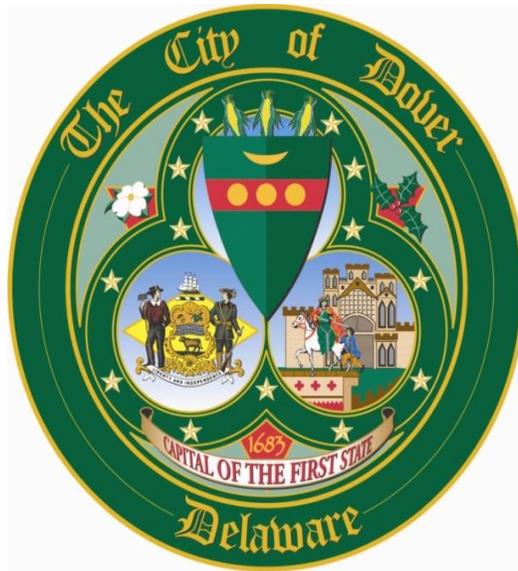


City of Dover, Delaware

FY 2025-2029 DRAFT Five Year Consolidated Plan
&
FY2025 Annual Action Plan



Prepared by:

**The City of Dover Planning & Community
Development Office
March 24, 2025**

Executive Summary

ES-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.

The Consolidated Plan (2025-2029) is a five-year plan mandated by the United States Department of Housing and Urban Development (HUD). This plan identifies the specific needs concerning affordable housing, homeownership, housing rehabilitation, homelessness and community development needs such as public service needs. The strategic plan element of this plan specifies the goals identified in the preparation of this plan and includes the four goals that the Consolidated Plan revolves around. These goals in 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 component of the Plan specifies how the projects will further these goals for fiscal year 2025.

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

The Consolidated Plan requires the city to access its housing and homeless needs, needs assessment and housing market analysis. These needs will be discussed further in the Consolidated Plan. For Fiscal Years 2025-2029, the City of Dover sets forth the following priorities:

- Continue to provide Homeownership Assistance to first-time homebuyers who purchase affordable housing in the City of Dover
- Assist homeless providers to meet the needs of the homeless

- Make the necessary improvements to public facilities
- Provide public service needs

3. Evaluation of past performance

In implementing the City's FY 2020-2024 Consolidated Plan, the city complied with meeting its goals and objectives. The following is a summary of accomplishments achieved during the FY20-23 Fiscal Years. The total accomplishments for FY24 will not be completed by the time of submission of the 2025-2029 Consolidated Plan.

Homeownership Assistance: Twenty-four (24) first-time homebuyers received homeownership assistance to purchase affordable housing in the City.

Emergency Shelter Providers: Over 1,375 homeless persons received over-night shelter through CDBG funds that were provided to Homeless Shelters for Operations Cost and improvements to the facilities.

Homeowner Rehabilitation and Emergency Home Repairs: A total of 37 homeowners received CDBG funding through the Homeowner and Emergency Home Repair Programs.

4. Summary of citizen participation process and consultation process

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

A summary of the public comments received will be provided in the Appendix.

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

7. Summary

Demo

The City of Dover has undertaken good faith efforts in outreaching to all segments of the community that may benefit from the CDBG program.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Community Development Manager	DOVER	Planning/ City of Dover

Table 1 – Responsible Agencies

Narrative

The Community Development Office is a part of the Department of Planning and Community Development in the Public Services Department. The Community Development Office has one full-time employee, the Community Development Manager who administers the CDBG Grant and is the Fair Housing Coordinator. Clerical, planning and inspection assistance is provided by the Planning and Inspections Department. The Building Inspections Office also provides housing and life safety inspections throughout the City including property maintenance. The Dover Housing Authority provides responsibility for the public housing needs within the City and is a separate entity from the City. The Delaware State Housing Authority operates both Section 8 vouchers and public housing units also caters to the housing needs of low-moderate income families.

Consolidated Plan Public Contact Information

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

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The public participation events planned for the Consolidated Plan (2025-2029) 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 advertisements 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)).

Development of the Consolidated Plan has involved several months of effort and 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 Consolidated Plan:

- Housing Alliance of Delaware
- Delaware State Housing Authority
- Dover Housing Authority
- Milford Housing Development Corporation
- Central Delaware Housing Collaborative
- Elizabeth Murphey School
- State of Delaware Department of Health and Social Services
- State of Delaware Division of Family Services
- NeighborGood Partners

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 Housing Alliance of Delaware is the coordinator of the Continuum of Care (CoC) for the State of Delaware. City planning staff regularly attend the CoC meetings 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DELAWARE DIVISION OF SOCIAL SERVICES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Data was gathered from the website of the Department of Health and Social Services with the most current data for persons in Kent County Delaware with HIV/Aids. This data will help in assisting this special needs population.
2	Agency/Group/Organization	CENTRAL DELAWARE HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Services Housing
	What section of the Plan was addressed by Consultation?	Community Development Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat attended the public workshop to assist with determining the Community development needs for the City of Dover
3	Agency/Group/Organization	DELAWARE STATE HOUSING AUTHORITY
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Information was gathered from DSHA's Housing Need Assessment to determine how to address affordable housing needs for low to moderate income persons.
4	Agency/Group/Organization	DOVER INTERFAITH MISSION TO THE HOMELESS
	Agency/Group/Organization Type	Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The citizen participation process for the 2025-2029 Consolidated Plan was initiated with a stakeholder meeting that included local housing providers to assist with determining the community developments needs to better serve our community with a series of public hearings to seek additional needs and priorities from citizens in the community.
5	Agency/Group/Organization	DOVER HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Data was gathered from Dover Housing Authority to determine the current status of the public housing and Section 8 waiting list as of March 2025 to verify the need of affordable rental housing.
6	Agency/Group/Organization	HOUSING ALLIANCE OF DELAWARE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Planning Council has now become the Housing Alliance of Delaware (HAD). Homeless data for Dover was provided by HAD to assist in ending homelessness in Dover.
7	Agency/Group/Organization	Milford Housing Development Corporation
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The citizen participation process for the 2025-2029 Consolidated Plan was initiated with a stakeholder meeting that included local housing providers to assist with determining the community developments needs to better serve our community with a series of public hearings to seek additional needs and priorities from citizens in the community.
8	Agency/Group/Organization	NeighborGood Partners
	Agency/Group/Organization Type	Services - Housing Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The citizen participation process for the 2025-2029 Consolidated Plan was initiated with a stakeholder meeting that included local housing providers to assist with determining the community developments needs to better serve our community with a series of public hearings to seek additional needs and priorities from citizens in the community.

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	Housing Alliance 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.
Restoring Central Dover Initiative	NeighborGood Partners	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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Other units of State and local government were included in the outreach list and received notification of public hearings.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

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.

Stakeholder Meeting: The City of Dover held a Stakeholder Meeting on January 30, 2025 to solicit input on the needs to better serve the community.

Public Hearings: The city held a Public Hearing on January 30, 2025 to review housing and community development needs in the City. The second public hearing date TBD.

Public Review of Draft Documents: A 30-day public review TBD.

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 Meeting	Stakeholders	8	8	none	
2	Public Hearing	Non-targeted/broad community				
3	Internet Outreach	Non-targeted/broad community				www.cityofdover.com
4	Newspaper Ad	Non-targeted/broad community				www.cityofdover.com

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

During the Consolidated Plan process, stakeholders were asked to rank the relative importance of housing and community development needs. The following needs were identified as priorities for the City of Dover.

- Services for Homeless
- Homeownership Assistance
- Affordable Rental Housing
- Owner Occupied Homeowner Rehabilitation
- Increasing Community Policing in Downtown Dover

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

A total of 7% of all households in the City of Dover are 80% and below the HUD Area Median Family Income (HAMFI): Fourteen 14% of households have incomes between 0% and 30% of the HAMFI and 14% of households have incomes between 30% and 50% HAMFI. Thirty-three 33% of households in the city spend more than 30% of their income on rent/mortgage and utilities that are suffering a cost burden. The housing cost burden is extremely difficult for very low-income households that are between 0% and 30% HAMFI because 16% of this population spends more than 50% of their income on housing.

