



NEW CASTLE COUNTY COUNCIL COMMUNITY SERVICES COMMITTEE MEETING

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

April 28, 2026
4:00 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 03-24-2026**
- C. Review/Discussion of Resolution(s)**
- D. Review/Discussion of Ordinance(s)**
 - °26-040: **(STATUS: TO BE CONSIDERED 4/28/2026)** AMEND THE GRANTS BUDGET: APPROPRIATE FUNDS FROM THE FEDERAL HOME LOAN BANK OF PITTSBURGH TO THE HOPE CENTER SHELTER RENOVATIONS - FHLB GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street
 - °26-041: **(STATUS: TO BE CONSIDERED 4/28/2026)** AMEND THE GRANTS BUDGET: APPROPRIATE ANTICIPATED ADDITIONAL FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO THE EMERGENCY HOUSING CHOICE VOUCHERS GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street
 - °26-042: **(STATUS: TO BE CONSIDERED 4/28/2026)** REALLOCATE FUNDS 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
 - °26-046: **(STATUS: TO BE CONSIDERED 5/12/2026)** AMEND THE GRANTS BUDGET: APPROPRIATE FUNDS FROM THE DELAWARE COMMUNITY FOUNDATION, AARP INC., AND WSFS BANK TO THE SPECIAL EVENTS FUND GRANT, TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street

°26-047: (STATUS: TO BE CONSIDERED 5/12/2026) AMEND THE GRANTS BUDGET: APPROPRIATE FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO THE FY25 HEALTHY HOMES SUPPLEMENT – LEAD BASED PAINT HAZARD REDUCTION GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°26-048: (STATUS: TO BE CONSIDERED 5/12/2026) AMEND THE GRANTS BUDGET: APPROPRIATE FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO THE FY25 LEAD-BASED PAINT HAZARD REDUCTION GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°26-049: (STATUS: TO BE CONSIDERED 5/12/2026) AMEND THE SCOPE OF WORK IN THE NEW CASTLE COUNTY AFFORDABLE HOUSING FUND CONTRACT WITH NATIONAL ALLIANCE MENTAL ILLNESS TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street

°26-050: (STATUS: TO BE CONSIDERED 5/12/2026) AMEND THE SCOPE OF WORK IN THE NEW CASTLE COUNTY AFFORDABLE HOUSING FUND CONTRACT WITH WILMINGTON NEIGHBORHOOD CONSERVANCY TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: APRIL 21, 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 may have 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: April 14, 2026

ORDINANCE NO. 26-040

**AMEND THE GRANTS BUDGET:
APPROPRIATE FUNDS FROM THE FEDERAL HOME LOAN BANK OF
PITTSBURGH TO THE HOPE CENTER SHELTER RENOVATIONS - FHLB 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 Federal Home Loan Bank of Pittsburgh has awarded \$1,437,437 to New Castle County
3 for the HOPE Center Shelter Renovations – FHLB Grant; and
4

5 **WHEREAS**, the grant funding will be used to renovate approximately 41 of the
6 Hope Center’s third-floor units; and
7

8 **WHEREAS**, the County Executive has determined that grants anticipated to be
9 received from the Federal Home Loan Bank of Pittsburgh will be sufficient to cover the
10 increase in the Grants Budget as hereinafter amended; and
11

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

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

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

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

27 Section 3. It is the intent of the County Council that the provisions of this Ordinance
28 shall be effective retroactive to December 11, 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 \$1,437,437 from the Federal Home Loan Bank of Pittsburgh to the HOPE Center Shelter Renovations – FHLB grant. These funds will be used to renovate approximately 41 of the Hope Center's third-floor units.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to December 11, 2025.

FISCAL NOTE: This Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget by \$1,437,437. The increase will affect FY2026 and FY2027 since the targeted program completion date for this grant is December 11, 2026. There is no local match requirement for this grant award. There is no anticipated fiscal impact on the Operating and/or Capital Budget.

Acknowledged by the Chief Financial Officer on March 30, 2026.

