



NEW CASTLE COUNTY COUNCIL COMMUNITY SERVICES COMMITTEE MEETING

Co-Chair: Penrose Hollins, Fourth District
Co-Chair: Jea P. Street, Tenth District

March 24, 2026
3:00 PM

VIRTUAL ZOOM WEBINAR MEETING &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801**

AGENDA

- A. Meeting Call to Order/Roll Call
- B. Approval of Minutes from the Community Services Committee Meeting on 02-24-2026
- C. Review/Discussion of Resolution(s)

D. Review/Discussion of Ordinance(s)

°26-024: (STATUS: TO BE CONSIDERED 3/24/26) AMEND THE GRANTS BUDGET: APPROPRIATE FUNDS OF \$91,500 FROM THE STATE OF DELAWARE COMMUNITY REDEVELOPMENT/REINVESTMENT FUND TO THE HOPE CENTER ELEVATOR RENOVATIONS GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°26-027: (STATUS: TO BE CONSIDERED 4/14/26) AMEND THE GRANTS BUDGET: APPROPRIATE ADDITIONAL FEDERAL FUNDS OF \$143,979 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PASSED THROUGH FROM THE CITY OF WILMINGTON FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT TO THE LEAD-BASED PAINT HAZARD REDUCTION - CITY OF WILMINGTON GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street

°26-028: (STATUS: TO BE CONSIDERED 4/14/26) REALLOCATE \$1,856,000 IN THE NEW CASTLE COUNTY AFFORDABLE HOUSING FUND BETWEEN PROJECTS TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street

°26-029: (STATUS: TO BE CONSIDERED 4/14/26) REALLOCATE \$1,000,000 IN THE NEW CASTLE COUNTY AFFORDABLE HOUSING FUND BETWEEN EXISTING CONTRACTS WITH THE DELAWARE VALLEY DEVELOPMENT CORPORATION PROJECTS CURRENTLY ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street

E. Presentations

Division of Libraries Annual Report presented by Catherine Wimberley, Librarian II

F. Other**G. Public Comment****H. Adjournment****AGENDA POSTED: MARCH 17, 2026**

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

**Under Title 29, Section 10006A of the Delaware Code, New Castle County Council is holding this meeting as a telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smartphone is:

https://us02web.zoom.us/webinar/register/WN_nMNvEBVLR4eRRGxQ4a6g7g. You may also call into the meeting (audio) using the following call-in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting, are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes>. Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone has an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: March 10, 2026

ORDINANCE NO. 26-024

**AMEND THE GRANTS BUDGET:
APPROPRIATE FUNDS OF \$91,500 FROM THE STATE OF DELAWARE
COMMUNITY REDEVELOPMENT/REINVESTMENT FUND TO THE HOPE CENTER
ELEVATOR RENOVATIONS GRANT, WHICH IS ADMINISTERED BY THE
DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY
DEVELOPMENT AND HOUSING**

1 **WHEREAS**, New Castle County has received documentation certifying that the
2 State of Delaware Fiscal Year 2026 Bond and Capital Improvements Act (153rd General
3 Assembly, Senate Bill 200, signed into law July 1, 2025) has appropriated \$91,500 to
4 New Castle County from the Community Redevelopment/Reinvestment Fund; and
5

6 **WHEREAS**, the grant funding will be used to make repairs and improvements to
7 the HOPE Center's elevators; and
8

9 **WHEREAS**, the County Executive has determined that grants anticipated to be
10 received from the State Community Redevelopment/Reinvestment Fund will be sufficient
11 to cover the increase in the Grants Budget as hereinafter amended; and
12

13 **WHEREAS**, Council has determined that the provisions of this Ordinance
14 substantially advance, and are reasonably and rationally related to, legitimate
15 government interests (i.e., promoting the health, safety, morals, convenience, order,
16 prosperity, and/or welfare of the present and future inhabitants of this State).
17

18 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
19

20 Section 1. The Grants Budget, as adopted by Ordinance No. 75-173, is hereby
21 amended by adding the material on the attached Exhibits "A", which shall be considered
22 underscored in its entirety.
23

24 Section 2. This Ordinance shall become effective immediately upon its adoption
25 by the County Council and approval by the County Executive, or as otherwise provided
26 by 9 Del. C. § 1156.
27

28 Section 3. It is the intent of the County Council that the provisions of this Ordinance
29 shall be effective retroactive to July 1, 2025.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate \$91,500 in Community Redevelopment/Reinvestment Funds from the State of Delaware Fiscal Year 2026 Bond and Capital Improvements Act (153rd General Assembly, Senate Bill 200, signed into law July 1, 2025) to the HOPE Center Elevator Renovations Grant. These funds will be used to make repairs and improvements to the HOPE Center's elevators.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to July 1, 2025.

FISCAL NOTE: This Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget by \$91,500. The increase will affect FY2026 through FY2028 since the targeted program completion date for this grant is June 30, 2028. The full cost of the elevators' repairs is \$147,500 of which \$54,000 will be funded from the FY2024 Hope Center Capital Improvement and Transportation Grant and \$2,000 will be funded from the Hope Center Operating Budget.

Acknowledged by the Chief Financial Officer February 25, 2026.

DEPARTMENT:	Community Services	EXHIBIT:	"A"
GRANT TITLE:	HOPE Center Elevator Renovations	Ordinance No.	26-024
PROGRAM TITLE:	HOPE Center Elevator Renovations		

Revenue	Current	Change	Revised
Federal	\$ -	\$ -	\$ -
State	\$ 91,500.00	\$ -	\$ 91,500.00
County	\$ -	\$ -	\$ -
Program Income	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Total	\$ 91,500.00	\$ -	\$ 91,500.00

Expense	Current	Change	Revised
Salaries and Wages	\$ -	\$ -	\$ -
Benefits	\$ -	\$ -	\$ -
Training/Civic Affairs	\$ -	\$ -	\$ -
Communication/Utilities	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -
Contractual Services	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -
Grants/Fixed Charges	\$ -	\$ -	\$ -
Land and Structures	\$ 91,500.00	\$ -	\$ 91,500.00
Contingency	\$ -	\$ -	\$ -
Operating Transfer Charges	\$ -	\$ -	\$ -
Operating Transfer Credits	\$ -	\$ -	\$ -
Total	\$ 91,500.00	\$ -	\$ 91,500.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation:	7/1/2025
Estimated Program Completion:	6/30/2028
Other Grant Impact:	\$ 54,000.00
Operating Impact:	\$ 2,000.00
Ordinance Passed:	Date Revised:

PROGRAM DESCRIPTION:

Funding from the State of Delaware will provide for critical repairs to two (2) Hope Center elevators.

3/10/2026

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: March 24, 2026

ORDINANCE NO. 26-027

AMEND THE GRANTS BUDGET:

APPROPRIATE ADDITIONAL FEDERAL FUNDS OF \$143,979 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PASSED THROUGH FROM THE CITY OF WILMINGTON FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT TO THE LEAD-BASED PAINT HAZARD REDUCTION - CITY OF WILMINGTON GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES

1 **WHEREAS**, original allocated funding in the amount of \$450,000 from the City of
2 Wilmington's Federal Community Development Block Grant to the Lead-Based Paint Hazard
3 Reduction – City of Wilmington Grant was previously approved by County Council and
4 appropriated to the FY2025 Lead-Based Paint Hazard Reduction – City of Wilmington Grant
5 administered by the Department of Community Services via Ordinance 25-060; and
6

7 **WHEREAS**, authorization is being sought for the appropriation of an additional \$143,979
8 from the City of Wilmington's Federal Community Development Block Grant to the Lead-Based
9 Paint Hazard Reduction – City of Wilmington Grant, which is administered by the Department
10 of Community Services; and
11

12 **WHEREAS**, the Lead-Based Paint Hazard Reduction Programs are funded through
13 HUD to mitigate lead-based paint in households with children under the age of six from low-
14 income to very low-income households in New Castle County within specific zip codes; and
15

16 **WHEREAS**, these funds will be used for the construction costs to mitigate lead in a
17 minimum of 20 housing units; and
18

19 **WHEREAS**, the County Executive has determined that grants anticipated to be received
20 from the U.S. Department of Housing and Urban Development (HUD) and estimated program
21 income will be sufficient to cover the increase in the Grants Budget as hereinafter amended;
22 and
23

24 **WHEREAS**, Council has determined that the provisions of this Ordinance substantially
25 advance, and are reasonably and rationally related to, legitimate government interests (i.e.,
26 promoting the health, safety, morals, convenience, order, prosperity, and/or welfare of the
27 present and future inhabitants of this State).
28

29 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
30

31 Section 1. The Grants Budget, as adopted by Ordinance No. 75-173 is hereby amended
32 by deleting the material bracketed and stricken and by adding the material underscored on the
33 attached Exhibit "A."
34

35 Section 2. This Ordinance shall become effective immediately upon its adoption by the
36 County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* §
37 1156.
38

39 Section 3. It is the intent of the County Council that the provisions of this Ordinance shall
40 be effective retroactive to July 1, 2024.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate an additional \$143,979 from the U.S. Department of Housing and Urban Development, passed through from the City of Wilmington Federal Community Development Block Grant to the Lead-Based Paint Hazard Reduction – City of Wilmington Grant, which is administered by the Department of Community Services. These funds will be used for the construction costs to mitigate lead in a minimum of 20 housing units for families with children under the age of six from low-income to very low-income households in New Castle County within specific zip codes.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to July 1, 2024.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating additional federal funds of \$143,979 from the U.S. Department of Housing and Urban Development, passed through from the City of Wilmington Federal Community Development Block Grant.