Demographics	Base Year: 2010	Most Recent Year: 2021	% Change
Population	35,474	39,491	11.23%
Households	13,046	15,462	18.52%
Median Income	\$46,195	\$58,336	26.28/%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

US Census Data

Data Source Comments: American Community Survey, 2019-2023 Five-Year Estimates

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,100	2,095	2,790	1,135	6,865
Small Family Households	790	755	1,345	480	3,935
Large Family Households	150	135	115	75	310
Households contain at least one person 62-74 years of age	345`	240	530	220	1,655
Household contains at least one person age 75 or older	230	470	380	114	885
Households with one or more children 6 years old or younger	1,260	`785	815	3,970	1,035

Table 6 - Total Households Table

Alternate Data Source Name:

CHAS 2017-2021

Data Source Comments: 2017-2021

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,260	1,110	1,455	280	4,105	315	385	470	205	1,375
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	35	10	45	90	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	70	55	35	210	35	0	20	0	20
Housing cost burden greater than 50% of income (and none of the above problems)	995	710	225	0	1,930	200	210	65	30	505

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,160	1,005	1,355	200	3,720	315	385	440	200	1,340
Zero/negative Income (and none of the above problems)	100	0	0	0	100	65	0	0	0	65

Table 7 – Housing Problems Table

Alternate Data Source Name:

CHAS 2017-2021

Data Source

Comments: 2017-2021CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,255	980	1,015	185	3,435	325	355	320	195	1,195
Having none of four housing problems	250	320	255	350	1,175	35	145	520	600	1,300
Household has negative income, but none of the other housing problems	505	0	0	0	505	430	0	0	0	430

Table 8 – Housing Problems 2

Alternate Data Source Name:

CHAS 2017-2021

Data Source

Comments:

Demo

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	505	315	38	1,200	45	85	265	395
Large Related	140	115	75	330	0	0	10	10
Elderly	0	0	25	25`	80	50	70	200
Other	620	665	930	2,215	190	255	95	540
Total need by income	1,265	1,095	1,410	3,770	315	390	440	1,145

Table 9 – Cost Burden > 30%

Alternate Data Source Name:

CHAS 2017-2021

Data Source

Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	395	155	90	640	45	30	0	75
Large Related	90	70	0	160	0	0	0	0
Elderly	560	530	135	1,225	115	150	20	285
Other	560	530	135	1,225	115	150	20	285
Total need by income	1,045	755	225	2,025	200	215	65	480

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

CHAS 2017-2021

Data Source

Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	695	155	1,010	755	2,615	360	2,580	615	35	3,590
Multiple, unrelated family households	205	120	785	285	1,395	10	775	465	255	1,505
Other, non-family households	414	35	25	60	534	10	160	19	140	329
Total need by income	1,314	310	1,820	1,100	4,544	380	3,515	1,099	430	5,424

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
CHAS 2017-2021
Data Source
Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	405	460	320	1,185	855	325	495	1,675

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
CHAS 2017-2021
Data Source
Comments:

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

The 2024 Point in Time Study conducted by the Housing Alliance of Delaware indicates there were 100 sheltered individuals and 41 unsheltered individuals in need of housing. As of March 2025, Housing needs for single individual households on the Dover Housing Authority Public Housing waiting list indicates 321 individuals needed an efficiency unit, and 348 in need of a 1 bedroom.

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

Based on 2025 data from Dover Housing Authority, there were 32 families with disabilities on the Section 8 waiting list, and 68 families with disabilities on the Public Housing waiting list. There was no data available for victims of domestic violence, dating violence and sexual assault and stalking.

What are the most common housing problems?

The most common housing problem in Dover is the cost burden where 16% households that are 0-30% of the Area Median Income (AMI) are paying greater than 50% of their income on housing; and over 33% of all households in the city spend more than 30% of their income on housing and utilities and suffering a cost burden. This population is at risk of becoming homeless with very little left to purchase food and clothing. Delaware is the 17th highest in the country with the highest two-bedroom housing wage in Dover at \$26.31 based on 2025 data from Delaware Out of Reach. A two-bedroom fair market rent in Dover is \$1,368.00 which makes it impossible for individuals earning less than \$26.31 an hour to afford a modest two-bedroom apartment. Secondly, the data reported that an estimated 42% of Delaware renters cannot afford a two-bedroom apartment in the county they live in.

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

Households that are elderly, persons with disabilities and low-income veterans carry the highest burden with very few affordable housing units available. This population is on a fixed income and is suffering from a severe housing cost burden. A disabled person dependent on SSI cannot afford an efficiency apartment in the State of Delaware.

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

Households that are at 30% and below the area median income are at imminent risk of becoming homeless. These populations, particularly single parent households with children, have a greater need for affordable housing and additional supportive services. Due to the average Fair Market Rent of \$1,368.00 in the Dover Metropolitan Area for a two-bedroom apartment, affordable housing is impossible for this population unless they have a Housing Choice Voucher or reside in Public Housing.

It will be especially difficult for families receiving rapid re-housing and that were formerly homeless to maintain affordable housing if they are not gainfully employed. Often the homeless population suffers from substance abuse, mental illness and incarceration. It is important for this population to receive case management and assistance from social service agencies to prevent recidivism and relapses from substance abuse.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The criteria for defining “at-risk of homelessness” per HUD guidelines is an individual or family who: (1) has an annual income below 30% of the median family income for the area; and (2) does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; and (3) meets one of the following conditions: (a) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; or (b) is living in the home of another because of economic hardship; or (c) has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; or (d) lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; or (e) lives in severely overcrowded housing; or (f) is exiting a publicly funded institution or system of care; or (g) otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

For households and individuals that are 30% and below the area median income and pay more than 50% their income for housing will put them “at risk for homelessness” if they don’t have a subsidy to supplement their income or any additional resources.

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

Instability and increased risk of homelessness are linked together by mental illness and drug abuse; living in temporary housing such as a motel or hotel; lack of maintaining stable employment and individuals that were recently incarcerated or released from a mental health facility. Other areas that could impact instability include lack of available resources such as the availability of affordable housing such as public housing or Section 8; domestic abuse, high medical expenses, or housing that has been condemned due to unsafe and inhabitable living conditions as well as being evicted.

Discussion

The city is working on several initiatives in conjunction with other agencies that will assist in providing affordable housing and reducing the risk of homelessness for low income persons. The city is one of the stakeholders in the Restoring Central Dover Initiative, which goal is to revitalize central Dover. Part of the initiative includes expanding the housing repair program to provide additional resources in the target area for home repairs and to boost homeownership opportunities in this area by providing down payment assistance and funding for renovations to families who purchase properties in the designated area. Habitat for Humanity is the lead agency for the Strong Neighborhood Housing Fund which will acquire vacant or foreclosed properties in the target area and use CDBG funding to renovate the property to sell to a family who is 60% and below the area median income in Dover. There are also several incentives available through the Downtown Dover Development District designation. If a property is purchased within the Downtown Redevelopment Target Area, the transfer tax will be waived for owner occupied first time homebuyers and property taxes will be abated for owner occupied homes. Eligible persons shall also be given relief from payment of real estate taxes for the first four years owning their homes with prorated payments for each of the four years the homeowner is occupying the property.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

In each income category, African American families have the overall highest percentage of housing problems than any other race with an average of 59%, while white families have an overall average of 30% and Hispanics with 4%.

Housing problems exist when there is at least one of the following problems: lacks complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and a cost burden greater than 30% as defined by HUD.

HUD’s definition of “Disproportionately greater need “exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. 1

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,575	525	165
White	480	200	N/A*
Black / African American	930	240	N/A*
Asian	30	0	N/A*
American Indian, Alaska Native	0	0	N/A*
Pacific Islander	0	0	N/A*
Hispanic	70	70	N/A*

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

CHAS 2017-2021

Data Source Comments: N/A* means that the data point is no longer available in the CHAS data base

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,495	600	0
White	550	185	N/A*
Black / African American	500	335	N/A*
Asian	15	0	N/A*
American Indian, Alaska Native	25	10	N/A*
Pacific Islander	0	0	N/A*
Hispanic	30	0	N/A*

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
CHAS 2017-2021

Data Source Comments: N/A* means that the data point is no longer available in the CHAS data base

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,925	865	0
White	710	400	N/A*
Black / African American	705	275	N/A*
Asian	305	0	N/A*
American Indian, Alaska Native	0	0	N/A*
Pacific Islander	0	0	N/A*
Hispanic	100	160	N/A*

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
CHAS 2017-2021

Data Source Comments: N/A* means that the data point is no longer available in the CHAS data base

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	485	650	0
White	250	460	N/A*
Black / African American	165	135	N/A*
Asian	4	20	N/A*
American Indian, Alaska Native	0	0	N/A*
Pacific Islander	0	0	N/A*
Hispanic	55	30	N/A*

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
CHAS 2017-2021

Data Source Comments: N/A* means that the data point is no longer available in the CHAS data base

