisted	700	746	106.57%			
2020 Goal - HP-1 Homeless/Prevention	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2020 Goal - HP-1 Homeless/Prevention	Homeless		Homelessness Prevention	Persons Assisted		0				
2020 Goal - PF-4 Public Facility Improvements	Homeless		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2020 Goal - PF-4 Public Facility Improvements	Homeless		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	200	0	0.00%			
2020 Goal - PF-4 Public Facility Improvements	Homeless		Homeless Person Overnight Shelter	Persons Assisted	0	1				
2020 Goal - PF-4 Public Facility Improvements	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2021 Goal - AH-1 Affordable Housing	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	24	33	137.50%			

2021 Goal - AH-2 Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	12	8	66.67%			
2021 Goal - AH-3 Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
2021 Goal - AH-3 Affordable Housing	Affordable Housing		Buildings Demolished	Buildings	2	1	50.00%			
2021 Goal - AH-3 Affordable Housing	Affordable Housing		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0				
2021 Goal - HP -2 Homeless Prevention	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2021 Goal - HP -2 Homeless Prevention	Homeless		Homeless Person Overnight Shelter	Persons Assisted	0	0				
2021 Goal - HP -2 Homeless Prevention	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2021 Goal - HP -2 Homeless Prevention	Homeless		Homelessness Prevention	Persons Assisted	81	155	191.36%			
2021 Goal - HP-1 Homeless/Prevention	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1				
2021 Goal - HP-1 Homeless/Prevention	Homeless		Homeless Person Overnight Shelter	Persons Assisted	700	746	106.57%			

2021 Goal - HP-1 Homeless/Prevention	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2021 Goal - HP-1 Homeless/Prevention	Homeless		Homelessness Prevention	Persons Assisted		0				
2021 Goal - PF-4 Public Facility Improvements	Homeless		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2021 Goal - PF-4 Public Facility Improvements	Homeless		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	200	0	0.00%			
2021 Goal - PF-4 Public Facility Improvements	Homeless		Homeless Person Overnight Shelter	Persons Assisted	0	0				
2021 Goal - PF-4 Public Facility Improvements	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2022 Goal - AH-1 Affordable Housing	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	24	33	137.50%			
2022 Goal - AH-2 Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	12	8	66.67%			
2022 Goal - AH-3 Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	0				

2022 Goal - AH-3 Affordable Housing	Affordable Housing		Buildings Demolished	Buildings	2	1	50.00%			
2022 Goal - AH-3 Affordable Housing	Affordable Housing		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0				
2022 Goal - HP -2 Homeless Prevention	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2022 Goal - HP -2 Homeless Prevention	Homeless		Homeless Person Overnight Shelter	Persons Assisted	0	0				
2022 Goal - HP -2 Homeless Prevention	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2022 Goal - HP -2 Homeless Prevention	Homeless		Homelessness Prevention	Persons Assisted	81	155	191.36%			
2022 Goal - HP-1 Homeless/Prevention	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1				
2022 Goal - HP-1 Homeless/Prevention	Homeless		Homeless Person Overnight Shelter	Persons Assisted	700	746	106.57%			
2022 Goal - HP-1 Homeless/Prevention	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2022 Goal - HP-1 Homeless/Prevention	Homeless		Homelessness Prevention	Persons Assisted		0				

2022 Goal - PF-4 Public Facility Improvements	Homeless		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2022 Goal - PF-4 Public Facility Improvements	Homeless		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	200	0	0.00%			
2022 Goal - PF-4 Public Facility Improvements	Homeless		Homeless Person Overnight Shelter	Persons Assisted	0	1				
2022 Goal - PF-4 Public Facility Improvements	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2024 Goal - AH-1 Affordable Housing	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted						
2024 Goal - AH-2 Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit						
2024 Goal - AH-3 Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit						
2024 Goal - AH-3 Affordable Housing	Affordable Housing		Buildings Demolished	Buildings						
2024 Goal - AH-3 Affordable Housing	Affordable Housing		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0				

2024 Goal - HP -2 Homeless Prevention	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2024 Goal - HP -2 Homeless Prevention	Homeless		Homeless Person Overnight Shelter	Persons Assisted	0	0				
2024 Goal - HP -2 Homeless Prevention	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2024 Goal - HP -2 Homeless Prevention	Homeless		Homelessness Prevention	Persons Assisted						
2024 Goal - HP-1 Homeless/Prevention	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2024 Goal - HP-1 Homeless/Prevention	Homeless		Homeless Person Overnight Shelter	Persons Assisted						
2024 Goal - HP-1 Homeless/Prevention	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
2024 Goal - HP-1 Homeless/Prevention	Homeless		Homelessness Prevention	Persons Assisted		0				
2024 Goal - PF-4 Public Facility Improvements	Homeless		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