DEPARTMENT:	Community Services	EXHIBIT:	"A"
GRANT TITLE:	HOPE Center Shelter Renovations - FHLB	Ordinance No.	26-040
PROGRAM TITLE:	HOPE Center Shelter Renovations - FHLB		

Revenue	Current	Change	Revised
Federal	\$ -	\$ -	\$ -
State	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Program Income	\$ -	\$ -	\$ -
Other	\$ 1,437,437.00	\$ -	\$ 1,437,437.00
Total	\$ 1,437,437.00	\$ -	\$ 1,437,437.00

Expense	Current	Change	Revised
Salaries and Wages	\$ -	\$ -	\$ -
Benefits	\$ -	\$ -	\$ -
Training/Civic Affairs	\$ -	\$ -	\$ -
Communication/Utilities	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -
Contractual Services	\$ 74,350.00	\$ -	\$ 74,350.00
Equipment	\$ -	\$ -	\$ -
Grants/Fixed Charges	\$ -	\$ -	\$ -
Land and Structures	\$ 1,363,087.00	\$ -	\$ 1,363,087.00
Contingency	\$ -	\$ -	\$ -
Operating Transfer Charges	\$ -	\$ -	\$ -
Operating Transfer Credits	\$ -	\$ -	\$ -
Total	\$ 1,437,437.00	\$ -	\$ 1,437,437.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation:	12/11/2025
Estimated Program Completion:	12/11/2026
The Local Match:	Found in (ORG):
Ordinance Passed:	Date Revised:

PROGRAM DESCRIPTION:

Funding from the Federal Home Loan Bank of Pittsburgh (FHLB) will provide for renovations to the Hope Center.

4/14/2026

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: April 14, 2026

ORDINANCE NO. 26-041

AMEND THE GRANTS BUDGET:

**APPROPRIATE ANTICIPATED ADDITIONAL FEDERAL FUNDS FROM THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO THE EMERGENCY
HOUSING CHOICE VOUCHERS GRANT, WHICH IS ADMINISTERED BY THE
DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT
AND HOUSING**

1 **WHEREAS**, original allocated funding in the amount of \$555,756.00 from the U.S.
2 Department of Housing and Urban Development (HUD) was previously approved by County
3 Council and appropriated to the Emergency Housing Choice Vouchers Grant via Ordinance 21-
4 092; and

5
6 **WHEREAS**, additional federal funds of \$57,101.12 and anticipated federal funds of
7 \$180,000.00 from the U.S. Department of Housing and Urban Development (HUD) was
8 previously approved by County Council and appropriated to the Emergency Housing Choice
9 Vouchers Grant via Ordinance 24-068; and

10
11 **WHEREAS**, additional federal funds of \$30,672.54 and anticipated additional federal
12 funds of \$10,000.00 from the U.S. Department of Housing and Urban Development (HUD) was
13 previously approved by County Council and appropriated to the Emergency Housing Choice
14 Vouchers Grant via Ordinance 24-159; and

15
16 **WHEREAS**, anticipated additional federal funds of \$615,000.00 from the U.S.
17 Department of Housing and Urban Development (HUD) was previously approved by County
18 Council and appropriated to the Emergency Housing Choice Vouchers Grant via Ordinance 24-
19 176; and

20
21 **WHEREAS**, authorization is being sought to appropriate anticipated additional federal
22 funds of \$24,705.04 from the U.S. Department of Housing and Urban Development (HUD) to the
23 Emergency Housing Choice Vouchers Grant; and

24
25 **WHEREAS**, this funding will be used by the Department of Community Services, Division
26 of Community Housing and Development, for the administrative expenses of the program and
27 for rental and utility subsidies for very low-income families in New Castle County, and when
28 administering the grant, must follow the applicable Section 8 Housing Choice Voucher program
29 requirements; and

30
31 **WHEREAS**, the County Executive has determined that revenues anticipated to be
32 received shall be sufficient to cover the increase in the Grants Budget as hereinafter amended;
33 and

34
35 **WHEREAS**, Council has determined that the provisions of this Ordinance substantially
36 advance, and are reasonably and rationally related to, legitimate government interests (i.e.,
37 promoting the health, safety, morals, convenience, order, prosperity, and/or welfare of the
38 present and future inhabitants of this State).

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

41

42 Section 1. The Grants Budget, as adopted by Ordinance No. 75-173, is hereby amended
43 by adding the material in Exhibit "A," which is considered to be underscored in its entirety, which
44 is attached hereto and made a part hereof.

45

46 Section 2. This Ordinance shall become effective immediately upon its adoption by New
47 Castle County Council and approval by the County Executive, or as otherwise provided by 9 Del.
48 C. § 1156.

49

50 Section 3. It is the intent of the County Council that the provisions of this Ordinance shall
51 be effective retroactive to June 1, 2021.

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 anticipated additional federal funds of \$24,705.04 from the U.S. Department of Housing and Urban Development (HUD) to the Emergency Housing Choice Vouchers Grant, which is administered by the Department of Community Services, Division of Community Housing and Development.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to June 1, 2021.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating anticipated additional federal funds of \$24,705.04 from the U.S. Department of Housing and Urban Development (HUD) to the Emergency Housing Choice Vouchers Grant.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of \$24,705.04. This increase will affect FY2026 through FY2031 since the targeted program completion date has been extended to September 30, 2030. There is no local match requirement for this grant award. There is no anticipated fiscal impact on the Operating and/or Capital Budget.

Acknowledged by the Chief Financial Officer on March 30, 2026.

DEPARTMENT:	Community Services	EXHIBIT:	"A"
GRANT TITLE:	Emergency Housing Choice Vouchers	Ordinance No.	26-041
PROGRAM TITLE:	Emergency Housing Choice Vouchers		

Revenue	Current	Change	Revised
Federal	\$ 1,439,376.00	\$ 23,477.00	\$ 1,462,853.00
State	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Program Income	\$ -	\$ -	\$ -
Other	\$ 9,153.66	\$ 1,228.04	\$ 10,381.70
Total	\$ 1,448,529.66	\$ 24,705.04	\$ 1,473,234.70

Expense	Current	Change	Revised
Salaries and Wages	\$ -	\$ -	\$ -
Benefits	\$ -	\$ -	\$ -
Training/Civic Affairs	\$ -	\$ -	\$ -
Communication/Utilities	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -
Contractual Services	\$ 77,300.65	\$ -	\$ 77,300.65
Equipment	\$ -	\$ -	\$ -
Grants/Fixed Charges	\$ 1,371,229.01	\$ 24,705.04	\$ 1,395,934.05
Land and Structures	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -
Operating Transfer Charges	\$ -	\$ -	\$ -
Operating Transfer Credits	\$ -	\$ -	\$ -
Total	\$ 1,448,529.66	\$ 24,705.04	\$ 1,473,234.70

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 6/1/2021

Estimated Program Completion: 9/30/2030

The Local Match: **Found in (ORG):**

Ordinance Passed: **Date Revised:**

21-092	7/27/2021
24-068	5/14/2024
24-159	10/22/2024
<u>24-176</u>	<u>11/26/2024</u>

PROGRAM DESCRIPTION:

Emergency Housing Vouchers Grant from the U.S. Department of Housing and Urban Development (HUD), authorized by the American Rescue Plan Act (ARPA), for administrative expenses of the program and for rental and utility subsidies for very low-income families in New Castle County.

11/26/2024

4/14/2026

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: April 14, 2026

ORDINANCE NO. 26-042

**REALLOCATE FUNDS 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 \$1,913,600 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, \$1,913,600 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
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 \$1,913,600 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 \$1,913,600 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 March 30, 2026.

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: April 28, 2026

ORDINANCE NO. 26-046

**AMEND THE GRANTS BUDGET:
APPROPRIATE FUNDS FROM THE DELAWARE COMMUNITY FOUNDATION,
AARP INC. AND WSFS BANK TO THE SPECIAL EVENTS FUND GRANT, TO BE
ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES**

1 **WHEREAS**, original allocated funding in the amount of \$80,000.00 from the
2 Delaware Community Foundation was previously approved by County Council and
3 appropriated to the Special Events Fund Grant via Ordinance 20-009; and
4

5 **WHEREAS**, authorization is sought for the appropriation of \$60,000 awarded from
6 the fundraising efforts of the Delaware Community Foundation, \$2,500 from AARP Inc.,
7 and \$2,500 from WSFS Bank to the Special Events Fund Grant to be used to help offset
8 the costs of New Castle County's Special Events and programs; and
9

10 **WHEREAS**, the County Executive has determined that grants received from
11 Delaware Community Foundation are sufficient to cover the increase in the Grants Budget
12 as hereinafter amended; and
13

14 **WHEREAS**, Council has determined that the provisions of this Ordinance
15 substantially advance, and are reasonably and rationally related to, legitimate
16 government interests (i.e., promoting the health, safety, morals, convenience, order,
17 prosperity and/or welfare of the present and future inhabitants of this State).
18

19 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
20

21 Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby
22 amended by adding the material on the attached Exhibit "A," which shall be considered
23 underscored in its entirety.
24

25 Section 2. This Ordinance shall become effective immediately upon its adoption
26 by County Council and approval by the County Executive, or as otherwise provided by 9
27 *Del. C. § 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 adopted, will appropriate \$60,000 awarded from the fundraising efforts of the Delaware Community Foundation, \$2,500 from AARP Inc. and \$2,500 from WSFS Bank to the Special Events Fund Grant. These funds will be used to assist with the expenses incurred for New Castle County sponsored special events and programs.

FISCAL NOTE: The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget by \$65,000.00. The increase will affect FY2026 and beyond, since this is a continuous program. There is no discernible fiscal impact on the current operating budget.

Acknowledged by the Chief Financial Officer April 16, 2026.

DEPARTMENT:	Community Services	EXHIBIT:	"A"
GRANT TITLE:	Special Events Fund Grant	Ordinance No.	26-046
PROGRAM TITLE:	Special Events Fund Grant		

Revenue	Current	Change	Revised
Federal	\$ -	\$ -	\$ -
State	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Program Income	\$ -	\$ -	\$ -
Other	\$ <u>224,280.00</u>	\$ <u>65,000.00</u>	\$ <u>289,280.00</u>
Total	\$ <u>224,280.00</u>	\$ <u>65,000.00</u>	\$ <u>289,280.00</u>

Expense	Current	Change	Revised
Salaries and Wages	\$ 2,715.61	\$ -	\$ 2,715.61
Benefits	\$ 1,548.05	\$ -	\$ 1,548.05
Training/Civic Affairs	\$ -	\$ -	\$ -
Communication/Utilities	\$ -	\$ -	\$ -
Materials/Supplies	\$ <u>116.55</u>	\$ <u>700.00</u>	\$ <u>816.55</u>
Contractual Services	\$ <u>219,899.79</u>	\$ <u>64,300.00</u>	\$ <u>284,199.79</u>
Equipment	\$ -	\$ -	\$ -
Grants/Fixed Charges	\$ -	\$ -	\$ -
Land and Structures	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -
Operating Transfer Charges	\$ -	\$ -	\$ -
Operating Transfer Credits	\$ -	\$ -	\$ -
Total	\$ <u>224,280.00</u>	\$ <u>65,000.00</u>	\$ <u>289,280.00</u>

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 12/1/2019

Estimated Program Completion: ongoing

The Local Match: **Found in (ORG):**

Ordinance Passed/Date Revised:

20-009	2/18/2020
24-004	1/9/2024
<u>25-038</u>	<u>4/8/2025</u>

PROGRAM DESCRIPTION:

The Special Events Fund grant will be used to assist with the expenses incurred for New Castle County sponsored special events and programs.

4/8/2025

4/28/2026

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: April 28, 2026

ORDINANCE NO. 26-047

**AMEND THE GRANTS BUDGET:
APPROPRIATE FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT TO THE FY25 HEALTHY HOMES SUPPLEMENT –
LEAD BASED PAINT HAZARD REDUCTION GRANT, WHICH IS ADMINISTERED
BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY
DEVELOPMENT AND HOUSING**

1 **WHEREAS**, the Lead-Based Paint Hazard Reduction Program is funded from the
2 U.S. Department of Housing and Urban Development (HUD); and
3

4 **WHEREAS**, the families served by the Lead-Based Paint Hazard Reduction
5 Program are low to very-low-income households with children under the age of six in New
6 Castle County; and
7

8 **WHEREAS**, the grant will be used to identify and control lead-based paint hazards
9 in privately-owned housing that is owned or rented by low or very-low-income families;
10 and
11

12 **WHEREAS**, the County Executive has determined that grants anticipated to be
13 received from the U.S. Department of Housing and Urban Development (HUD) and
14 estimated program income will be sufficient to cover the increase in the Grants Budget as
15 hereinafter amended; and
16

17 **WHEREAS**, Council has determined that the provisions of this Ordinance
18 substantially advance, and are reasonably and rationally related to, legitimate
19 government interests (i.e., promoting the health, safety, morals, convenience, order,
20 prosperity, and/or welfare of the present and future inhabitants of this State).
21

22 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
23

24 Section 1. The Grants Budget, as adopted by Ordinance No. 75-173, is hereby
25 amended by adding the material on the attached Exhibits "A", which shall be considered
26 underscored in its entirety.
27

28 Section 2. This Ordinance shall become effective immediately upon its adoption
29 by County Council and approval by the County Executive, or as otherwise provided by 9
30 *Del. C. § 1156*. .
31

32 Section 3. It is the intent of the County Council that the provisions of this
33 Ordinance shall be effective retroactive to March 16, 2026.

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: Appropriate federal funds of \$750,000 from the U.S. Department of Housing and Urban Development (HUD) to the FY25 Healthy Homes Supplement – Lead-Based Paint Hazard Reduction grant, which will be administered by the Department of Community Services, Division of Community Development and Housing.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to March 16, 2026.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federal funds of \$750,000 from the U.S. Department of Housing and Urban Development (HUD), which will be administered by the Department of Community Services, Division of Community Development and Housing.

This increase will affect FY2026 through FY2030, since the targeted program completion date for this grant is March 18, 2030.

Acknowledged by the Chief Financial Officer on April 16, 2026.

DEPARTMENT:	Community Services	EXHIBIT:	"A"
GRANT TITLE:	FY25 Healthy Homes Supplement - Lead Based Paint Hazard Reduction	Ordinance No.	26-047
PROGRAM TITLE:	FY25 Healthy Homes Supplement - Lead Based Paint Hazard Reduction		

Revenue	Current	Change	Revised
Federal	\$ 750,000.00	\$ -	\$ 750,000.00
State	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Program Income	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Total	\$ 750,000.00	\$ -	\$ 750,000.00

Expense	Current	Change	Revised
Salaries and Wages	\$ -	\$ -	\$ -
Benefits	\$ -	\$ -	\$ -
Training/Civic Affairs	\$ -	\$ -	\$ -
Communication/Utilities	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -
Contractual Services	\$ 750,000.00	\$ -	\$ 750,000.00
Equipment	\$ -	\$ -	\$ -
Grants/Fixed Charges	\$ -	\$ -	\$ -
Land and Structures	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -
Operating Transfer Charges	\$ -	\$ -	\$ -
Operating Transfer Credits	\$ -	\$ -	\$ -
Total	\$ 750,000.00	\$ -	\$ 750,000.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation:	3/16/2026
Estimated Program Completion:	3/18/2030
The Local Match:	Found in (ORG):
Ordinance Passed:	Date Revised:

PROGRAM DESCRIPTION:

The FY25 Healthy Homes Supplement - Lead Based Paint Hazard Reduction grant is funded by HUD (U. S. Department of Housing and Urban Development) to identify and control lead-based paint or Healthy Homes hazards in privately-owned housing that is owned or rented by low or very-low income families.

4/28/2026

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: April 28, 2026

ORDINANCE NO. 26-048

**AMEND THE GRANTS BUDGET:
APPROPRIATE FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT TO THE FY25 LEAD-BASED PAINT HAZARD
REDUCTION GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF
COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND
HOUSING**

1 **WHEREAS**, the Lead-Based Paint Hazard Reduction Program is funded from the
2 U.S. Department of Housing and Urban Development (HUD); and
3

4 **WHEREAS**, the families served by the Lead-Based Paint Hazard Reduction
5 Program are low to very-low-income households with children under the age of six in New
6 Castle County; and
7

8 **WHEREAS**, the grant will be used to identify and control lead-based paint hazards
9 in privately-owned housing that is owned or rented by low or very-low-income families;
10 and
11

12 **WHEREAS**, the County Executive has determined that grants anticipated to be
13 received from the U.S. Department of Housing and Urban Development (HUD) and
14 estimated program income will be sufficient to cover the increase in the Grants Budget as
15 hereinafter amended; and
16

17 **WHEREAS**, Council has determined that the provisions of this Ordinance
18 substantially advance, and are reasonably and rationally related to, legitimate
19 government interests (i.e., promoting the health, safety, morals, convenience, order,
20 prosperity, and/or welfare of the present and future inhabitants of this State).
21

22 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
23

24 Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby
25 amended by adding the material on the attached Exhibits "A", which shall be considered
26 underscored in its entirety.
27

28 Section 2. This Ordinance shall become effective immediately upon its adoption
29 by the County Council and approval by the County Executive, or as otherwise provided
30 by 9 Del. C. § 1156.
31

32 Section 3. It is the intent of the County Council that the provisions of this
33 Ordinance shall be effective retroactive to March 16, 2026.

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: Appropriate federal funds of \$6,937,231 from the U.S. Department of Housing and Urban Development (HUD) to the FY25 Lead-Based Paint Hazard Reduction grant, which will be administered by the Department of Community Services, Division of Community Development and Housing. The required match of \$692,884.89 will be met with \$108,476.11 in previously budgeted Indirect Cost Match; \$250,000 from the City of Wilmington Lead grants; \$316,264.78 from Salaries and Benefits budgeted within Community Services Approved Operating Budget; and \$18,144 from Community Services Administration's Fleet Cross Charges.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to March 16, 2026.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federal funds of \$6,937,231 from the U.S. Department of Housing and Urban Development (HUD), which will be administered by the Department of Community Services, Division of Community Development and Housing.

There is a required match on this grant of \$692,884.89, which will be met with \$108,476.11 in previously budgeted Indirect Cost Match; \$250,000 from the City of Wilmington Lead grants; \$316,264.78 from Salaries and Benefits budgeted within Community Services Approved Operating Budget; and \$18,144 from Community Services Administration's Fleet Cross Charges.

This increase will affect FY2026 through FY2030, since the targeted program completion date for this grant is March 18, 2030.

Acknowledged by the Chief Financial Officer on April 16, 2026.

DEPARTMENT:	Community Services	EXHIBIT:	"A"
GRANT TITLE:	FY25 Lead Based Paint Hazard Reduction	Ordinance No.	26-048
PROGRAM TITLE:	FY25 Lead Based Paint Hazard Reduction		

Revenue	Current	Change	Revised
Federal	\$ 6,937,231.00	\$ -	\$ 6,937,231.00
State	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Program Income	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Total	\$ 6,937,231.00	\$ -	\$ 6,937,231.00

Expense	Current	Change	Revised
Salaries and Wages	\$ 219,960.00	\$ -	\$ 219,960.00
Benefits	\$ 123,947.46	\$ -	\$ 123,947.46
Training/Civic Affairs	\$ 60,170.00	\$ -	\$ 60,170.00
Communication/Utilities	\$ 24,200.00	\$ -	\$ 24,200.00
Materials/Supplies	\$ 10,500.00	\$ -	\$ 10,500.00
Contractual Services	\$ 5,092,500.00	\$ -	\$ 5,092,500.00
Equipment	\$ 33,453.54	\$ -	\$ 33,453.54
Grants/Fixed Charges	\$ 1,372,500.00	\$ -	\$ 1,372,500.00
Land and Structures	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -
Operating Transfer Charges	\$ -	\$ -	\$ -
Operating Transfer Credits	\$ -	\$ -	\$ -
Total	\$ 6,937,231.00	\$ -	\$ 6,937,231.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation:	3/16/2026
Estimated Program Completion:	3/18/2030
The Local Match:	\$ 692,884.89
Found in (ORG):	Various
Ordinance Passed:	
Date Revised:	

PROGRAM DESCRIPTION:

The FY25 Lead Based Paint Hazard Reduction grant is funded by HUD (U. S. Department of Housing and Urban Development) to identify and control lead-based paint hazards in privately-owned housing that is owned or rented by low or very-low income families.

4/28/2026

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: April 28, 2026

ORDINANCE NO. 26-049

**AMEND THE SCOPE OF WORK IN THE NEW CASTLE COUNTY AFFORDABLE HOUSING
FUND CONTRACT WITH NATIONAL ALLIANCE MENTAL ILLNESS 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 \$1,352,000 to the National Alliance Mental
16 Illness (NAMI) via Ordinance 22-146 for the acquisition of four homes for individuals with
17 behavioral health conditions earning less than 80% Area Median Income (AMI); and
18

19 **WHEREAS**, this Ordinance requests Council's approval to change the scope of work of
20 Ordinance 22-146. To date, NAMI has purchased and rehabilitated three units. If approved,
21 NAMI will use the project's remaining balance of \$825,939 to rehabilitate three existing group
22 homes with needed repairs instead of purchasing an additional home. This change would
23 increase the number of assisted group home units from the original four to a total of six; 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 County Council are necessary
31 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 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
37

38 Section 1. To preserve and develop an affordable housing project, the change in the
39 scope of work using \$825,939 of previously approved funds in the New Castle County Affordable
40 Housing Fund is hereby approved to be administered by the Department of Community Services.
41

42 Section 2. This Ordinance shall become effective immediately upon its adoption by
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, changes the scope of work of Ordinance 22-146. To date, NAMI has purchased and rehabilitated three units. If approved, NAMI will use the project's remaining balance of \$825,939 to rehabilitate three existing group homes with needed repairs instead of purchasing one new home. This change would increase the number of assisted group home units from the original four to a total of six. There is no change to the budget, just to the scope of work. There are no Housing Trust Funds included in the funding of this Ordinance.

FISCAL NOTE: This Ordinance, if approved, will have no change to the original project's budget in the New Castle County Affordable Housing Fund. It will use the project's remaining \$825,939 to rehabilitate three existing homes with needed repairs instead of purchasing one new home. This change would increase the number of assisted group home units from the original four to a total of six. There is no discernible impact to the Operating Budget since this is an appropriation in the Affordable Housing Fund. The Affordable Housing Fund balance available for appropriation is \$0 as of March 12, 2026.

Acknowledged by the Chief Financial Officer on April 16, 2026.

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: April 28, 2026

ORDINANCE NO. 26-050

**AMEND THE SCOPE OF WORK IN THE NEW CASTLE COUNTY AFFORDABLE HOUSING
FUND CONTRACT WITH WILMINGTON NEIGHBORHOOD CONSERVANCY 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 \$500,000 to the Wilmington Neighborhood
16 Conservancy via Resolution 22-229 for the acquisition and new construction of 40 affordable
17 housing units located within a 10-block radius (Lower Hilltop) of 4th Street, Wilmington, DE for
18 families earning less than 80% Area Median Income (AMI); and
19

20 **WHEREAS**, this Ordinance requests Council's approval to change the scope of work of
21 Resolution 22-229. To date, the Wilmington Neighborhood Conservancy Land Bank project in
22 the Lower Hilltop area has not been initiated. Therefore, the Department of Community Services
23 requests Council's approval to redirect the \$500,000 to the Elbert Palmer Affordable Townhouse
24 project, also administered by the Wilmington Neighborhood Conservancy Land Bank. This new
25 project involves the construction of 30 affordable townhouse units intended for first-time
26 homebuyers. The development will be located at 1210 Lobdell Street in Wilmington and is
27 projected to be completed by September 2028; and
28

29 **WHEREAS**, the Housing Trust Fund is a separate fund from the Affordable Housing
30 Fund, and the Housing Trust Fund can only be expended for projects within unincorporated
31 areas of New Castle County and there are no Housing Trust Funds included in the funding of
32 this Ordinance; and
33

34 **WHEREAS**, the revenue measures heretofore adopted by County Council are necessary
35 to preserve and develop affordable housing within New Castle County; and
36

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

40 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
41

42 Section 1. To preserve and develop an affordable housing project, the change in the
43 scope of work using \$500,000 of previously approved funds in the New Castle County Affordable
44 Housing Fund is hereby approved to be administered by the Department of Community Services.
45

46 Section 2. This Ordinance shall become effective immediately upon its adoption by the
47 County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* §
48 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, changes the scope of work of Resolution 22-229. To date, the Wilmington Neighborhood Conservancy Land Bank project in the Lower Hilltop area has not been initiated. Therefore, the Department of Community Services requests Council's approval to redirect the \$500,000 to the Elbert Palmer Affordable Townhouse project, also administered by the Wilmington Neighborhood Conservancy Land Bank. This new project involves the construction of 30 affordable townhouse units intended for first-time homebuyers. The development will be located at 1210 Lobdell Street in Wilmington and is projected to be completed by September 2028. There is no change to the budget, just to the scope of work. There are no Housing Trust Funds included in the funding of this Ordinance.

FISCAL NOTE: This Ordinance, if approved, will have no change to the original project's budget in the New Castle County Affordable Housing Fund. It will use the project's initial \$500,000 for the construction of 30 affordable townhouse units intended for first-time homebuyers. The development will be located at 1210 Lobdell Street in Wilmington and is projected to be completed by September 2028. There is no discernible impact to the Operating Budget since this is an appropriation in the Affordable Housing Fund. The Affordable Housing Fund balance available for appropriation is \$0 as of March 12, 2026.

Acknowledged by the Chief Financial Officer on April 16, 2026.