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

There are 1,575 households in the City of Dover with one or more of the four housing problems. Of that total, 14% are extremely low income (0%-30%HAMFI); 10% are low income households between (30%-50% HAMFI), and 12% are moderate income households at (50%-80% HAMFI). Only 485 households have housing problems that are at 80% and above the HAMFI. African Americans have the highest number of housing problems followed by Whites and Hispanics at 0%-30% of the AMI.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205
(b)(2)**

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

Introduction

Severe housing problems occur when the following problems exist within a household: lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room, and a cost burden over 50% of household income. Severe housing problems are most prevalent for households whose income is 0%-30% of the Area Median Income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,290	810	390
White	390	290	N/A*
Black / African American	815	355	N/A*
Asian	10	25	N/A*
American Indian, Alaska Native	0	0	N/A*
Pacific Islander	0	0	N/A*
Hispanic	45	95	N/A*

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
CHAS 2017-2021

Data Source Comments: N/A* means that the data point is no longer available in the CHAS data base

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,025	1,065	465

Demo

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	360	375	N/A*
Black / African American	320	510	N/A*
Asian	15	0	N/A*
American Indian, Alaska Native	0	35	N/A*
Pacific Islander	0	0	N/A*
Hispanic	30	0	N/A*
Other			

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

CHAS 2017-2021

Data Source Comments: N/A* means that the data point is no longer available in the CHAS data base

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	420	2370	375
White	135	980	N/A*
Black / African American	210	770	N/A*
Asian	0	105	N/A*
American Indian, Alaska Native	0	0	N/A*
Pacific Islander	0	0	N/A*
Hispanic	0	260	N/A*
Other			

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

CHAS 2017-2021

Data Source Comments: N/A* means that the data point is no longer available in the CHAS data base

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	110	1025	445
White	15	700	N/A*
Black / African American	95	200	N/A*
Asian	0	24	N/A*
American Indian, Alaska Native	0	0	N/A*
Pacific Islander	0	0	N/A*
Hispanic	0	80	N/A*
Other			

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

CHAS 2017-2021

Data Source Comments: N/A* means that the data point is no longer available in the CHAS data base

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

There are 1,260 households in the City of Dover that are experiencing severe housing problems. Of that total, 8% are between 0%-30% of the HAMFI, 14% are between 30%-50% of the HAMFI, 18% are between 50%-80% of the HAMFI and 7% are between 80%-100% of the HAMFI. African Americans households that are very low income have the highest rate of severe housing problems in the City of Dover, followed by whites and Hispanics from all income categories. The populations of all other minorities make up a very small population in the City of Dover. According to the 2017-2021 CHAS data, there are 1% of Asians, and 1% American Indians/Alaska Natives and 0.1% of Pacific Islanders in the City. This minority population is not experiencing any severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,890	3,305	2,620	165
White	5,080	1,320	835	75
Black / African American	2,755	1,145	1,210	90
Asian	110	340	70	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	620	205	75	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

CHAS 2017-2021

Data Source Comments:

Discussion:

In the City of Dover, approximately 57% of households spend less than 30% of their income on housing costs with 33% of white households spending less than 30% of their income on housing cost and 18% of African Americans spending less than 30% of their income on housing cost. The remainder of the minority populations identified in the table above is disproportionately represented because only 4% of this population is in this category.

A little over 21% of all households spend between 30% and 50% of their income on housing. With white households spending 9% of their income on housing cost and African American households spending 7% of their income on housing cost. The remainders of the minority population identified are disproportionately affected with 2% of the Asian population and 1% of Hispanic population paying between 30% and 50% of their income on housing with Asians making up 3% of the population in Dover and Hispanics making up 3% of the population in Dover. There are not any American Indians/ Alaska Natives and Pacific Islanders included in this category.

Demo

A total of 13% of all households spend more than 50% of their income on housing, with 0.84% of the population having no income or it was not tabulated.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

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

Based on the current 2017-2021 CHAS data, Dover has a very small concentration of the following ethnic groups: American Indian and Alaska Native 1%, Pacific Islander 0%, Asian 3% and 3% Hispanic. Because of the very small concentration of these ethnic groups, there is not a disproportionate impact on any of the income categories.

Under the disproportionately housing needs and severe housing problems, American Indians/Alaska Natives, Pacific Islanders and Asians are not disproportionately affected identifying no housing problems in any of the income categories. However, African Americans and Whites have disproportionately greater housing and severe housing problems in all income categories, with Hispanics having less than 3.2% of any housing problems in all income categories.

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

In addition to affordable housing that meets the housing code, and higher incomes needed to afford housing in Delaware, transportation appears to be an issue for low incomes persons that do not have a vehicle. Public transportation in the City of Dover does not have service after 6:00 pm, making it very difficult for this population to commute to other towns outside of Dover for employment.

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

Based on 2017-2021 ACS data, 62% of African Americans make up the population in the Central Dover Downtown Target Area.

NA-35 Public Housing – 91.205(b)

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. Many 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.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	294	190	0	163	0	0	240

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

Dover Housing Authority

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,427	14,504	13,828	14,379	0	0
Average length of stay	0	0	5	5	0	5	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	25	42	68	38	0	0
# of Disabled Families	0	0	68	32	80	28	0	0
# of Families requesting accessibility features	0	0	280	174	0	163	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	35	32	37	30	0	0	2
Black/African American	0	0	244	139	61	130	0	0	5
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	1	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	22	11	2	11	0	0	0
Not Hispanic	0	0	258	163	0	152	0	0	7

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Most Section 504 requests are for wheelchair accessible units and requests for one-level units. The request of elderly tenants is for handrails to be installed in the bathrooms.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Several families have requested additional locks on the entrance doors and windows to ensure their disabled children do not open the doors and windows and are able to exit the unit. There is also a challenge for Housing Choice Vouchers to find affordable housing that is in compliance with the City's Housing Code and affordable housing that is accessible for persons with disabilities.

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

The needs of Dover Housing Authority and the needs of the population at large are comparable in locating decent affordable housing for low and very income persons as well as the need for accessible housing units for persons with disabilities.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section provides data on homelessness from a point in time count on January 24, 2024 conducted by the Housing Alliance of Delaware who is the lead agency of the Continuum of Care (CoC) for the State of Delaware. Over the next five years, the city will provide CDBG funding to homeless providers to reduce the risk of homelessness in the city. The data listed below was gathered for Kent County which includes Dover.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	103	2	325	214	84	128
Persons in Households with Only Children	0	0	0	0	0	4
Persons in Households with Only Adults	100	41	356	225	38	116
Chronically Homeless Individuals	28	13	48	18	5	N/A
Chronically Homeless Families	1	0	15	7	4	N/A
Veterans	10	1	17	10	3	150
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	3	0	6	2	1	N/A

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

Housing Alliance of Delaware

Data Source Comments:

Demo

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

As of January 2024, Kent County, which includes Dover had an estimated 439 persons in all categories becoming homeless each year, and a total 399 persons in all categories exiting homelessness each year. The estimated number of days persons experienced homelessness in all categories was 128. For the estimated number of persons becoming homeless each year, 103 were persons with adults and children, 100 were adults only, and 10 were veterans. For the estimated number of persons exiting homelessness each year, 84 were adults and children, 38 were only adults, and 3 were veterans. For the number of days persons experienced homelessness, 128 were adults and children, 116 were adults only, and 150 were veterans. There were no chronically homeless or unaccompanied children in these categories.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

The 2024 Point in Time Count conducted by the Housing Alliance of Delaware for the State of Delaware extracted data for Kent County which includes Dover and estimated the number of specific populations that experienced homelessness during the year. There were 246 adults, 0 with only children, 28 chronically homeless families and 10 veterans that were homeless during the year.

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

This information was not available by the Housing Alliance of Delaware.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The estimated number of persons experiencing homelessness on any given night that were sheltered in all populations was 245, with 103 households with adults and children, and 100 with adults only with the highest numbers of the total population. There was a total of 43 unsheltered in all populations, with 2 households that were adults and children, 41 with adults only, and 13 that were chronically homeless,

Discussion:

The City of Dover fully supports the Housing Alliance of Delaware to end Chronic Homeless in Delaware. Although Dover’s rate of homelessness is considerably lower than the remainder of the State, there is still a lack of affordable housing and emergency shelters that serve the needs of the homeless population in Dover. Over the next five years, the city will provide CDBG assistance to homeless providers to assist in reducing chronic homelessness in Dover.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs population consists of persons that are elderly and frail and elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or drug addiction; persons with HIV/AIDS and victims of domestic violence, sexual assault and stalking.

Due to the high cost of living in the State of Delaware, it has become very challenging for this population to find decent affordable housing. The city will continue to provide support for agencies that serve this population and will continue to be a priority to service this population over the next five years.

Describe the characteristics of special needs populations in your community:

Based on 2017-2021 American Census Survey data, the population for the City of Dover is 39,491. Of that total, 8% are people that are age 65 and older. Individual data for persons with mental health, developmental disabilities, substance abuse and domestic violence was not available for the City of Dover.

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

Based on consultation from local housing providers that service the needs of these populations, the following has been determined:

- A need for additional supportive services to assist persons with special needs
- A need to incorporate universal design and accessibility standards to meet the needs of the disabled population
- A need for permanent supportive housing to address the needs of the homeless and those at risk of becoming homeless.
- A need for decent affordable rental housing that meets the City's Housing Code to house people with special needs.

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

Based on data received from the Division of Health and Human Services, there are approximately 551 persons with HIV/AIDS living in Kent County as of March 2021. The highest population in the age of diagnoses is between 25-29 at 17.4% of the population in Delaware. African Americans rank at the highest rate of infection within the State at 64.2%.

Discussion:

This section has been left blank intentionally.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City funds facilities that service the special needs of the population such as homeless facilities through its CDBG allocation. Most of these facilities are older buildings that need maintenance and repair. Public Facility needs on a larger scale include additional parking facilities needed in the downtown area and renovations of city government buildings due to the aging of its buildings requiring several upgrades and overcrowding of employees due to lack of space. Long range plans include recreation facilities that will service the youth in our community, which include plans for a splash pad and a skate park.

How were these needs determined?

Scale projects that are not funded with CDBG funds, public facility needs are determined by City Subrecipients identify the needs for public facility improvements for projects that are funded with CDBG funds regarding physical improvements needed to their facilities. For other larger projects, Staff, Advisory Review Committees, Recreational Needs Assessments and a small group of citizens.

Describe the jurisdiction’s need for Public Services:

The city provides most of its public services through the CDBG program. Each program year, the city allocates 15% of its CDBG allocation towards public service activities. Due to homelessness in Dover being a high priority, the city has consistently provided CDBG funding to homeless providers to address this need. Crime Prevention is also another high priority public service need in the city which is addressed through grant funding from the police department, who recently hired cadets to do community policing in high crime areas of the city.

How were these needs determined?

Through the citizen participation process, the city prioritized information received from the community development needs stakeholder meetings in developing the Consolidated Plan and other initiatives from other non-profit agencies and housing providers. Through this process, funding priorities were established based on the needs identified and the availability of funding sources to address those needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The high cost of housing in Dover and Kent County continues to be a barrier to providing affordable owner-occupied and rental housing for low to moderate income persons. The city is working in conjunction with other housing providers and non-profit organizations on several initiatives and incentives that will promote homeownership and preserve the existing housing stock through the homeowner rehabilitation and emergency home repair programs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Although there has been an increase in the construction of single-family housing in the City of Dover, there has been a decline in the development of rental housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,741	40.46%
1-unit, attached structure	2,595	15.58%
2-4 units	1,198	7.19%
5-19 units	3,637	21.83%
20 or more units	1,783	10.70%
Mobile Home, boat, RV, van, etc	705	4.23%
	16,659	100.00%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0.00%	181	2.20%
1 bedroom	84	1.16%	1,986	24.24%
2 bedrooms	4,347	59.81%	5,690	69.44%
3 or more bedrooms	2,837	39.03%	337	4.11%
Total	7,268	100.00%	8,194	100.00%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments:

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

The City of Dover is served by two public housing authorities: The Dover Housing Authority (DHA) and the Delaware State Housing Authority (DSHA). The two housing authorities operate public housing units within the City of Dover. Dover Housing Authority administers 190 Section 8 Housing Choice Vouchers with a total of 294 Public Housing Units and 77 Tax Credit Units. DSHA has 210 Housing Choice Vouchers, 250 Public Housing Units and 505 Tax Credit Units. The two housing authorities service the low and the very low-income families. The City of Dover provides CDBG funding to the Homeownership

Assistance Program that services persons that are 80% and below the Area Median Income by providing down payment assistance to first-time homebuyers who want to purchase affordable housing in the city.

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

There will not be a loss of units.

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

The fact that there are 1,323 people on the waiting list for public housing and 2,783 people on the waiting list for Housing Choice Vouchers indicates there is a high demand for affordable housing in the City of Dover. These numbers indicate there is a high demand for affordable housing units.

Describe the need for specific types of housing:

Special needs housing for those that are handicapped, elderly, mentally challenged, suffering from substance abuse and individuals with HIV/AIDS continues to be a need. Most often this population is characterized as being a cost burden and paying over 50% of their income on housing. In addition, families with children that are low income continue to have a need for affordable housing due to overcrowding.

Discussion

The City's goals are to continue to preserve the existing housing stock as well as increase the incentives to provide affordable housing for the populations identified. There are several initiatives in place to revitalize the Central Dover Target Area in low to moderate income areas that include constructing affordable housing, providing homeownership assistance and incentives for first time homebuyers who purchase properties in the target areas, and make homeowner repairs to homes found in violation of the City's Housing Code.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Over the past 13 years, the median home value has increased by 29.16% and the median rent has increased by 40.52% making it increasingly difficult for low income households to purchase or rent affordable housing.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2023	% Change
Median Home Value	\$170,700	\$248,500	29.16%
Median Contract Rent	\$891	\$1,252	40.52%

Table 29 – Cost of Housing

Alternate Data Source Name: 2019-2023 ACS 5-year estimates

Data Source Comments: 2010 ACS 5-year estimates

Rent Paid	Number	%
Less than \$500	729	9.14%
\$500-999	1,679	21.05%
\$1,000-1,499	3,335	41.81%
\$1,500-1,999	2,027	25.41%
\$2,000 or more	206	2.58%
Total	7,976	100.00%

Table 30 - Rent Paid

Alternate Data Source Name:
2019-2023 ACS 5-year estimates

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	840	No Data
50% HAMFI	70	125
80% HAMFI	330	355
100% HAMFI	No Data	230
Total	1,240	710

Table 31 – Housing Affordability

Alternate Data Source Name:
2017-2021 CHAS

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,110	\$1,117	\$1,368	\$1,928	\$2,152
High HOME Rent	\$1,001	\$1,074	\$1,292	\$1,484	\$1,635
Low HOME Rent	\$786	\$842	\$1,011	\$1,162	\$1,302

Table 32 – Monthly Rent

Data Source Comments: 2017-2021 CHAS Data

Is there sufficient housing for households at all income levels?

Housing is needed for all income levels but there is a greater need for affordable housing for low and very low income persons in the City of Dover.

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

According to the American Community Survey, Dover had 16,659 dwelling units in 2023 of which 7,268 were owner occupied. This represents a 10.7% increase in total units available from 2010 to 2023. Of the occupied units, 47% were owner occupied and 49.1% were rental units. The average mortgage cost increased by 1% to \$1,693 per month. The average rent increased 1.29% from \$965 in 2017 to \$1,252 in 2023. With home values expected to rise over time, affordable housing will become an issue if production of affordable housing is not constructed over time.

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

The City of Dover and Dover Housing Authority do not receive HOME funds; however, the Fair Market Rent for a 2-bedroom rental unit is higher than the most recent median contract rent. 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

Discussion

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

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City of Dover can provide the basis for developing policies and programs to maintain and preserve the quality of housing stock. The American Community Survey (ACS) defines a selected condition as owner or renter occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income.

Definitions

HUD defines substandard housing which is dilapidated without operable indoor plumbing or a usable flush toilet or bathtub inside the unit for the family's exclusive use, without electricity or with inadequate or unsafe electrical service, without a safe or adequate source of heat, and should but does not have a kitchen, or has otherwise been declared unfit for habitation by the government.

HUD defines standard housing as decent, safe, sanitary and in good repair. The structure shall be maintained in good repair, structurally sound and in a sanitary condition so that it does not adversely affect the occupants' health and safety as outlined in the 2009 International Property Maintenance Code adopted by the City of Dover.

The City considers the housing unit to be in substandard condition but suitable for rehabilitation when it has one or more major and /or critical defects but can still be repaired for a reasonable amount.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,905	26.21%	4,677	57.08%
With two selected Conditions	15	0.21%	115	1.40%
With three selected Conditions	0	0.00%	10	0.12%
With four selected Conditions	0	0.00%	0	0.00%
No selected Conditions	5,348	73.58%	3,392	41.40%
Total	7,268	100.00%	8,194	100.00%

Table 33 - Condition of Units

Alternate Data Source Name:

2017-2023 ACS

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,495	20.38%	1,975	25.82%
1980-1999	2,110	28.77%	2,705	35.36%
1950-1979	2,260	30.81%	1,885	24.64%
Before 1940	445	6.07%	545	7.12%
Total	7,335	100.00%	7,650	100.00%

Table 34 – Year Unit Built

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,730	50.85%	2,970	38.82%
Housing Units build before 1980 with children present	270	3.68%	460	6.01%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2013-2017 ACS

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	95	30	125
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

Dept of Planning & Inspections

Data Source Comments: Data for abandoned vacant units, REO properties and abandoned REO properties was not available.

Need for Owner and Rental Rehabilitation

Homeowner Rehabilitation has been identified as a high priority in determining the needs of the City of Dover by stakeholders from the City's first public hearing. The City's central Target Area has the highest percentage of older homes throughout the city which needs homeowner rehabilitation assistance and rental rehabilitation.

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

Among owner-occupied units, 51% or 3,730 units were constructed before 1980 with 4% of these units having children present, and 2,970 or 39% of rental units were constructed prior to 1980 with 6% of the units having children present is a high risk for lead based paint for housing units constructed at the time. There are approximately 8,120 households that are 80% and below the Area Median Income representing 53% of all households. Based on this number and the percentages of owner and renter occupied households with potential lead –based paint hazards, there are potentially 4,060 units occupied by low or moderate income families that contain lead based paint hazards.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Dover Housing Authority (DHA) is the local Housing Authority that services the City of Dover. DHA owns and operates a total of 294 public housing and 77 Tax Credit units. Delaware State Housing Authority operates one public housing development in the City of Dover that has 100 housing units.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			294	190			0	0	240
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

Dover Housing Authority

Data Source Comments:

Describe the supply of public housing developments:

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

Dover Housing Authority provides rental assistance through Section 8 and public housing units as well as operates and manages two public housing units for senior citizens and persons that are disabled. DHA manages 5 scattered site areas throughout Dover and maintains and operate 77 tax credit units.

DHA has identified the physical condition of their properties in their 5-year Physical Needs Assessment. They are in the process of determining the projects with the greatest need and fully renovating and upgrading those properties that have been prioritized with the greatest need.

Public Housing Condition

Public Housing Development	Average Inspection Score
Dover Housing Authority	0

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The needs of the housing authority as identified in DHA's 5-year plan include:

- Upgrade of HVAC system at Hayes Circle, Manchester Court, Derby Estates and Queen Manor
- Restriping and repaving all public housing parking areas
- Roofing upgrades
- Kitchen floor upgrades
- Bathroom upgrades

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

DHA completes an annual and 5-year plan in which they conduct a Physical Needs Assessment of their public housing inventory and determine the projects need to be completed in order of priority. Within the 5-year plan, they determine the importance and rank of each project. The funding they use to improve the living environment of their families comes from their Capital Fund Program and their Operating Subsidy funds.

Discussion:

This section has been left blank intentionally.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Dover is committed to the challenge to end homelessness and attends the Continuum of Care meetings to assist in the implementation plan to end chronic homelessness and educate the community about the need and advantages of ending chronic homelessness. The city has been consistent by providing support and CDBG funding to housing providers that service the homeless population.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	36	16	53	62	0
Households with Only Adults	102	0	30	186	0
Chronically Homeless Households	0	0	0	177	0
Veterans	0	0	0	25	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Housing Alliance of Delaware

Data Source Comments:

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

Mainstream services are available throughout the State of Delaware for homeless persons including Kent County which services Dover. The homeless housing providers that shelter the homeless work in connection with mainstream service providers to address the needs of the homeless. Services such as medical care, substance abuse counseling and mental health counseling are available through individual medical insurance which can be applied for at the local State Service Center. They get employment services through the Department of Labor and income support such as Social Security, child support and TANF through the Social Security Administration and the local State Service Center.

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

Salvation Army - This organization carries out crisis alleviation through the administration of Federal Emergency Management Agency (FEMA) shelter, utilities, rent and mortgage assistance programs. It also coordinates and refers people to shelters, motels, and local service providers. Its youth activities included: The After School Achievement Program (ASAP), summer camp, Alternative School, Christmas toy and food donations. The adult programs include nursing home and prison visitation, daily hot meal program, home league mothers support, GED education and basketball leagues.

Shepherd Place, Inc. - This agency operates a relief shelter for homeless women and children only. It provides emergency food baskets, information and referral services, and transportation for in-house clients. The services are available on a 24-hour basis, the average stay at the shelter is 2-3 weeks, but does not exceed 30 days. The facility has 20 beds and is located just beyond the city limits.

People's Place II – (Formerly known as Whatcoat Social Service Agency: Ruth M. Dorsey Shelter) This agency operates a relief shelter for homeless persons. It provides emergency food baskets, information and referral services, and transportation for in-house clients. The services are available on a 24-hour basis, the average stay at the shelter is 2-3 weeks, but does not exceed 30 days. This facility has 46 beds.

Dover Interfaith Mission for Housing – This agency is a non-profit organization that operates a shelter for homeless men and provides services to the homeless to assist in obtaining permanent affordable housing.

Elizabeth Murphey School - This agency is a non-profit group home that services up to 40 neglected and abused children that have been identified as being homeless on an annual basis.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are some individuals in the special needs population that may have difficulties in finding social service facilities as well as supportive services and housing services due to their needs. HUD's definition of the special needs population includes the frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, and persons with HIV/AIDS, persons with alcohol or drug addictions.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The special needs population identified need the following supportive housing needs:

- Increase in supportive services that allow persons with special needs to live independently
- Increase in supply of affordable, accessible units for sale and rent
- Increase in government funding for homeless services, particularly emergency shelters
- Increase in affordable, assisted living choices for seniors

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

There are few programs in Dover that provide supportive housing for persons with mental and physical health conditions. Most of these programs are provided by the Division of Health and Social Services throughout the State of Delaware.

- Serenity Place is a substance abuse treatment facility located in Dover that provides residential long-term treatment and has 10 licensed beds.
- National Alliance of Mental Illness (NAMI) is a non-profit organization which helps mentally ill persons and their families cope with problems created by the illness. In addition, they develop affordable housing for persons with chronic mental illness. NAMI services all three counties in Delaware.

- Division of Substance Abuse and Mental Health assist those who suffer from mental illness and substance abuse access treatment and prevention for mental health substance abuse conditions and serves all three counties in Delaware.
- Dover Behavioral Health facility provides inpatient and outpatient treatment to adolescents and adults who suffer from mental health conditions and addictions

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

The city will continue to provide CDBG funding for the Homeowner Rehabilitation and Emergency Home Repair programs to assist those that are 80% and below the area median income as well as those that are elderly and disabled who need repairs to their homes.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Same as above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

At this time, it is the City of Dover’s contention that there are no significant barriers to affordable housing which describes dwelling units whose total cost is deemed affordable to those who have a median income. However, there are few constraints that may be an obstacle in constructing affordable housing such as development impact fees which increase the cost to develop new housing, land use policies outlined in the City’s Comprehensive Plan, and building and zoning codes.

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.

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

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In 2023, Dover’s median income for all household and family types was lower than the Kent County median. The current unemployment rate in Dover is 7.9%. Among the employed, 28% work for educational services, health care and social assistance. Fourteen 14% of the workforce is employed in lower-paying service occupations.

Higher education is directly related to earnings potential and 20% of Dover residents hold a bachelor’s degree and another third have some college, including an associate degree. Adults with no high school diploma or equivalent earn 66% less an adult with a bachelor’s degree in Dover and 50% less an adult with a Graduate or Professional degree. One in ten Dover adults have not completed High School.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0.00%	0.00%	0
Arts, Entertainment, Accommodations	1,842	301	10.45%	1.19%	(1,541)
Construction	787	1,235	4.46%	4.89%	448
Education and Health Care Services	4,899	8,498	27.79%	33.62%	3,599
Finance, Insurance, and Real Estate	982	1,043	5.57%	4.13%	61
Information	136	738	.077%	2.92%	602
Manufacturing	1,307	1,671	7.41%	6.61%	364
Other Services	926	1,074	5.25%	4.25%	148
Professional, Scientific, Management Services	1,623	1,663	9.21%	6.58%	40
Public Administration	1,130	5,454	6.41%	21.58%	4,324
Retail Trade	2,464	3,000	13.98%	11.87%	536
Transportation and Warehousing	1,236	217	7.01%	0.86%	(1,019)
Wholesale Trade	298	383	1.69%	1.52%	85
Total	17,630	25,277	100.00%	100.00%	7,647

Table 40 - Business Activity

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments: 2019-2023 ACS Five-Year Estimates, 2011 Longitudinal Employer- Household Dynamics (jobs)

Labor Force

Total Population in the Civilian Labor Force	19,805
Civilian Employed Population 16 years and over	12,409
Unemployment Rate	7.94%
Unemployment Rate for Ages 16-24	13.67%
Unemployment Rate for Ages 25-65	5.61%

Table 41 - Labor Force

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	5,908
Farming, fisheries and forestry occupations	0
Service	3,491
Sales and office	3,917
Construction, extraction, maintenance and repair	1,291
Production, transportation and material moving	3,023

Table 42 – Occupations by Sector

Alternate Data Source Name:

20119-2023 ACS

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,541	71%
30-59 Minutes	2,730	17%
60 or More Minutes	1,973	12%
Total	16,244	100%

Table 43 - Travel Time

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	997	107	534
High school graduate (includes equivalency)	4,098	271	981
Some college or Associate's degree	4,536	258	1,065
Bachelor's degree or higher	3,977	173	754

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:
2019-2023 ACS
Data Source Comments:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	34	110	0	12	67
9th to 12th grade, no diploma	310	93	179	365	164
High school graduate, GED, or alternative	702	796	704	1,370	1,163
Some college, no degree	1,636	784	452	569	540
Associate's degree	133	332	159	238	75
Bachelor's degree	232	524	254	458	413
Graduate or professional degree	13	115	222	423	587

Table 45 - Educational Attainment by Age

Alternate Data Source Name:
2019-2023 ACS
Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$33,438
High school graduate (includes equivalency)	\$34,269
Some college or Associate's degree	\$40,933
Bachelor's degree	\$50,795
Graduate or professional degree	\$67,784

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2013-2017 ACS

Data Source Comments:

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

Arts, Entertainment, Accommodations

Education & Health Care Services

Manufacturing

Retail Trade

Describe the workforce and infrastructure needs of the business community:

Health Care, Education, Tourism and Hospitality are placing a growing demand on the workforce. It is essential that the educational programs available provide a well-trained and available workforce for these growing industries.

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

Dover's designation as a Downtown Development District has already led to increased interest by developers in the City's priority redevelopment target area. The City of Dover is one of the partners in the Restoring Central Dover project where NeighborGood Partners is the lead agency/organization. The initiatives developed under the grant for this project will have a direct impact on the areas surrounding Downtown Dover targeted for commercial and residential redevelopment. The Garrison Oak Technology Park has been completed with the installation of roads, curbs, a water tower, water, sewer, gas, electric and fiber optic services have made this a very attractive location for businesses interested in relocating or expanding operations in Dover.

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

Based on the training provided by our local high school and higher education institutions, the current workforce has the skills and education needed to take advantage of current employment opportunities.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Delaware State University, Wilmington University and Delaware Technical and Community College offer on-going and specialized training opportunities through their Workforce Development and Community Education programs designed to meet the technology changes and needs of local employers. DTCC course offerings include computer training, health care and “green training programs” from solar technology to automated building management. Delaware State University In addition to offering computer and health care education opportunities has a School of Business that offers undergraduate and graduate degrees in business and economics. Polytech High School offers a variety of adult education courses and vocational training for high school students. These educational institutions support the jurisdiction’s consolidated plan by providing a well-trained workforce in a variety of skill sets required by local employers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The current CEDS plan developed by the State of Delaware was submitted to the US Economic Development Administration in February 2015. Although the City of Dover does not have a project currently listed, projects may be added as the need arises. The previous CEDS document listed the infrastructure improvements at the Garrison Oak Technology Park as the state’s highest priority CEDS project.

Discussion

This section left blank intentionally

MA-50 Needs and Market Analysis Discussion

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

The Census Bureau defines an area of concentration as a neighborhood or development in which more than 30% of the population has a common race, ethnicity or income. HUD defines a low and moderate income area where at least 51% of the residents are low and moderate income. Areas of concentration for low income households are significant because they often experience multiple housing problems to a much greater degree than the population in general.

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

The largest minority group in Dover is the African-American community. This community is in two major areas. The first area is the historically African American settlement area. These areas were originally laid out and developed by African Americans, included in this category are Lincoln Park, Northwest Dover Heights, The College Settlement on State College Road and the western edges of Central Dover. The second area is dominated by the public housing developments and subsidized private developments, which have attracted a large number of minority residents. Included in this category are Capital Green, Whatcoat Apartments, Simon Circle, and Manchester Square.

In the City of Dover, HUD has designated those Census Block groups, which have greater than a 51% concentration of low-moderate income persons. The areas within City limits are limited to Block Group 413-01, 412-01 and 410-02.

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

Many of the homes located within the referenced census tracts are older single-family homes that were constructed before 1950 and from 1950-1979. In the Central Dover Target Area, many of the residents face a considerable housing cost burden with 81% of renters in the area paying more than 30% of their income towards rent. In addition, 75% of properties in this area are occupied by renters with only a 25% homeownership rate.

Are there any community assets in these areas/neighborhoods?

Yes. The City of Dover Downtown Business District is in the Central Dover Target area and within a short distance of low income block groups. Local and State government buildings and the public library are also centrally located within these areas.

Are there other strategic opportunities in any of these areas?

As mentioned early, there are several revitalization projects underway that will preserve the existing housing stock by rehabilitating older properties in the designated target areas, increase homeownership by providing down payment and rehabilitation assistance to first time homebuyers who purchase properties in the designated target areas, construct affordable housing, provide transfer and real estate transfer tax relief, strengthen the Downtown business community by waiving business licenses fees and offer façade improvement grants to help business owners improve their storefronts, and receive up to 20% cash rebate for qualifying construction projects.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The need for broadband connections is essential to thrive in today's economy. Students need broadband to access the internet to do their homework and apply to college. Working families need it to apply for jobs and access various government services, and seniors are increasingly reliant on broadband to connect to telehealth.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There needs to be more than one internet service provider in the area so people can compare costs that are affordable to meet the needs of their families. If there is only one provider in the area, there is no competition, and the consumer can be charged whatever the rate is for the services they may need.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Any natural disaster will have a significant impact on the most vulnerable population. The homeless population will increase significantly, and healthcare needs will go unmet.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

In the City of Dover, 6.4% of households that are 0-30% of the area median income are paying greater than 50% of their income on housing. If a natural disaster were to occur, this population would become homeless.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan and the Strategic Plan were prepared in compliance with federal regulations requiring a Consolidated Plan to be completed every five years. An analysis of the population information with priority needs and goals has been prepared to guide the City's Community Development Block Grant Program over the next five years.

The Strategic Plan will outline the goals and objectives to be completed over the next five years that will service low to moderate income people in the City of Dover.

The following lists the priority and community development needs identified for the next five years:

- Homeless Needs
- Public Service Needs
- Homeownership Assistance
- Homeowner Rehabilitation

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Dover City Limits
	Area Type:	City-wide
	Other Target Area Description:	City-wide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Downtown Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

Are there barriers to improvement in this target area?	
--	--

General Allocation Priorities

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

The City of Dover is a small entitlement community that only receives CDBG funding. The majority of CDBG funding will have an impact on low to moderate income persons city-wide that entails providing funding to homeless shelters for operating cost and maintenance cost, and homeless providers that will provide temporary and permanent supportive housing to those that are at risk of becoming homeless. The city will continue to provide funding for the housing rehabilitation and emergency home repair programs that will serve low to moderate income person’s city wide. The city has focused on providing down payment assistance along with other incentives the city is offering to qualifying families that purchase affordable housing within the designated target area. In addition, the city will geographically coordinate CDBG funding for renovations to existing vacant housing that will be sold to low-income persons and will preserve the existing housing stock in the City of Dover. The city has effectively affirmatively furthered fair housing by creating a balance serving low to moderate income persons in impacted and non-impacted areas throughout the city.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Elderly Frail Elderly
	Geographic Areas Affected	Downtown Target Area City-wide
	Associated Goals	HP-1 Homeless/Prevention HP -2 Homeless Prevention PF-4 Public Facility Improvements
	Description	The city will provide funding to support homeless providers to emergency shelters for operations and maintenance costs.
	Basis for Relative Priority	Although the City of Dover has the lowest population of homelessness in the State of Delaware, there remains a high need to serve this population in the city. There is a shortage of resources and available emergency shelters in Dover.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	Downtown Target Area City-wide
	Associated Goals	AH-2 Affordable Housing AH-3 Affordable Housing
	Description	To preserve the existing housing stock in the City by bringing housing found in violation of the City's Housing Code up to standard conditions.
	Basis for Relative Priority	Based on the Community Development Needs survey and meeting with focus groups, homeowner rehabilitation needs were determined to be a high priority in the City of Dover.
3	Priority Need Name	Homeownership Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Downtown Target Area City-wide
	Associated Goals	AH-1 Affordable Housing
	Description	Homeownership Assistance includes down payment and settlement assistance to first-time homebuyers who purchase affordable housing in the City of Dover.
	Basis for Relative Priority	There is a high demand for affordable housing in the City of Dover, especially for low to moderate income persons