2024 Goal - PF-4 Public Facility Improvements	Homeless		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	200	0	0.00%			
2024 Goal - PF-4 Public Facility Improvements	Homeless		Homeless Person Overnight Shelter	Persons Assisted	0	1				
2024 Goal - PF-4 Public Facility Improvements	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
AH-1 Affordable Housing	Affordable Housing	CDBG: \$123418.65	Direct Financial Assistance to Homebuyers	Households Assisted	6	6	100%		0	0.00%
AH-2 Affordable Housing	Affordable Housing	CDBG: \$55000	Homeowner Housing Rehabilitated	Household Housing Unit	3	5	166.7%			
AH-3 Affordable Housing	Affordable Housing	CDBG: \$40000	Homeowner Housing Rehabilitated	Household Housing Unit	8	6	75%			
HP-1 Homeless/Prevention	Homeless	CDBG: \$20000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
HP-1 Homeless/Prevention	Homeless	CDBG: \$20000	Homeless Person Overnight Shelter	Persons Assisted	175	195	111.43%			
HP-2 Homeless Prevention	Homeless	CDBG: \$28250.35	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted						

HP-2 Homeless Prevention	Homeless	CDBG: \$28250.35	Homeless Person Overnight Shelter	Persons Assisted	65	89	136.92%			
HP-2 Homeless Prevention	Homeless	CDBG: \$28250.35	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		16	0	0.00%

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

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

The following is a summary of the outcomes during the FY23 program year:

Goal: Affordable Housing/Homeownership Assistance: The City provided 6 first time homebuyers with settlement assistance during the program year in order to purchase affordable housing in the City of Dover.

Goal: Affordable Housing /Homeowner Rehabilitation: During program year 2023, emergency home repairs were completed on 6 owner occupied homes and 5 owner occupied homes were rehabilitated.

Dover Interfaith Mission for Housing sheltered 195 homeless men during the program year that benefited from the operating cost to maintain the shelter.

The Central Delaware Housing Collaborative provided shelter for 89 homeless women during the program year.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	89
Black or African American	122
Asian	1
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	1
Total	214
Hispanic	28
Not Hispanic	256

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

Narrative

The city offers various housing programs and services citywide to encourage and promote fair housing opportunities for all low and moderate-income and racial or ethnic minority residents.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	321,669	266,080

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Dover City Limits	90	99	City-wide
Downtown Target Area	10	1	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The intent of CDBG funds is to provide low and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include housing rehabilitation and preservation, affordable housing homeownership activities, public services, and planning, and administration.

Leveraging

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

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.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	6	6
Number of Special-Needs households to be provided affordable housing units	0	0
Total	6	6

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	2
Number of households supported through Rehab of Existing Units	9	11
Number of households supported through Acquisition of Existing Units	0	0
Total	11	13

Table 6 – Number of Households Supported

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

The City sets realistic goals based on the CDBG funding received in order to achieve positive outcomes. The difficulty in meeting the goals is due to limited funding and a greater need.

Discuss how these outcomes will impact future annual action plans.

The City will continue to set realistic goals in order to address affordable housing needs based on CDBG funding received annually in order to be consistent with the actual outcome with each activity.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	4	0
Moderate-income	5	0
Total	12	0

Table 7 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City continues to participate in and support local efforts to serve the homeless and at-risk populations. The City has developed an unsheltered working group which include homeless housing providers and elected officials that assist in providing emergency shelter as needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

ARPA funding was provided to prevent persons from becoming homeless by providing rental assistance and rapidly rehouse homeless individuals. Essential services will also be available to provide outpatient health services, mental health services, and substance abuse treatment services

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

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.

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

Actions taken to address the needs of public housing

Dover Housing Authority 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 taken 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.

Actions taken to provide assistance to troubled PHAs

N/A

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

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

The City has updated its *Zoning Ordinance* to allow greater flexibility to develop different styles of affordable housing which includes relaxing the setback and bulk standards for the construction of condominiums and townhouse styles of housing in the Downtown Development District (DDD) Target Area. With the construction of affordable housing in this area, City sewer, water and impact fees will be waived.

Unlike many communities, Dover has not practiced "exclusionary zoning" where most of the undeveloped land is designated for large lot single family detached homes. To the contrary, The Dover Plan (Dover's Comprehensive Plan) designates a large portion of undeveloped lands for medium density housing, and a smaller but significant portion for high density housing. The land is subsequently zoned accordingly, permitting a range of residential densities and housing types.

The most recent *2019 Comprehensive Plan Update* is completed and was adopted in January 2019. The Land Development Plan specifically identifies a range of residential land uses from low density to high density throughout the City. The plan continues to recommend a range of residential densities and focuses specifically on housing in one chapter.

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

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.

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

Incentives

1. Provide up to 20% cash rebate for qualifying construction projects (capped at \$1 million/property)
2. A transfer tax rebate of the buyer's portion of the real estate tax upon issuance of a Certificate of Occupancy
3. Waiver of building, plumbing, mechanical and fire protection permit fees
4. Waiver of City sewer and water impact fees
5. 10-year abatement of property tax on the value of improvements

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

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.

