



**WILMINGTON HOUSING AUTHORITY**  
**FY 2025-2029 FIVE-YEAR PLAN**  
**AND FY 2025 ANNUAL PLAN**  
**PROPOSED CHANGES**

**FOR PERIOD COVERING 04/01/2025 – 03/31/2026**

Revised 11/6/2024



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**WHA**

**Five-Year 2025-2029**

**Goals and Objectives**

**WILMINGTON HOUSING AUTHORITY  
FIVE-YEAR 2025 – 2029  
GOALS AND OBJECTIVES**

**WHA AGENCY-WIDE STRATEGIC OBJECTIVES**

**WHO WE SERVE**

- Lengthen the duration of resident support services.
- Continually assess resident service programs to ensure the needs of our residents and community are being addressed.
- Strengthen existing partnerships and build new ones.
- Increase opportunities to support residents' skills development and economic mobility.
- Focus on continuous improvement to create stronger neighborhoods and communities.
- Increase and promote homeownership opportunities.
- Develop a supplier relationship management program.
- Develop a program to promote stronger relationships between Section 8 participants, landlords, and staff.
- Develop and implement programs aimed at reducing homelessness and fostering housing stability, including but not limited to:
  - Providing continued housing placement assistance to individuals living in the City of Wilmington.
  - Convert Asbury Gardens to a transitional housing facility.
  - Establish dedicated housing resources for youth in foster care and LGBTQ communities.
  - Continued partnership in the Delaware Continuum of Care program community-based collaborative.
  - Continue to expand Section 8 voucher opportunities.

**HOUSING AVAILABILITY**

- Expand affordable housing development opportunities, including, but not limited to:
  - Continue the redevelopment of the Northeast/Riverside Family Development.
  - Revitalize long-term vacant scattered sites.
  - Increase the number of units in higher-income areas through property acquisitions and new construction projects.
  - Apply for a second CNI grant.
- Shorten the turnaround time of vacant units from 33 days to 25 days.
- Eliminate all environmental issues (such as mold, asbestos, lead, etc.) within the WHA property portfolio.
- Consider adopting Portfolio RAD implementation.
- Evaluate the transfer of occupied scattered site units to the Delaware Affordable Housing Group.

## **AGENCY IMPROVEMENTS**

- Become a “Qualified Management Agent” as DSHA requires for managing LIHTC-awarded properties.
- Identify financial resources to achieve stronger financial capacity.
- Complete the WHA’s IT modernization to improve efficiency and service.
- Foster a more professional workplace culture, conveying mutual respect, collaboration, continuous improvement, and skill development.
- Investigate the possibility of becoming a redevelopment authority.
- Submit more grant proposals to acquire new sources of financial support.
- Implement Employee Recognition Programs that celebrate achievements, foster team spirit, and boost morale.
- Create a long-term financial plan.
- Relocate the WHA Central Office staff to 321 E 11<sup>th</sup> Street.
- Research to develop the highest and best use of the WHA’s current Central Office.
- Complete and implement the legal framework of the relationship between the WHA and all affiliates.
- Increase focus and resources targeting upgrading infrastructure and operations consistent with green initiatives.
- Increase opportunities for the WHA Board member training and development.

## COMMUNICATIONS & PARTNERSHIPS DEPARTMENT

- Integrate advanced AI tools to refine our messaging and outreach efforts.
- Establish comprehensive branding guidelines to ensure a consistent and professional image across all our communications.
- Furthermore, we aim to bolster our team with specialized grant writing staff. This addition will enable us to actively pursue grants that support both existing and future WHA programs, furthering our mission to provide and enhance housing opportunities for our community.
- The WHA will conduct a comprehensive evaluation of its existing partners.
  - Specifically, the WHA will assess each partner's performance, alignment with current goals, and overall value contribution to WHA's mission.
  - This evaluation will consider factors such as the partner's ability to meet agreed-upon objectives, financial stability, and capacity to adapt to changing needs in the affordable housing sector.
  - Partners that are underperforming or no longer align with WHA's strategic direction will be phased out.
- Following the evaluation, the WHA will conduct a gap analysis of its service offerings.
  - This analysis will help identify areas where its current partnerships may be lacking and where new services are needed to meet evolving community needs.
  - Once gaps are identified, the WHA can proactively seek out new partners with the expertise and resources to fill these voids. This may include forming alliances with innovative technology companies to improve digital services, partnering with healthcare providers to offer integrated housing and health solutions, or collaborating with educational institutions to provide skill-building programs for residents.
- To ensure the success of this renewed partnership approach, the WHA will establish clear criteria for selecting and maintaining partnerships.
  - These criteria should include factors such as shared values, complementary strengths, and a commitment to sustainable practices.
  - Additionally, the WHA will implement a robust monitoring and evaluation framework to regularly assess the performance of its partnerships and make data-driven decisions about their continuation or termination.
  - By actively managing its portfolio of partners, the WHA can create a dynamic ecosystem of collaborators that enhances its ability to provide affordable housing and related services while adapting to the changing needs of the community it serves.