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Dover Housing Authority administers the Section 8 Housing Choice Vouchers for rental assistance in Dover. Due to lack of affordable rental housing in Dover and the landlord’s unwillingness to rent to Section 8 tenants, it is very difficult to obtain affordable housing. The City’s goals are to support developers who construct affordable rental housing and to preserve the existing rental housing.
TBRA for Non-Homeless Special Needs	
New Unit Production	At the present time, there is more of a focus on existing housing rehabilitation than new construction due to the cost of land, infrastructure improvements required for development of land and construction and accessibility standards to construct affordable housing
Rehabilitation	The city will continue to provide funding for the Homeowner Rehabilitation Program due to the high demand in the city, especially for older housing stock. Homeowner rehab continues to be a top priority in determining community development needs throughout the Consolidated Plan process every five years.
Acquisition, including preservation	CDBG funds can be used as gap financing for down payment assistance to purchase affordable housing and used to preserve existing housing acquired by housing providers and in need of renovations before selling to a low to moderate income family.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Dover only receives the Community Development Block Grant.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	300,000	18,000	0	\$318,000	12,000.000	The expected amount includes a reduction in grant funding over a four-year period.

Table 50 - Anticipated Resources

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

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

NeighborGood Partners and Habitat for Humanity have purchased several lots in the Restoring Central Downtown area that will be used to construct affordable housing. Milford Housing Development Corporation will utilize CDBG funds to complete Emergency Home Repairs and major home renovations throughout the city for households that are low to moderate income.

Discussion

This section has been left blank intentionally.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Dover	Government	Planning	Jurisdiction
Dover Housing Authority	PHA	Public Housing	Jurisdiction
Delaware State Housing Authority	PHA	Non-homeless special needs Public Housing Rental	State
Delaware Continuum of Care	Non-profit organizations	Homelessness	State
NeighborGood Partners	Non-profit organizations	Ownership	State
Milford Housing Development Corporation	Non-profit organizations	Ownership Rental	State
Central Delaware Housing Collaborative	Non-profit organizations	Homelessness	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Dover administers the Community Development Block Program (CDBG) and provides funding to agencies that service the needs of the very low and low to moderate income persons within the City of Dover. These services include providing aid to the homeless, housing rehabilitation, homeownership assistance and housing counseling.

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 1,323 applicants and 2,783 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.

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

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

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Local and Statewide service providers provide mainstream services such as healthcare, mental healthcare, substance abuse counseling, food assistance and job training to low-income population and those with special needs. The Delaware Continuum of Care also provides mainstream services for homeless individuals that include rapid rehousing, permanent supportive housing and emergency shelter.

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

The strength of the service delivery system is the state service and housing providers. The gaps in the delivery system include a lack of federal funding and affordable housing for persons that have low and very low income in addition to the limited number of overnight shelter beds

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

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.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HP-1 Homeless/Prevention	2025	2029	Homeless	Dover City Limits	Homelessness	CDBG: \$100,000	Homelessness Prevention: 500 Persons Assisted
2	HP -2 Homeless Prevention	2025	2029	Homeless	Dover City Limits	Homelessness	CDBG: \$115,000	Homelessness Prevention: 7,250 Persons Assisted
3	AH-1 Affordable Housing	2025	2029	Affordable Housing	Dover City Limits	Homeownership Assistance	CDBG: \$500,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted
4	AH-2 Affordable Housing	2025	2029	Affordable Housing	Dover City Limits	Homeowner Rehabilitation	CDBG: \$275,000	Homeowner Housing Rehabilitated: 15 Household Housing Units
5	AH-3 Affordable Housing	2025	2029	Affordable Housing	Dover City Limits	Homeowner Rehabilitation	CDBG: \$200,000	Emergency Home Repairs 25 households
6	PF-4 Public Facility Improvements	2025	2029	Homeless	Dover City Limits	Homelessness	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Fair Housing and Program Administration	2025	2029	Fair Housing and Program Administration	City-Wide	Affordable Housing, Homelessness, Fair Housing	\$290,000	Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	HP-1 Homeless/Prevention
	Goal Description	Meet the needs of men that are homeless by providing shelter and assist in providing permanent supportive housing.
2	Goal Name	HP -2 Homeless Prevention
	Goal Description	Meet the needs of women that are homeless by providing shelter and assist in providing permanent supportive housing.
3	Goal Name	AH-1 Affordable Housing
	Goal Description	Increase homeownership by providing down payment and closing costs to low-income persons who purchase affordable housing in the city.
4	Goal Name	AH-2 Affordable Housing
	Goal Description	Rehab owner occupied housing that is in violation of the City’s Housing Code and complete emergency home repairs that will eliminate health and safety hazards in order to preserve the existing housing stock in the city.
5	Goal Name	AH-3 Affordable Housing
	Goal Description	Construction of affordable housing in revitalization areas.

6	Goal Name	PF-4 Public Facility Improvements
	Goal Description	Renovations will be completed to public facilities that service low-income persons.
7	Goal Name	Program Administration
	Goal Description	Management and coordination of the CDBG Program including fair housing activities and affirmatively furthering fair housing

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

The City of Dover is not a recipient of HOME funds; however, the City estimates that it will complete 15 homeowner rehabs within the City of Dover and provide homeownership assistance to 30 first-time homebuyers who purchase affordable housing in the City over the next 5 years.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

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

The Dover Housing Authority (DHA) waiting list for public housing indicates there are 21 accessible housing units in need. As part of their goals to complete for the Analysis of Impediments, DHA has indicated they will apply the minimum set-aside for accessible units and require assessable units in all housing projects.

Activities to Increase Resident Involvements

DHA 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. The following are additional programs that involve resident involvement:

- GED/ABE Literacy Classes
- Employment Training for Adults and Youth
- After School and Summer Programs for Youth

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

No

Plan to remove the ‘troubled’ designation

N//A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

At this time, it is the City of Dover’s contention that there are no significant barriers to affordable housing which describes dwelling units whose total cost is redeemed affordable to those who have a median income. However, there are few constraints that may be an obstacle in constructing affordable housing such as development impact fees which increase the cost to develop new housing, land use policies outlined in the City’s Comprehensive Plan, and building and zoning codes.

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* was adopted in January 2020. 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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. 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

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Dover will continue to support programs that service the homeless by providing CDBG funding to agencies whose mission is to assist those that are homeless and unsheltered by providing operating costs and renovations cost for emergency shelters.

Addressing the emergency and transitional housing needs of homeless persons

There are agencies within the City of Dover that provide both emergency shelter and transitional 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 and hot meals.

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 Delaware Continuum of Care (CoC) provides supportive services as well as the State Division of Health and Social Services for homeless persons.

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

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.

SP-65 Lead based paint Hazards – 91.215(i)

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

How are the actions listed above related to the extent of lead poisoning and hazards?

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 about the dangers of lead-based paint hazards.

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

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

SP-70 Anti-Poverty Strategy – 91.215(j)

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

To address poverty within the City of Dover, a multi-faceted Anti-Poverty Strategy will be described below. This strategy stresses partnership with and the support of other agencies and organizations. Within the City of Dover there are two full-service housing authorities, and various social service agencies which need and deserve the City's support. In addition to these service providers, the City of Dover will direct revitalization, economic development, and code enforcement efforts at low to moderate income neighborhoods. This will provide quality places for people in these neighborhoods to live and work and provide them with new and better opportunities to earn a living.

The following are the four main elements of the City of Dover's Anti-Poverty Strategy:

- Highest Priority Given to Funding Proposals which Address or Fight Poverty: The City of Dover's PR&CE Committee will give the highest priority in the Five-Year Plan to proposals which are targeted towards those living in poverty. These proposals must be consistent with one or more of the following Priorities identified in this plan:
 - Encourage Affordable Owner-Occupied Housing in Low to Moderate Income Areas
 - Improve the Quality of Housing Stock
 - Aid in Economic Opportunities in Low to Moderate Income Areas

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

The City will continue to provide CDBG funds to address the needs of the low and moderate income persons by focusing on homeownership assistance, homeowner rehabilitation, public service needs and public facility improvements.