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

The City will continue to fund CDBG 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 taken to develop institutional structure. 91.220(k); 91.320(j)

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 934 applicants and 894 applicants on the Section 8 waiting list. The average person remains on the waiting list for up to 2 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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.

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

In 2017, all jurisdictions including Public Housing Authorities in the State of Delaware receiving federal funds from the Department of Housing and Urban Development established a Consortium to conduct a Statewide Analysis of Impediments to Fair Housing Choice.

The Lawyers Committee and the Poverty and Race Research Action Council (PRRAC) were Consultants who worked with the Consortium in order to prepare the Analysis of Impediments (AI). The Analysis of Impediments was completed in November 2020.

The following are the goals and priorities that were outlined in the AI that addresses the steps that should be taken to address the impediments to fair housing choice for the City of Dover.

Goal 1: Increase the supply of affordable housing in high opportunity areas

- 1. Explore developing inclusionary zoning and/or housing trust fund in Kent County and Dover.***

With the high cost of housing, it is essential to the economic well-being of the community to provide a range of housing opportunities for all income levels.

The most recent 2019 Comprehensive Plan update outlines goals and recommendations discussed in the Land Development Plan that provides Land Development Principles to be implemented through ordinance revisions. They include:

- Encourage infill and redevelopment
- Encourage a mix of housing styles within new residential developments
- Encourage and support redevelopment of the Downtown Redevelopment Target Area with a mix of residential, commercial and office uses.

In FY23, the Rojan Meadows Subdivision began developing a mixture of affordable townhouses, duplexes and single-family homes.

The city continues to work with the Downtown Development Partnership and landlords to maintain and increase affordable rental units above their commercial space.

The following goals and policies have been set for residential land use:

Goals: To develop and maintain an adequate supply of housing of varying type, size and densities that are aesthetically pleasing and located within neighborhoods designed or redesigned to promote convenience, conservation and access to the greater community.

Policies: Residential Land Use related to affordable housing

- Allow flexibility in housing styles and types while regulating gross density within residential developments
- Encourage high density residential development in infill areas that are near services, public transit and employment opportunities.

In FY23, Habitat for Humanity and Neighbor Good Partners developed a combined total of 12 affordable housing units in the Downtown Redevelopment Area that are in close proximity to shopping centers and public transit.

2. Explore changes to existing building and zoning codes to expand housing options to better fit housing needs such as permit accessory dwelling units, multifamily housing, and smaller lots sizes.

The city has updated its *Zoning Ordinance* to allow greater flexibility to develop different styles of affordable housing which includes relaxing the setback and bulk standards for the construction of condominiums and townhouse styles of housing in the Downtown Development District (DDD) area which consist of smaller lot sizes.

In FY23, the city approved 2 waivers to developers to relax the bulk standards to construct affordable housing on smaller lots in the Downtown Development District (DDD).

3. Encourage local jurisdictions and counties to waive or reduce fees for affordable housing.

The following waiver and fees have been implemented to promote affordable housing within the Downtown Development District and Restoring Central Dover areas:

1. Provide up to 20% cash rebate for qualifying construction projects (capped at \$1 million/property)
2. A transfer tax rebate of the buyer's portion of the real estate tax upon issuance of a Certificate of Occupancy
- 3.
4. Waiver of building, plumbing, mechanical and fire protection permit fees
5. Waiver of City sewer and water impact fees
6. 10-year abatement of property tax on the value of improvements

During FY23, six (6) developers constructing affordable housing in the DDD area received waivers for impact fees and building permit fees.

Goal 2: Preserve the existing stock of affordable housing

- 1. For municipalities with complaint driven code enforcement policies, review and revise as needed to require regular inspections to reduce displacement and fear of retaliation by landlords against tenants***

As part of the Rental Dwelling Permit Program, Code Enforcement Officers routinely inspect rental dwelling units to ensure they meet the requirements of the International Property Maintenance Code. The Officers work throughout the City, but often place emphasis on the older neighborhoods where there tends to be code violations due to the aging properties in the area.

During FY23, Code Enforcement Offices conducted 1,432 Annual Housing Inspections.

CR-40 - Monitoring 91.220 and 91.230

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

The City monitors CDBG activities on a consistent basis through client data, expense reports and subrecipient activities, and annually through Monitoring Site Visits to determine if the subrecipient is in compliance with HUD regulations and program agreements. The monitoring process includes identifying any areas of non-compliance in carrying out program activities and provides corrective actions to the sub-recipient to become compliant with the program guidelines. CDBG administrative staff will continue to provide technical assistance to subrecipients and monitor financial compliance to ensure program funds are expended in a timely manner.

Minority owned businesses are given first preference and encouraged to bid from Request for Proposals for federal and non-federal projects in the city. It is also in the City's Purchasing Policy to give first preference to minority owned businesses that bid on city projects and fund projects that are conformance with the City's Consolidated Plan.

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

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

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 citizen's 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 and 15 days for CAPERS 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.

CR-45 - CDBG 91.520(c)

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

During program year 2023, there were no changes in the City of Dover's program objectives.

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

No

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

Not applicable

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative