



New Castle County, Delaware
CONSOLIDATED PLAN
ANNUAL PERFORMANCE REPORT
(CAPER)

for
Federal Housing and Community Development Programs

Program Year
July 1, 2017 – June 30, 2018

New Castle County
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New Castle County, Delaware
 Consolidated Annual Performance Evaluation Report
(CAPER)
 July 1, 2017 – June 30, 2018

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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 Department of Community Services (DCS) administers housing and community development programs in New Castle County (NCC). During the County's 2017 program year \$4,771,782 was expended on housing and community development programs. Community Development Block Grant (CDBG) funds were used for a variety of County in-house and sub-recipient projects for Housing Rehabilitation, First Time Homebuyer Downpayment and Settlement Loans, Rental Housing Rehabilitation, Community Policing, Homelessness Prevention, Domestic Violence Prevention, Architectural Accessibility Improvements, Neighborhood Cleanups and Employment and Training programs.

In addition, the DCS operates the New Castle County Housing Authority (NCCCHA) which administers the rental subsidy Housing Choice Voucher (HCV) program.

HOME Investments Partnerships Program (HOME) funds were used by sub-recipients for rental housing rehabilitation, group home renovations, shelter operations and affordable homeownership.

Loan paybacks from non-federal supplemented CDBG used for County-wide Downpayment and Settlement Assistance Loans. State funding is available to supplement federal housing rehabilitation loans. Emergency Solutions Grant (ESG) funding was used to support homeless agencies and administer Rapid Re-Housing Programs.

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
Create Expanded Economic Opportunities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2249	5724	254.51%	1023	1493	145.94%
Create Expanded Economic Opportunities	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Provide Decent Affordable Housing for Owners	Affordable Housing Decent Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	10	3	30.00%	12	13	108.33%
Provide Decent Affordable Housing for Owners	Affordable Housing Decent Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	140	142	101.43%	125	48	38.40%
Provide Decent Affordable Housing for Owners	Affordable Housing Decent Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	68	216	317.65%	68	100	147.06%

Provide Decent Affordable Rental Housing	Affordable Housing Supportive Housing	CDBG: \$45000 / HOME: \$ / ESG: \$	Rental units constructed	Household Housing Unit	12	0	0.00%	36	92	255.56%
Provide Decent Affordable Rental Housing	Affordable Housing Supportive Housing	CDBG: \$45000 / HOME: \$ / ESG: \$	Rental units rehabilitated	Household Housing Unit	23	109	473.91%			
Provide Decent Affordable Rental Housing	Affordable Housing Supportive Housing	CDBG: \$45000 / HOME: \$ / ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	6				
Provide Decent Affordable Rental Housing	Affordable Housing Supportive Housing	CDBG: \$45000 / HOME: \$ / ESG: \$	Housing for Homeless added	Household Housing Unit	0	0				
Provide Decent Affordable Rental Housing	Affordable Housing Supportive Housing	CDBG: \$45000 / HOME: \$ / ESG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				

Provide Decent Housing via Homelessness Assistance	Homeless	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	57	57	100.00%	16	19	118.75%
Provide Decent Housing via Homelessness Assistance	Homeless	CDBG: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	43	49	113.95%			
Provide Decent Housing via Homelessness Assistance	Homeless	CDBG: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	8	98	1,225.00%			
Provide Decent Housing via Homelessness Assistance	Homeless	CDBG: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Provide Decent Housing via Homelessness Assistance	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	124	158	127.42%	116	159	137.07%
Provide Decent Housing via Homelessness Assistance	Homeless	CDBG: \$ / ESG: \$	Other	Other	8	0	0.00%			

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Provide Suitable Living Environments	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1955	6325	323.53%	1	1955	195,500.00%
Provide Suitable Living Environments	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	926	17720	1,913.61%	500	507	101.40%
Provide Suitable Living Environments	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted		0				
Provide Suitable Living Environments	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted		3				