SP-80 Monitoring – 91.230

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

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.

Expected Resources

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

Introduction

The City of Dover only receives the Community Development Block Grant.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$300,000	\$18,000	0	\$318,000	1,200,000	Expected amount includes a reduction in grant funding over a four year period.

Table 54 - 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

NeighborGood Partners and Habitat for Humanity have purchased several lots in the Restoring Central Downtown area that will be used to construct affordable housing. Milford Housing Development Corporation will utilize CDBG funds to complete Emergency Home Repairs and major home renovations throughout the city for households that are low to moderate income.

Discussion

This section has been left blank intentionally.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HP-1 Homeless/Prevention	2025	2029	Homeless	Dover City Limits	Homelessness	CDBG: \$22,700	Homelessness Prevention: 1,450 Persons Assisted
2	HP -2 Homeless Prevention	2025	2029	Homeless	Dover City Limits	Homelessness	CDBG: \$25,000	Homelessness Prevention: 96 Persons Assisted
3	AH-1 Affordable Housing	2025	2029	Affordable Housing	Dover City Limits	Affordable Housing	CDBG: \$80,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted
4	AH-2 Affordable Housing	2025	2029	Affordable Housing	Dover City Limits	Emergency Home Repairs	CDBG: \$25,000	Homeowner Housing Rehabilitated: 5 Household Housing Units
5	AH-3 Affordable Housing	2025	2029	Affordable Housing	Dover City Limits	Homeowner Rehabilitation	CDBG: \$35,000	Homeowner Housing Rehabilitated: 2 Household Housing Units
6	AH-4 Affordable Housing	2025	2029	Affordable Housing	Dover City Limits	Affordable Housing	CDBG: \$25,000	Construction of affordable housing in revitalization area
7	PF-4 Public Facility Improvements	2025	2029	Homeless	Dover City Limits	Homelessness	CDBG: \$55,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5000 persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Program Administration	2025	2029		City-wide	Affordable Housing, Homelessness, Fair Housing	CDBG \$50,300	Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	HP-1 Homeless/Prevention
	Goal Description	Meet the needs of the homeless by providing public services for shelter operations.
2	Goal Name	HP -2 Homeless Prevention
	Goal Description	Meet the needs of women experiencing homelessness.
3	Goal Name	AH-1 Affordable Housing
	Goal Description	Increase homeownership by providing down payment and closing costs to low income persons who purchase affordable housing.
4	Goal Name	AH-2 Affordable Housing
	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 to preserve the existing housing stock in the city

5	Goal Name	AH-3 Affordable Housing
	Goal Description	Construction of affordable housing in revitalization areas.
6	Goal Name	PF-3 Public Facility Improvements
	Goal Description	Renovations will be completed to public facilities that service low-income persons
7	Goal Name	Program Administration
	Goal Description	. Coordination and management of the CDBG program and fair housing activities

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2025 Action Plan is a supplementary document to the Five-Year Consolidated Plan (2025-2029). 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.

Projects

#	Project Name
1	People’s Community Center Operations Costs
2	People’s Community Center Shelter Renovation Costs
3	Homeownership Assistance Program
4	Milford Housing Homeowner Rehabilitation Program
5	Milford Housing Homeowner Emergency Home Repair Program
6	Central Delaware Housing Collaborative Renovations Costs
7	Central Delaware Housing Collaborative Operations Costs
8	Habitat for Humanity construction cost in Redevelopment Area
9	Program Administration

Table 56 – 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 stakeholders 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.

AP-38 Project Summary

Project Summary Information

1	Project Name	People’s Community Center
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Operating Cost
	Funding	\$22,700
	Description	CDBG funds will be utilized for operating cost for the shelter that will include meals and groceries
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,450 persons annually
2	Name Project	People’s Community Center
	Target Area	City-Wide
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Homeless Prevention Affordable Housing
	Funding	\$40,000
	Description	CDBG funds will be used for the renovation of a homeless shelter
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,450 persons annually

3	Project Name	Homeownership Assistance Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing/ Encourage Owner-Occupied Housing
	Needs Addressed	Housing and Community Development
	Funding	\$80,000
	Description	CDBG funds will be used to provide homeownership assistance to first-time homebuyers who purchase affordable housing in the City of Dover
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 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	\$35,000
	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	6/30/202
	Estimate the number and type of families that will benefit from the proposed activities	2 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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 families
6	Project Name	Central Delaware Housing Collaborative
	Target Area	City-Wide
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Housing and Community Development
	Funding	\$15,000
	Description	CDBG funds will be used for the renovation of a women's shelter
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	96 families annually
7	Project Name	Central Delaware Housing Collaborative
	Target Area	City- Wide
	Goals Supported	Public Service
	Needs Addressed	Homeless Operations Cost
	Funding	\$25,000
	Description	CDBG funds will be used for the operations and maintenance cost for a women's shelter
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activity	96 women annually
8	Project Name	Central Delaware Habitat for Humanity
	Target Area	Dover City Limits
	Goals Supported	Affordable Housing
	Needs Addressed	Housing and Community Development
	Funding	\$25,000
	Description	Construction of affordable housing in revitalization areas.
	Target Date	6/30/26

9	Estimate the number and type of families that will benefit from the proposed activity	Affordable housing for families that are 60% and below the AMI
	Project Name	Program Administration
	Target Area	City-wide
	Goals Supported	Planning and Community Development
	Needs Addressed	Affordable housing, homelessness, fair housing
	Funding	\$50,300
	Description	Management and coordination of the CDBG Program and fair housing activities
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activity	

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 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 ensure the likelihood of an immediate visual impact and long-term stabilizing effect of each area. A map of the Target Area is attached.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Target Area	11
Dover City Limits	89

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The major element of the Target Block Program will be concentrated home-to-home internal inspection to determine 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.

The city will continue to affirmatively further fair housing by maintaining a balance of providing CDBG assistance in impacted and non-impacted areas of the city.

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Housing is needed for all income levels but there is a greater need for affordable housing for low and very low income persons in the City of Dover.

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

One Year Goals for the Number of Households to be Supported	
Homeless	1500
Non-Homeless	4
Special-Needs	0
Total	1,504

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	16

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

This page is left blank intentionally

AP-60 Public Housing – 91.220(h)

Introduction

Dover Housing authority services public housing and Housing Choice Vouchers needs within the City of Dover limits. There are several scattered site locations within the boundaries as well.

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

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 residents apply 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

This page left blank intentionally

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

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 uses CDBG funds to support various programs aimed at assisting different segments of the population at risk of homelessness. For FY 2025, the city has allocated a total \$102,400 to People's Community Center and the Central Delaware Housing Collaborative for operations cost and renovations that will house homeless men and women.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 five years, the city will provide CDBG funding to homeless shelters for men and women for operations costs. These shelters also provide supportive services for housing and employment, and address health and mental health issues. 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

This page left blank intentionally

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

Introduction:

One of the largest barriers to affordable housing in the city is the lack of affordable housing for rental units for low to moderate income persons. The waiting list for the two housing authorities ranges from 18 months to 5 years for public housing and for Section 8. In addition, developers are not constructing 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

At this time, it is the City of Dover’s contention that there are no significant barriers to affordable housing which describes dwelling units whose total cost is deemed affordable to those who have a median income. However, there are few constraints that may be an obstacle in constructing affordable housing such as development impact fees which increase the cost to develop new housing, land use policies outlined in the City’s Comprehensive Plan, and building and zoning codes.

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* was adopted in January 2020. 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.

Discussion:

This section left blank intentionally

AP-85 Other Actions – 91.220(k)

Introduction:

Priority needs established in the 2020-2024 Five Year Consolidated Plan were identified as:

Provide Aid to special needs persons

Preserve the existing housing stock in the City of Dover

Encourage owner occupied housing in low to moderate income areas

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 about 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 five years to projects that will reduce the number of poverty level families by addressing the most critical needs of families, such as , 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-income families.

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:

This section left blank intentionally

Program Specific Requirements

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

Introduction:

The City of Dover does not anticipate any program income for FY20 planning period. The City will not be utilizing any program administration funds for FY20, 100% of program funds will be used on projects.

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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	18,000
5. The amount of income from float-funded activities	0
Total Program Income:	18,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%