## **DEVELOPMENT DEPARTMENT**

- The team will continue to help revitalize Northeast Wilmington utilizing the \$50M Choice Neighborhoods Implementation Grant (CNIG) awarded to the WHA in July 2023. It is anticipated that construction of Imani Village III will begin early 2025, consisting of 101 mixed-income rental units. It is expected that the total project will contain approximately 553 mixed-income rental units with projected completion by 2029.
- In September 2023 the team was awarded a \$5M Lead-Based Paint Capital Fund Program grant to evaluate and reduce lead-based paint hazards in public housing. The team will partner with YouthBuild to educate, certify, and hire the YouthBuild participants to complete the lead-based risk assessments, inspections, abatement, interim controls, and clearance examinations.
- The WHA received \$3.2M from the Delaware State Housing Authority (DSHA) to renovate Asbury Gardens and convert the 24-unit mid-rise apartment building to transitional housing. It is anticipated that the project will start by Q4 – 2024 with completion within 12 months.
- Additionally, the team is working with the Delaware Affordable Housing Group (DAHG) to revitalize long-term vacant scattered-site housing, which are being conveyed from the WHA to DAHG. As of March 2024, five (5) units have been renovated and are now occupied. When the conversions are completed, it is anticipated that over fifty (50) properties will be renovated to provide more affordable housing options for families in the City of Wilmington. DAHG is also developing two (2) projects consisting of twenty (20) homeownership units. The first three (3) townhomes should be available for sale by Q3 – 2024, with the remaining seventeen (17) to follow in 2025.

## **FINANCE DEPARTMENT**

- Invest in Training. Grow the skills and capabilities of the finance and accounting team through focused, effective training programs.
- Embrace New Technologies. Investigate new software tools to support financial decision-making and knowledge transfer. One potential investment in new financial tools is Microsoft Power BI, an interactive data visualization software product. A second potential investment is a financial forecasting tool. These tools will help the Finance Department take a more active role in business planning and decision-making.
- Automate Repetitive Tasks. Implement automation tools to handle routine processes like data entry, reconciliation, and reporting.
- Empower the CFO as a Strategic Partner. Expand the CFO's role beyond financial reporting to more actively contribute to business strategy and decision-making. This change will foster dynamic and forward-thinking contributions from the finance team.



## HOUSING DEPARTMENT

- Strengthen, maintain, and increase new partnerships with government agencies, non-profits, and community partners.
- Increase annual inspections to bi-annual inspections.
- Continuously monitor and evaluate the effectiveness of our current policies and identify areas of improvement.
- Encourage economic mobility of our residents.
- Smoothly transition to all *Housing Opportunity through Modernization Act* (HOTMA) regulations in accordance with HUD's implementation date(s).
- Achieve a 98% collection rate to improve the Public Housing Assessment System (PHAS) score.
- Upgrade tablets and/or mobile phones to ensure compliance with the National Standards for the Physical Inspection of Real Estate (NSPIRE) program.
- Train and certify staff in the Rental Assistance Demonstration (RAD) and Low-Income Housing Tax Credit (LIHTC) programs.

## HUMAN RESOURCES DEPARTMENT

- Career Progression Framework. WHA will develop a framework that recognizes multiple career paths and allow employees to progress based on their strengths. This will support succession planning and organization continuity.
- Employee Survey. A survey of all WHA staff is planned for 2025. The results will be used to guide future improvements.
- Streamline Hiring. Optimize the hiring process to reduce recruitment costs. The goal is to minimize vacancies and maintain optimal productivity levels.
- Culture. Foster a more professional workplace culture, covering mutual respect, collaboration, continuous learning, and skill development.
- Hybrid Workplace Design. Investigate the options for creating a flexible work environment that combines remote work and office presence, where possible.
- Job Descriptions. Update the job descriptions to more closely match the work actually performed.
- Balanced Scorecard. Set clear expectations for each job role and develop the supporting performance measures using the Balanced Scorecard framework.
- Employee Recognition Programs. Implement programs that celebrate achievements, foster team spirit, and boost morale.
- Expand Employee Training and Development, using online training sites and consultants on applicable training topics.

## IT & MODERNIZATION DEPARTMENT

- Security. The WHA IT will continue to upgrade its computer hardware and software infrastructure and implement robust cybersecurity measures to protect its sensitive data from potential breaches. To strengthen its cybersecurity defenses, The WHA IT will conduct a comprehensive IT infrastructure assessment, prioritize its upgrade needs, implement the necessary upgrades, and establish robust incident response plans.
- Business Process Automation. The WHA IT will implement Laserfiche's workflow automation functionality to streamline its core business processes. These process automations are intended to improve employee productivity and customer service delivery by improving information accuracy and reducing process cycle times. The WHA IT will assess the requirements for data and application integration and implement the necessary middleware solutions for efficient data exchange.
- System Speed and Reliability. The WHA IT will complete the installation of fiber optic cable to its 18 office locations, which will increase network speed and reliability.
- Call Center. The WHA IT will implement Dialpad, a leading business phone solution, to improve the inbound caller experience.
- Innovation. The IT Department will pursue innovative technology investments to support its residents. One example is Witzense, a company that offers Internet of Things (IoT) connectivity using embedded sensors, software, and other technologies to connect and exchange data with other devices and systems over the Internet. The WHA is evaluating this technology to support wellness checks for WHA's elderly and disabled residents using smartwatches or wristbands.
- With the upcoming relocation of the WHA's corporate offices to Elwyn, the IT Department will be quite involved with setting up the new on-premises data center and IT infrastructure to support the new offices.
- The WHA commits to upgrading its website to improve its functionality and appearance, streamline operations, and minimize compliance risk. Some of the desired improvements will include:
  - Improved site navigation
  - Full-text website search
  - Digitally responsive electronic newsletters
  - Notifications via text and e-mail, using a subscriber module
  - Interactive housing map
  - Online appointment scheduling
  - Calendar module, to promote the WHA meetings and programs
  - Electronic forms that trigger business process workflows (e.g., apply online, online maintenance request)
  - Electronic community support for various stakeholder groups (e.g., residents, the WHA employees, landlords, the WHA suppliers, Board of Commissioners)
  - Third-party links (e.g., pay rent online)
  - Accessibility improvements for disabled website users
  - Data integration with other systems at the WHA

## **PROCUREMENT DEPARTMENT**

- Standardize Procurement Policies and Business Processes. The Department will establish a consistent set of steps for purchasing products and services. Standardization promotes efficiency and consistency.
- Develop a Supplier Relationship Management Program. A Supplier Relationship Management program will strengthen the WHA's working relationships with its top suppliers. The WHA relies heavily on many different stakeholders and partnerships to achieve its mission. Regular communication, close collaboration, and performance evaluations and feedback can lead to better outcomes.
- Look for Ways to Reduce Costs. The WHA will start annual audits of spending amounts, reviewing of contracts, and other approaches to identify ways for reducing expenditures.
- Invest in Professional Development. The WHA will provide ongoing training and development for the procurement team.
- Optimize Procurement Technology. The WHA will explore leveraging modern procurement tools and software, such as e-procurement platforms, contract management systems, and analytics solutions.
- Promote Sustainability in Procurement. The WHA will integrate sustainable practices into Procurement. Specifically, the WHA will consider environmental impact, ethical sourcing, and social responsibility when making purchasing decisions.

## **RESIDENT SERVICES DEPARTMENT**

- Broaden outreach to expand the One Stop Shop EnVision Center (OSS) partnerships to reduce the economic, social and health barriers that residents are challenged with, to age in place and become self-sufficient, productive citizens.
- Broaden outreach to expand the program information for residents.
- Continue to partner with agencies that provide financial management/credit services and housing counseling to increase opportunities for homeownership.
- Continue to develop partnerships with Workforce Development agencies to provide employment and training opportunities for residents.
- Continue to provide referral services at the OSS to encourage and assist disabled residents and seniors to live independently and age in place.

## SECTION 8 DEPARTMENT

- Increase affordable housing stock.
- Streamline application and recertification processes.
- Enhance tenant services and improve communication department-wide.
- Strengthen landlord partnerships.
- Promote more fair housing practices.
- Increase program efficiency.
- Start a pilot program to promote stronger relationships between participants and landlords.
- Conduct quarterly meetings with the landlords.
- Pursue available funding opportunities for additional VASH Vouchers.
- Pursue additional Emergency Housing Vouchers to address homelessness.
- Increase First Time Homeownership opportunities for HCV Participants.
- Continue and maintain SEMAP High Performer Status.
- Improve services to HCV Participants and HCV Property Owners by enhancing website tools and more online services i.e., recertification portal, RFTA Packages, etc.
- Increase Foster Youth participation.
- Develop a comprehensive Rent Reasonableness database.
- Issue an RFP for Inspections
- Expand the use of PBV to address the high demand for affordable housing.
- Smoothly transition to all *Housing Opportunity through Modernization Act* (HOTMA) regulations in accordance with HUD's implementation date(s).

# WHA Policies

# Low-Income Public Housing Admissions & Continued Occupancy Policy

*The Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program of the Wilmington Housing Authority (WHA) establishes public housing operating policies that incorporate the requirements of federal, state, and local law in the operation of public housing.*

*The WHA's current ACOP has proposed changes located in the "Applicant Selection Criteria" and "Rent Payment" sections. Changes are highlighted below; otherwise, this policy will remain the same.*

## APPLICANT SELECTION CRITERIA

- 1) The WHA will deny admission to applicants and their household members who
  - a) Do not meet the eligibility criteria.
  - b) Do not supply information or documentation required by the application process.
  - c) Have failed to respond to a written request for information or a request to declare their continued interest in the program within the time allowed in the request;
  - d) Have failed to meet the screening criteria.
  - e) Currently owe rent or other amounts to any housing authority in connection with their public housing or Housing Choice Voucher programs.
  - f) **Are currently on the Agency Wide Barred List.**
  - g) Were evicted from assisted housing within three years because of drug-related convictions involving the personal use or possession for personal use of illegal drugs.
  - h) Were evicted from assisted housing within five years because of drug-related convictions involving the illegal manufacture, sale, distribution, or possession with the intent to manufacture, sell, or distribute a controlled substance as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802.
  - i) Are illegally using a controlled substance or are abusing alcohol while engaging in behavior that would violate the WHA's lease. The Authority may waive this requirement if it can be verified that the person:
    1. Demonstrates to the satisfaction of the WHA that he or she is no longer engaging in drug-related criminal activity or the abuse of alcohol.
    2. Has successfully completed a supervised drug or alcohol rehabilitation program and is no longer engaging in the illegal use of a controlled substance or in the abuse of alcohol.
    3. Has otherwise been successfully rehabilitated; or
    4. Has been participating for at least one year in a supervised drug or alcohol rehabilitation program.
  - j) Have engaged in or threatened abusive or violent behavior towards any of the WHA staff or residents.

- k) Have been evicted from assisted housing within five (5) years because of failure to pay rent and the debt is still owed and/or serious violations of the material terms of the lease.
- l) Have been convicted of producing methamphetamine (speed) in a federally assisted property<sup>1</sup>. (Any applicant who meets this criterion will be denied admission to public housing for life.).
- m) Is subject to a lifetime registration requirement under a state Sex Offender Registration Program and is not listed as a lifetime sex offender on the Dru Sjodin National Sex Offender Website. (Any applicant meeting this criterion will be denied admission to public housing for life.).
- n) Have furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers.

## RENT PAYMENT

The resident's rent is due and payable on the first day of every month. All rent must be paid at the management offices by check or money order only. Upon paying his or her rent, the resident will not receive a receipt but will utilize the receipt from the money order as their receipt or wait until the check is processed and they receive the cancelled check as part of their checking account statement.

If it is determined to be in the WHA's best interest, the Agency may switch to Lockbox rent payment under which tenants will pay rent directly to a bank.

Residents who have a checking or savings account may also elect to have their rent deducted from their account monthly.

If the rent is not paid by the fifth working day of the month, a late fee of the lesser of \$15 or 5% of the monthly rent will be charged to the resident account and a ~~14-day~~ 30-day letter demanding payment will be issued to the resident in accordance with HUD regulations and local laws.

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<sup>1</sup> This would include public housing, tenant-based or project-based section 8, a low-income housing tax credit property, a multifamily property developed under section 221(d)(3) or 236, a property with any form of project-based assistance or HOME subsidies.



# Pet Policy

***The purpose of the Pet Policy is to establish the WHA's guidelines for pet ownership in and on properties owned by the Wilmington Housing Authority. It also establishes reasonable rules governing the keeping of common household pets. Nothing in this policy or the dwelling lease limits or impairs the right of a person with disabilities to own an assistance animal.***

***The WHA's current Pet Policy has proposed changes located in "Fees and Deposits for Pets", "Pet Agreement" and "Pet Permit" sections. Changes are highlighted below; otherwise, this policy will remain the same.***

## FEES AND DEPOSITS FOR PETS

The resident/pet owner will be required to pay a refundable deposit of the lesser of ~~\$100~~ \$200 or one-month's Total Tenant Payment for the purpose of defraying all reasonable costs directly attributable to the presence of their pet. The deposit will not apply to birds and fish.

## PET AGREEMENT

- ~~3. Public Housing Pet Fee. The Pet Fee will be \$100 times the number of bedrooms in your unit for your current pet. The Pet Fee is a one-time, non-refundable charge. (Not applicable to assistive animals for individuals with disabilities)~~
  - ~~a. If, at any time in the future, this pet is replaced by another animal, another one-time fee will be charged for that animal.~~
  - ~~b. This fee will be used to pay reasonable expenses directly attributable to the presence of the pet in the complex, including but not limited to, the cost of repairs to and fumigation of the apartment.~~



# PET PERMIT

Attach photo of Pet here



Owner: \_\_\_\_\_ Name of Pet: \_\_\_\_\_

Address/Apt. #: \_\_\_\_\_

## Type/Description of Pet:

Color: \_\_\_\_\_

Weight: \_\_\_\_\_

Length: \_\_\_\_\_

Height: \_\_\_\_\_

Name, Address & Telephone Number of responsible party that will care for pet if owner is incapacitated:

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

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## Registration Documentation

- |   |                              |                             |
|---|------------------------------|-----------------------------|
| 1. Is Pet Licensed by State / Local Authorities?  | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 2. Has Pet received all inoculations?             | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 3. Has Pet been neutered / spayed?                | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 4. Has preventative flea treatment been received? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

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## Permit Information

- Date permit was issued: \_\_\_\_\_
- Deposit Paid? Yes  No  If "Yes", Amount Paid: \$ \_\_\_\_\_
- Date Deposit Paid: \_\_\_\_\_
- Was the resident informed of the annual renewal requirement? Yes  No
- Did the resident receive a copy of the Pet Policy? Yes  No

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By my signature, I verify that the information provided is accurate and that I acknowledge the Pet Policy and agree to its terms and conditions.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Manager Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Barring Policy

***The purpose of the Barring Policy is to establish the WHA's guidelines for individuals in or on properties owned by the Wilmington Housing Authority.***

***The WHA's current Barring Policy has proposed changes located in the "Introductory" and "Expiration of Barred Status" sections. Changes are highlighted below; otherwise, this policy will remain the same.***

All residents evicted for any **criminal activity lease infraction** will be notified of their barred status. Names will be placed on the Agency Wide barred list which will be updated monthly on the management shared drive and posted prominently in the management offices and distributed to the Security Coordinator.

## EXPIRATION OF BARRED STATUS

The length of time an individual will be barred from the property is as follows:

- Registered Sex Offenders- Indefinitely
- Felony convictions and/or arrests as described under criminal activity- 3 years
- Drug or alcohol abuse- 3 years
- Drug sales on **or off** the property- 3 years
- Property Activities-3 years
- **Eviction-2 years**

The expiration status of any barred visitor or former resident can be extended at management's discretion in the event the barred individual continuously trespassed on the property after barred notification. **The extension of the barred status must be in writing to the barred individual.**

# High-rise and Mid-rise House Rules

*The purpose of the High-rise and Mid-rise House Rules is to establish the WHA's guidelines for families living in or visiting high-rise and mid-rise properties which are owned by the Wilmington Housing Authority.*

*The WHA's current High-rise and Mid-rise House Rules has proposed changes located in the "Use of Apartments" and "Security" sections. Changes are highlighted below; otherwise, this policy will remain the same.*

## **Use of Apartments:**

1. Loud parties, music and/or noise that disrupt the peace and quiet of the building are prohibited. At 11:00 p.m. the noise levels will be lowered consistent with sleep time activities.
2. Excessive traffic after 11:00 p.m. that may be a nuisance and/or disturb the peaceful enjoyment of WHA residents and/or staff is prohibited. Excessive traffic is defined as two or more unexpected visitors after 11:00 p.m.
3. No professional babysitting is permitted in the building.
4. Only people listed on the WHA lease are permitted to live in the building.
5. No guest may stay longer than fourteen (14) days unless prior approval has been granted from management.
6. Pursuant to the City of Wilmington's Fire Ordinance, the maximum capacity for your apartment must not be exceeded at any time. Please see your manager for capacity limits.
7. No welcome mats or decorations should be placed on the floors in the hallways or otherwise impede safe passage of the buildings. This poses a tripping hazard during building evacuation.

## **Security:**

1. Attendance at safety meetings is mandatory.
2. Unless authorized by management, visitors are not to use building or apartment keys. Keys used without authorization will be confiscated, and the visitor will be asked to leave the building. No one will let anyone in or out, nor sign anyone in or out of the building, other than his/her own guest.
3. The main door to the building locks after entering and exiting. Any resident found tampering with the automatic locking of the building doors are in violation of their lease agreement.
4. Residents must immediately report any security or safety hazards to their manager.
5. Residents must report crimes to the police, security, and their manager.
6. All complaints are to be submitted in writing to management on a Resident Incident Report.
7. Fire exit doors and fire escapes should be used in fire emergencies only and the fire exit doors must not be propped open.
8. Apartment doors are fire rated and self-closing. Residents are prohibited from using door sweeps that interfere with the doors closing automatically.

9. The WHA management has the authority to prohibit (bar) any persons from entering the WHA properties.
10. Residents who knowingly permit barred persons into WHA's property will be notified of this violation and are subject to lease termination.
11. During the sounding of general fire alarm, all residents and visitors are required to adhere to procedures regarding building evacuation.
12. Tampering with any fire extinguisher or safety apparatus is prohibited. A lease violation will be issued, and the resident is subject to lease termination.
13. All visitors must show a government issued photo identification to on-duty security to gain access to the building.

# Capital Fund Program 5-Year Action Plan 2024-2028

## **Capital Fund Program Five-Year Action Plan Summary 2024 – 2028**

### **Agency-Wide {as needed}**

- Administration/professional services/operations
- Annual HVAC services and cleaning agency-wide for mid-rises, family development and scattered sites
- Carbon monoxide detector installation
- Concrete work upkeep continuous
- Development/RAD conversion/real estate acquisition
- Dwelling equipment replacement: refrigerators, stoves, and water heaters
- Elevator repair/replacement
- Entrance door repair/replacement
- Ongoing Landscaping
- Ongoing Lighting upgrades
- Roof repair/replacement
- Site work – landscaping, concrete, blacktop, sidewalks, fencing and tree removal
- Security upgrades – alarms/cameras
- Tree cutting continuous
- Vacant unit turn/rehabilitation
- Window cleaning of all high-rise buildings
- Youthbuild Grant implementation
- Ongoing environmental lead remediation, asbestos abatement, and mold remediation as needed.

### **Southbridge {AMP 2}**

- Installation of front and back hand railings
- Replacement of 181 rear storm doors
- Siding replacement (*Gables of the Bungalows*)
- Basement walls/floor repairs/upgrades
- Brick painting, and porch replacement
- Heater replacement for daycare and office

**Crestview {Crestview Apts., Kennedy Apts., and Evans House (AMP 6)}**

**Crestview**

- Installation of 2 new elevators.
- Finish installation of access panels.
- Installation of new windows on the entire first floor, including the community room.
- Paint all common areas (5<sup>th</sup> to 9<sup>th</sup> floor and ground floor).
- Replace sliding doors.
- Additional security cameras (needed on both stairwells).
- Alarm system upgrade.
- Replacement of front doors and locks.

**Kennedy**

- Painting of lobby.
- Paint all common areas and railings.
- Brick dumpster enclosure.
- Alarm system upgrade.
- Replacement of water and drain lines.

**Evans House**

- Upgrade bath exhaust fans.
- Paint all hallways railings.
- Additional security cameras.
- Brick dumpster enclosure.
- Walkway concrete replacement.
- Alarm system upgrade.

**Baynard {Baynard Apts., 1802 West Street (AMP 7)}**

**Baynard**

- Replace bad copper piping in boiler room.
- Kitchen appliances.
- Replace PTAC systems.
- Painting of all common areas.
- Tile all walls surrounding tubs.
- New countertops for kitchens.
- Update laundry room.
- Repair outside trash dock.
- Roof repairs.

### 1802 West Street

- Paint hallways and railings.
- Shower Installations.
- Alarm system upgrade.
- Brick dumpster enclosure.

### Scattered Sites {AMP 8, 15, 26}

- Basement walls/floor repairs/upgrades
- Brick pointing and deck/porch repair or replacement
- Demolition of long-term vacant units
- Installation of carbon monoxide detectors in all bedrooms
- Installation and replacement of windows
- Installation or replacement of fencing
- Replace carpets and floor tiles.
- Repair/replace concrete steps and sidewalks.
- Roof repairs and replacement
- Stucco and siding repairs and replacement.
- Repair/replace exterior fascia board.
- Install dehumidifier in basements.
- Remove light fixtures and replace them with LED lighting.
- Repair/replace garage doors.
- Upgrade/replace appliances.
- Repair/replace exterior handrails.
- Upgrade electrical panels
- Tree removal/landscaping
- Window replacement.

### MidCity {Herlihy Apts., Compton Towers, Asbury Gardens (AMP 11)}

#### Compton Towers

- Window sealing.
- Stucco work.
- Tub surround tile.
- Laundry room upgrades.



### Herlihy

- Insulate boiler exhaust and pipes in boiler room.
- Replace drip pans in boiler room above building systems.
- Replace flooring in lobby, elevators, laundry room and common hallway areas.
- Replace HVAC system (*all 3 systems that supply lobby, community room and office*).
- Radiator pump replacement.
- Replace shop double doors.
- Replace community side door front of building.
- Replace roof access door.
- Add 2nd mini boiler.

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 09/17/2024 Approved By: OLORUNYOMI, FUNSO

Part I: Summary		Locality (City/County & State)				
		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No: )				
PHA Name : Wilmington Housing Authority						
PHA Number: DE001						
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$2,621,523.35	\$3,458,134.65	\$3,347,709.95	\$3,520,184.55	\$3,796,159.55
	SOUTHBRIDGE (DE001000002)	\$344,500.00	\$89,000.00	\$176,450.00	\$134,475.00	\$312,000.00
	22ND AND HEALD STREET (DE001000026)	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
	NORTHEAST (DE001000005)	\$9,000.00	\$11,000.00	\$11,000.00	\$12,500.00	\$6,000.00
	BAYNARD APTS (DE001000007)	\$200,000.00	\$200,000.00	\$325,000.00	\$375,000.00	\$375,000.00
	CRESTVIEW APTS (DE001000006)	\$751,929.65	\$575,026.35	\$613,501.05	\$573,501.45	\$126,501.45
	MID CITY (DE001000011)	\$668,000.00	\$405,500.00	\$267,500.00	\$162,000.00	\$162,000.00
	SCATTERED SITES NORTH (DE001000008)	\$201,000.00	\$77,500.00	\$113,000.00	\$71,500.00	\$71,500.00
	SCATTERED SITES SOUTH (DE001000015)	\$201,000.00	\$168,500.00	\$130,500.00	\$135,500.00	\$135,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,621,523.35
ID0151	PHA Unit Turn(Dwelling Unit-Development (1480)-Site Acquisition)	PHA Unit Turn		\$135,000.00
ID0592	A&E professional services(Contract Administration (1480)-Contingency,Contract Administration (1480)-Other Fees and Costs)	A&E professional services		\$80,500.00
ID0595	Management Improvements(Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements, Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Management Improvements		\$50,000.00
ID0596	Riverside RAD Development (RAD Funds Pre Closing (1480))	Riverside RAD Development		\$1,000.00
ID0598	Concrete Repairs/Replacement Agencywide (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Agencywide concrete repairs/replacement.		\$75,000.00
ID0601	Tree Removal Agencywide (Non-Dwelling Site Work (1480)-Landscape)	Agencywide tree removal.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0808	Mold Remediation Agencywide (Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Mold,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Mold)	Increase applied to incorporate Budget Line Item #0100 Surplus - Mold Remediation Agencywide.		\$122,292.00
ID0152	Roof Repairs/Replacement Agencywide (Dwelling Unit-Exterior (1480)-Roofs)	Agencywide roof repairs/replacement.		\$116,000.00
ID0192	Operations (Operations (1406))	Operations		\$1,247,665.25
ID0241	Administration (Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$499,066.10
ID0244	PHA Wide Development(Dwelling Unit-Development (1480)-Site Acquisition)	PHA Wide Development		\$75,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0461	Iron Works/Railing Repairs/Replacement Agencywide (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Agencywide Iron Works/Railing Repairs/Replacement		\$50,000.00
ID0816	Window Installation/Repairs/ Replacement Agencywide (Dwelling Unit-Exterior (1480)-Windows)	Agencywide window installation/ repairs/replacement.		\$120,000.00
	SOUTHBRIDGE (DE001000002)			\$344,500.00
ID0463	Replacement of Sewer Line(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replacement of Sewer Line.		\$2,500.00
ID0782	Appliances, Dehumidifier, Heaters/HVAC, Refrigerators, Stoves & Water Heaters(Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Day Care Center)	Dwelling Equipment Replacement: Appliances, Microwave/Refrigerators/Stoves (40 Each Required - Inservice for Over 12 Years), Water Heaters & A/C Servicing (181 Units - Inservice for 13 Years) . (Daycare & Office Heaters to be Replaced @ 621 Buttonwood Building - HVAC Estimate in Progress).		\$70,500.00
ID0156	Sitework(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape)	Sitework: landscaping, blacktop, fencing, tree removal & signags. Tree removal required @ 518 S Buttonwood - front bursting the sidewalk.		\$15,000.00
ID0464	Siding Bungalows Replacement (Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Relocation-Asbestos,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Storm Drainage)	Siding Bungalows Replacement (Deteriorated/ Asbestos) & Gables Ends.		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0900	Brick Painting & Porch, Railings Replacement(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Other)	Brick Painting & Porch Railings Replacement (37 Units Replacement Needed).		\$20,500.00
ID0905	Storm Doors Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement of Approximately 181 - 32" Storm Doors.		\$30,500.00
ID1052	Basement Floors & Walls Repairs/ Upgrades (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Basement Floors & Walls Repairs/ Upgrades.		\$35,000.00
ID1073	Roof Repairs/Replacement(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Roof Repairs/Replacement (Numerous Leaks - professional assessment needed of all bathrooms, repair to drywall, 2 coats application of semi-gloss with anti-mold inhibitor), LBP assessment/processing also required.		\$150,500.00
	CRESTVIEW APTS (DE001000006)			\$751,929.65
ID0569	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement at Kennedy Apartments Entrance.		\$5,500.00
ID0167	Appliances, Refrigerators, Stoves & Water Heaters/HVAC(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment R0placement- Appliances, Refrigerators, Stoves, & Water Heaters/HVAC.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0296	Alarm Security Upgrade Installation / Repairs/ Replacement(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Installation of added security cameras (needed for both stairwells) & alarm system upgrade / replacement at Crestview Apartments & Evans House.		\$2,500.00
ID0373	Sitework(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	Sitework: Landscaping, Blacktop, Fencing & Tree Removal.		\$15,000.00
ID0486	Installation of Access Panels(Dwelling Unit-Interior (1480)-Other)	Installation of Access Panels at Crestview Apartments for Units 417 & 516.		\$5,000.00
ID0490	Installation of New Sliding Doors(Non-Dwelling Interior (1480)-Doors)	Installation of New Doors at Crestview Apartments.		\$7,000.00
ID0492	Replacement Front Door Locks (Non-Dwelling Interior (1480)-Doors)	Replacement Front Door Locks at Crestview Apartments.		\$5,000.00
ID0574	Caulking of Windows(Dwelling Unit-Exterior (1480)-Windows)	Caulking of Windows.		\$50,000.00
ID0812	Installation of 2 New Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Installation of 2 New Elevators at Crestview Apartments.		\$576,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0837	Engineering / Water Line Replacement(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Engineering / Water Line Replacement at Crestview & Kennedy Apartments.		\$10,500.00
ID0841	Brick Work(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Brick dumpster enclosure at Evans House & Kennedy Apartments.		\$20,000.00
ID0842	Installation of Exhaust Fans(Dwelling Unit-Interior (1480)-Other)	Installation of exhaust fans at Evans House.		\$5,929.65
ID0912	Window Installation (Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	Window Installation @ Crestview.		\$30,000.00
ID0913	Installation of Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Installation of Railings		\$1,500.00
ID0914	Installation of Brick Dumpsters(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Installation of Brick Dumpsters @ Evans House & Kennedy Apts.		\$8,000.00
	MID CITY (DE001000011)			\$668,000.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0577	Appliances, Refrigerators, Stoves, Water Heaters & Mini Broiler(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Dwelling Equipment Replacement: 40 Refrigerators, 40 Stoves (20 of each for both properties/ Compton & Herlithy), Water Heaters & Mini Boiler (Backup Tank Cannot Handle the Building Independently) @ Herlithy.		\$75,000.00