Provide Suitable Living Environments	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	30	0	0
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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 County exceeded majority of the Annual Goals outlined in the 2015-2020 Consolidated Plan through various public service housing and public facility activities. To meet the goal of providing Decent Affordable Housing for owners, the County greatly exceeded expected outcomes by providing direct financial assistance to homebuyers through the Downpayment and Settlement Loans Program. This program provides a \$5,000 loan for first time homebuyers. During the program year, the County closed 100 loans utilizing all funds that existed. During the program year a total of 57 households received housing rehabilitation and related services. Those programs include: Three Homebuyer Incentive Program (HIP) Loans, one General Rehabilitation Loan, 19 Emergency Repair Loans, 13 Senior Minor Home Repair Grants, and two Architectural Accessibility Improvements. The City of Newark completed five Home Improvement projects, five Senior Repair projects, and three Energy Efficient Improvement projects. NCC, in partnership with the City of Newark, provided rehabilitation through its Improvement Program to six Newark Housing Authority properties during the year.

There were several HOME projects nearing completion when the CAPER was being drafted last year. A total of 96 HOME units were completed in Program Year 2017. For Program Year 2017 there were 83 rental units and 13 Homebuyer/Homeowner units reflected on the Integrated Disbursement and Information System (IDIS) HOME Disbursement and Unit Completion Summary of Accomplishments-PR23 Report.

According to the IDIS PR 51-Selected CDBG Accomplishment Report for the Program Year between 7/1/2017 – 6/30/2018, NCC assisted 157 households with housing related services, 20,751 people were recipients of Public Services and 2,429 people benefitted from Public Improvements. Overall, a total of 23,337 people were beneficiaries of NCC’s CDBG programs for program year 2017. These were projects that

provided direct homeownership assistance, residential rehabilitation, curb cuts for Americans with Disabilities Act (ADA) compliance, direct client services and ones that were based on Low/Mod Geographic Area Benefit Census Data, and include activities such as general public services, senior services, handicapped services, crime awareness projects, fair housing activities, subsistence payments, employment & training programs, and youth services, to name a few.

ESG Strategic Plan goals were achieved through collaborative initiatives between NCC and non-profit homeless service providers that operate and maintain Emergency Shelters, Rapid Re-Housing programs and Homeless Data Collection Systems. ESG accomplishment data is downloaded from the SAGE (Homeless Management Information System) HMIS Reporting Repository. A total of 929 unduplicated clients, representing 475 households, were served during this 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	HOME	ESG
White	980	54	0
Black or African American	1,192	38	0
Asian	8	0	0
American Indian or American Native	18	0	0
Native Hawaiian or Other Pacific Islander	137	4	0
Total	2,335	96	0
Hispanic	293	7	0
Not Hispanic	2,042	89	0

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

Narrative

NCC assisted many persons through a variety of housing and public service projects utilizing CDBG, HOME and ESG program funds. The table above reflects the beneficiary data for families assisted during the program year July 1, 2017– June 30, 2018 where race and ethnicity information was required. NCC documents the race and ethnicity of families served in their jurisdiction where race, ethnicity and income must be collected. According to NCC's internal records, a total of 2,431 people were assisted. The internal spreadsheet maintained by NCC is included as an attachment. Race and ethnicity data of persons served with ESG funding is included SAGE HMIS Reporting Repository reports. NCC compiled the SAGE HMIS Race and Ethnicity data derived from Q12a & Q12b of each sub-recipient agency's report and has included it as an attachment.

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	CDBG	3,118,484	2,843,448
HOME	HOME	2,864,973	1,740,755
HOPWA	HOPWA		
ESG	ESG	188,829	187,579
Other	Other		

Table 3 - Resources Made Available

Narrative

The data in this chart derived from the IDIS PR 26 CBDG Financial Summary Reports (see attachment) and the PR 91 ESG Expenditure Report. The CDBG resources made available include the HUD Entitlement Grant, unexpended CDBG funds at the end of the previous program year, and Program Income. We utilized our internal Expenditure Financial Analysis Inquiry system to obtain HOME available resources data, and used the HOME Summary of Accomplishments PR23 report to show IDIS HOME disbursements.