This increase will affect FY2026 since the estimated program completion date is March 31, 2026.

Acknowledged by the Chief Financial Officer on March 12, 2026.

DEPARTMENT:	Community Services	EXHIBIT:	"A"
GRANT TITLE:	Lead Based Paint Hazard Reduction - City of Wilmington 2025	Ordinance No.	26-027
PROGRAM TITLE:	Lead Based Paint Hazard Reduction - City of Wilmington 2025		

Revenue	Current	Change	Revised
Federal	\$ 450,000.00	\$ 143,979.00	\$ 593,979.00
State	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Program Income	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Total	\$ 450,000.00	\$ 143,979.00	\$ 593,979.00

Expense	Current	Change	Revised
Salaries and Wages	\$ -	\$ -	\$ -
Benefits	\$ -	\$ -	\$ -
Training/Civic Affairs	\$ -	\$ -	\$ -
Communication/Utilities	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -
Contractual Services	\$ 450,000.00	\$ 143,979.00	\$ 593,979.00
Equipment	\$ -	\$ -	\$ -
Grants/Fixed Charges	\$ -	\$ -	\$ -
Land and Structures	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -
Operating Transfer Charges	\$ -	\$ -	\$ -
Operating Transfer Credits	\$ -	\$ -	\$ -
Total	\$ 450,000.00	\$ 143,979.00	\$ 593,979.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation:	7/1/2024
Estimated Program Completion:	3/31/2026
The Local Match:	Found in (ORG):
Ordinance Passed: <u>25-060</u>	Date Revised: <u>5/13/2025</u>

PROGRAM DESCRIPTION:

The Lead Based Paint Hazard Reduction Programs are funded from HUD to mitigate lead-based paint in households with children under the age of six. Families served are low-income to very low-income households in New Castle County within specific zip codes. Most of the budget will be used for construction costs to mitigate lead in a minimum of 20 housing units.

5/13/2025

3/24/2026

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: March 24, 2026

ORDINANCE NO. 26-028

**REALLOCATE \$1,856,000 IN THE NEW CASTLE COUNTY AFFORDABLE HOUSING
FUND BETWEEN PROJECTS TO BE ADMINISTERED BY THE DEPARTMENT OF
COMMUNITY SERVICES**

1 **WHEREAS**, Ordinance 21-110 established the Affordable Housing Fund to preserve and
2 develop affordable housing within New Castle County (NCC Code 14.01.020); and
3

4 **WHEREAS**, Ordinance 21-111 allocated \$15,000,000 from the General Fund Tax
5 Stabilization Fund to the Affordable Housing Fund; and
6

7 **WHEREAS**, New Castle County Department of Community Services held public
8 stakeholder meetings to receive feedback and input on the Affordable Housing Fund created to
9 preserve and create affordable housing in New Castle County; and
10

11 **WHEREAS**, from that feedback, New Castle County Department of Community Services
12 released a public Request for Proposal for eligible applicants to apply for funding through the
13 Affordable Housing Fund; and
14

15 **WHEREAS**, Council previously appropriated \$3,000,000 to Setting Properties via
16 Ordinance 22-147. The project did not move forward as was projected in the original application,
17 so in September 2025 the County rescinded the funds; and
18

19 **WHEREAS**, this Ordinance requests Council's approval to reallocate \$1,856,000 of those
20 rescinded funds for the purchase of nine tax parcels known as 3014 New Castle Avenue, located
21 next to the New Castle County Route 9 library, to be developed with the Route 9 Library land for
22 mixed commercial and housing; and
23

24 **WHEREAS**, the Housing Trust Fund is a separate fund from the Affordable Housing
25 Fund, and the Housing Trust Fund can only be expended for projects within unincorporated
26 areas of New Castle County, and there are no Housing Trust Funds included in the funding of
27 this Ordinance; and
28

29 **WHEREAS**, the revenue measures heretofore adopted by the County Council are
30 necessary to preserve and develop affordable housing within New Castle County; and
31

32 **WHEREAS**, each contract or purchase order funded through this Affordable Housing
33 Fund appropriation will be submitted on a Resolution for Council's consideration as required by
34 *New Castle County Code § 2.02.004*.
35

36 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
37

38 Section 1. To preserve and develop an affordable housing project, \$1,856,000 in the
39 New Castle County Affordable Housing Fund is hereby reallocated to be administered by the
40 Department of Community Services.

41
42 Section 2. This Ordinance shall become effective immediately upon its adoption by the
43 County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* §
44 1156.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, reallocates \$1,856,000 in the New Castle County Affordable Housing Fund. The available funding in the Affordable Housing Fund was transferred from the General Fund via Ordinance 21-111. There are no Housing Trust Funds included in the funding of this Ordinance. The funds will be administered by the Department of Community Services for the purchase of nine tax parcels known as 3014 New Castle Avenue. The land will be developed with the Route 9 Library land for mixed commercial and housing.