NCC has a total of nine (9) non-federal funding sources and expended a total of \$698,220.95 in non-federal funds during Program Year 2017. The non-federal funding sources include: Revolving Downpayment & Settlement (DPS) Loans, Associates DPS, Senior Home Repair Loan Program, Remediating Vacancies Making Progress (REVAMP), Strong Neighborhoods, the Housing Development Fund (HDF) Homeowner Emergency Program, HDF Owner Occupied Rehabilitation Program, the Innovative Development Rehabilitation (IDEA) Program and Program Income from Edgemoor Gardens and Sparrow Run projects.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
BLUEPRINT COMMUNITY / EDGEMOOR			
CENSUS TRACTS 154, 155, 156			
City of Newark Cooperating Community-City of Newark Limits	12		Cooperating Community
County-Wide	88		
Dunleith-Census Tract 156			
HIP CENSUS TRACTS (36 OF 99 COUNTY CTS)			
Low and Moderate Income Areas (LMA)- Census Tracts FY 2014 LMISD- 2006-2010 ACS			Local Target Area

Table 4 – Identify the geographic distribution and location of investments

Narrative

Use of funds is not directed to any specific area in the County. The majority of assistance will be used in areas of the County that are defined as Low to Moderate Income (LMI). According to 2006-2010 American Community Survey census data, there are 54 census tracts defined as a LMI.

Additionally, NCC has identified 36 census tracts in NCC as Homeowner Incentive Program (HIP) communities which have been identified as having lower homeownership rates and aging housing stock.

To diversify the housing choice options in NCC, HOME projects located outside areas of racial and ethnic concentration are given priority points during the funding allocation process. In NCC, there are 16 Census Tracts with racial concentrations and 12 Census Tracts have ethnic concentrations.

The rationale for allocating priorities for housing and community development needs is based on information and data described fully in the County's Consolidated Plan (CP). Each of the activities to be funded in Federal Fiscal Year (FFY) 2017 reflected a high priority identified in the County Five Year Plan. Some projects are at specific locations and some of the projects serve a specific geographic area or an entire community. Projects addressing public service community needs are at site specific locations serving low income consumers in the area. Additionally, some projects funded in the County respond to the request for services of residents throughout the County. The City of Newark has a cooperation agreement with NCC and receives 11.82% of the CDBG HUD allocation to use for projects within their city limits.

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.

In order to create strong, sustainable, inclusive communities and quality affordable homes for all, NCC relies heavily on HOME program funding and partnerships with housing developers and corporations to build and rehab homes. County funding is usually considered gap assistance and the organizations must provide proof of adequate leveraging and fiscal responsibility during the application process.

Although the CDBG program does not require matching funds, CDBG funds are typically leveraged through various private and public sources. During the proposal application process prospective sub-recipients must demonstrate adequate leveraging and fiscal responsibility. The agencies must clearly identify expenditures and prove they are reasonable. The budget sheet must show that the project is not totally dependent upon NCC funds and requested funds are leveraged with additional resources. The project must be cost effective regarding service and community need, and able to sustain itself without future CDBG funding.

ESG regulations require leveraging on a dollar-for-dollar match. During the proposal application process prospective sub-recipients must demonstrate adequate leveraging and fiscal responsibility. Once awarded funds, the sub-recipients must complete NCC's ESG Match Certification form and attach documentation of all reported Match sources.

NCC has a total of nine (9) non-federal funding sources. Loan paybacks from non-federal funds supplemented federal CDBG used for County-wide Downpayment and Settlement Assistance Loans. State funding is available to supplement federal housing rehabilitation loans.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	99,090,110
2. Match contributed during current Federal fiscal year	2,198,182
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	101,288,292
4. Match liability for current Federal fiscal year	205,415
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	101,082,877

Table 5 – Fiscal Year Summary - HOME Match Report