FISCAL NOTE: This Ordinance, if approved, will reallocate \$1,856,000 in the New Castle County Affordable Housing Fund. There is no discernible impact to the Operating Budget since this is an appropriation in the Affordable Housing Fund. The intent is to appropriate funds in the Land Budget Line Item. The Affordable Housing Fund balance available for appropriation is \$0 as of March 12, 2026.

Acknowledged by the Chief Financial Officer on March 13, 2026.

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: March 24, 2026

ORDINANCE NO. 26-029

**REALLOCATE \$1,000,000 IN THE NEW CASTLE COUNTY AFFORDABLE HOUSING
FUND BETWEEN EXISTING CONTRACTS WITH THE DELAWARE VALLEY
DEVELOPMENT CORPORATION PROJECTS CURRENTLY ADMINISTERED BY THE
DEPARTMENT OF COMMUNITY SERVICES**

1 **WHEREAS**, Ordinance 21-110 established the Affordable Housing Fund to preserve and
2 develop affordable housing within New Castle County (NCC Code 14.01.020); and
3

4 **WHEREAS**, Ordinance 21-111 allocated \$15,000,000 from the General Fund Tax
5 Stabilization Fund to the Affordable Housing Fund; and
6

7 **WHEREAS**, New Castle County Department of Community Services held public
8 stakeholder meetings to receive feedback and input on the Affordable Housing Fund created to
9 preserve and create affordable housing in New Castle County; and
10

11 **WHEREAS**, from that feedback, New Castle County Department of Community Services
12 released a public Request for Proposal for eligible applicants to apply for funding through the
13 Affordable Housing Fund; and
14

15 **WHEREAS**, Council previously approved allocating \$5,000,000 to the Carolyn Center
16 Project (former developer was Delaware Center for Homeless Veterans) via Ordinance 22-123
17 and \$3,500,000 to the Manor at 6060 Limestone project via Ordinance 23-109; and
18

19 **WHEREAS**, this Ordinance requests Council's approval of the reallocation of \$1,000,000
20 from the Delaware Valley Development Corporation's Carolyn Project to its Manor at 6060
21 Project. The reason for the request is that the Manor at 6060 Project is moving forward prior to
22 the Carolyn Center project. The Affordable Housing Fund Committee has approved this
23 reallocation; and
24

25 **WHEREAS**, the Housing Trust Fund is a separate fund from the Affordable Housing
26 Fund, and the Housing Trust Fund can only be expended for projects within unincorporated
27 areas of New Castle County, and there are no Housing Trust Funds included in the funding of
28 this Ordinance; and
29

30 **WHEREAS**, the revenue measures heretofore adopted by the County Council are
31 necessary to preserve and develop affordable housing within New Castle County; and
32

33 **WHEREAS**, each contract or purchase order funded through this Affordable Housing
34 Fund appropriation will be submitted on a Resolution for Council's consideration as required by
35 *New Castle County Code § 2.02.004*.
36

37 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
38

39 Section 1. To preserve and develop an affordable housing project, \$1,000,000 in the
40 New Castle County Affordable Housing Fund is hereby reallocated between projects to be
41 administered by the Department of Community Services.
42

43 Section 2. This Ordinance shall become effective immediately upon its adoption by the
44 County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* §
45 1156.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will reallocate \$1,000,000 in the New Castle County Affordable Housing Fund from the Delaware Valley Development Corporation's Carolyn Center Project to its Manor at 6060 Limestone project. The available funding in the Affordable Housing Fund was transferred from the General Fund via Ordinance 21-111. There are no Housing Trust Funds included in the funding of this Ordinance. The funds will be administered by the Department of Community Services for Delaware Valley Development Corporation's Manor at 6060 Limestone project. This project will assist with the acquisition and new construction of 80 units of affordable elderly housing located at 6060 Limestone Road, Hockessin, DE. Of the 80 units, 56 units will be offered to households earning at or below 60% Area Median Income (AMI).

FISCAL NOTE: This Ordinance, if approved, will reallocate \$1,000,000 in the New Castle County Affordable Housing Fund from the Delaware Valley Development Corporation's Carolyn Center Project to its Manor at 6060 Limestone project. There is no discernible impact to the Operating Budget since this is an appropriation in the Affordable Housing Fund. After the reallocation, the balance in the Carolyn Center project will be \$2,770,217, and the balance in the Manor at 6060 project will be \$4,500,000. The Affordable Housing Fund balance available for appropriation is \$0 as of March 12, 2026.

Acknowledged by the Chief Financial Officer on March 13, 2026.