ID0578	Doors Installation/ Repairs/ Replacements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Shop,Dwelling Unit-Exterior (1480)-Windows)	Replacement of Community Side Door, of Shop Double Doors; Installation of Roof Access Door, @ Herlithy & Stucco Work on the Outside Walls & Tub Surround Tile (Turn Existing Tubs into Showers), Laundry Room Guy Gray Boxes Replacement @ Compton.		\$75,000.00
ID0689	Replacement of Floor(Non-Dwelling Interior (1480)-Common Area Flooring)	Replacement of LVP Floor @ Herlithy Apartments in Lobby, Laundry Room, and Community Hallway. & Replacement of Flooring in Common Areas at Compton Towers & Hallway Floors (1-9 Chipped/Cracked) & Elevator Floors @ Herlithy.		\$100,000.00
ID0180	Sitework(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Sitework: Landscaping, Blacktop, Fencing & Tree Removal. Also, Stucco Work (Outside Walls Cracks/Peeling).		\$50,000.00
ID0496	Replacement of Sprinkler Head @ Compton & Herlithy Apartments(Non-Dwelling Interior (1480)-Plumbing)	Replacement of Sprinkler Head @ Compton & Herlithy Apartments		\$10,000.00
ID0497	Window Sealing @ Compton Apartments(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Window Sealing @ Compton Apartments.		\$7,500.00
ID0580	Fire Panel Replacement @ Compton Towers(Non-Dwelling Construction - Mechanical (1480)-Other)	Replace fire panel at Compton Towers		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0851	Boiler & HVAC System @ Herlithy Apartments(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other)	Installation & Insulation of Boiler Exhaust & Pipes. Replacement of Drip Pans, Radiator Pump (2nd Mini Boiler Pump is Defective), HVAC System & @ Herlithy Apts.		\$150,000.00
ID0915	Replacement of Laundry Room Boxes(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)	Replacement of Laundry Room Gray Boxes (5 to be Replaced) @ Compton Apts..		\$25,000.00
ID0916	Bathroom Transformation/ Upgrades(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Transformation/Upgrades of Tub Surround Tile (Turn Existing Tub into Showers) @ Compton Apts.		\$150,000.00
ID1101	Asbury Gardens Renovation(Dwelling Unit-Development (1480)-Other)	Asbury Gardens Renovation Placeholder.		\$500.00
	SCATTERED SITES SOUTH (DE001000015)			\$201,000.00
ID0613	Basement Paving(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Paving Basement Walls.		\$20,500.00
ID0184	Sitework(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape)	Sitework: landscaping, blacktop, and fencing.		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0188	Appliances, Dehumidifier, Refrigerators, Stoves & Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Dwelling Equipment Replacement: Appliances, Dehumidifier, Refrigerators, Stoves, & Water Heaters.		\$15,500.00
ID0235	Demolition(Dwelling Unit - Demolition (1480))	Demolition.		\$25,000.00
ID0438	Brick Pointing, Handrails & Deck/Porch Repairs/Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other)	Exterior Upgrades: Brick Pointing, Deck/Porch, Handrails Repairs/Replacement.		\$15,000.00
ID0869	Basement Repairs & Upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Basement Walls, Floor Repairs & Upgrades.		\$15,500.00
ID0871	Fence/Fencing Repairs/ Replacement(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Fence/Fencing Repairs/Replacement.		\$12,500.00
ID0895	Carpets, Walls & Floors Repairs/Replacement/Upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Carpets, Walls & Floors Repairs/Replacement/ Upgrades.		\$25,500.00
ID0896	Facial Board Repairs/ Replacement(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Signage)	Facial Board Repairs/Replacement.		\$5,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0897	Light Fixtures & LED Lighting Removal/Replacement(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Light Fixtures & LED Lighting Removal/Replacement.		\$10,000.00
ID0898	Garage Doors Repairs/ Replacement/Upgrades(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Signage)	Garage Doors Repairs/Replacement/Upgrades.		\$25,500.00
ID0965	Window Replacement & Installation(Dwelling Unit-Exterior (1480)-Windows)	Window replacement and installation.		\$20,500.00
	SCATTERED SITES NORTH (DE001000008)			\$201,000.00
ID0173	Sitework(Dwelling Unit-Site Work (1480)-Fencing)	Sitework: landscaping, blacktop, and fencing.		\$10,000.00
ID0176	Brick Pointing, Handrails & Deck/Porch Repairs/Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Exterior Upgrades: Brick Pointing, Handrails, & Deck/Porch Repairs/Replacement.		\$15,000.00
ID0177	Appliances, Dehumidifier, Refrigerators, Stoves & Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Dwelling Equipment Replacement: Appliances, Dehumidifier, Refrigerators, Stoves, & Water Heaters.		\$15,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0178	Demolition (Dwelling Unit - Demolition (1480))	Demolition		\$25,000.00
ID0447	Basement Parging(Dwelling Unit-Interior (1480)-Other)	Parging Basement Walls.		\$20,500.00
ID0881	Carpets, Walls & Floors Repairs/Replacement/Upgrades (Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Basement Walls, Carpets & Floors to include Stucco & Siding Repairs/Replacement/Upgrades.		\$25,500.00
ID0882	Facial Board Repairs/Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Facial Board Repairs/Replacement.		\$5,500.00
ID0884	Light Fixtures & LED Lighting Removal/Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Light Fixtures & LED Lighting Removal/Replacement.		\$10,000.00
ID0885	Garage Doors Repairs/ Replacement/Upgrades (Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)	Garage Doors Repairs/Replacement/Upgrades.		\$25,500.00
ID0894	Fence/Fencing Repairs/ Replacement(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Exterior Upgrades: Fence/Fencing Repairs/Replacement.		\$12,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0970	Window Installation/ Replacement(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	Window Installation/ Replacement.		\$20,500.00
ID1021	Basement Repairs/Upgrades(Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Basement Repairs/Upgrades.		\$15,500.00
	BAYNARD APTS (DE001000007)			\$200,000.00
ID0263	Dwelling Unit Repairs/Upgrade(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Dwelling Unit Upgrade: Kitchen , Bath , Wall Repairs/Upgrades.		\$75,000.00
ID0364	Sitework(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	Sitework: Landscaping, Blacktop, Fencing & Tree Removal.		\$30,000.00
ID0493	PTAC System Repairs/Replacements(Dwelling Unit-Interior (1480)-Appliances)	PTAC System Replacements.		\$20,000.00
ID0832	Piping Installation, & Repairs/Replacement(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Exterior (1480)-Windows)	Installation of New Kitchen Countertops; Tiling of Surrounding Walls & Window Installation/ Replacement for Unit 1006 & Ground Floor. Replacement of Bad Copper Piping in Boiler Room		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0909	Alarm System Replacement(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Alarm System Replacement @ 1802 West.		\$10,000.00
ID0910	Laundry Room Upgrade(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)	Laundry Room Upgrade @ Baynard.		\$5,000.00
ID0911	Installation & Replacement of Trash Dock/Dumpster(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Other)	Repair & Replacement of Trash Dock @ Baynard & Brick Dumpster Enclosure Installation @1802 West.		\$10,000.00
	22ND AND HEALD STREET (DE001000026)			\$6,000.00
ID0284	Sitework(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape)	Sitework: landscaping, blacktop, and fencing.		\$4,000.00
ID0286	Refrigerators, Stoves, Water Heaters(Dwelling Unit-Interior (1480)-Appliances)	Equipment replacement: refrigerators, stoves, water heaters.		\$2,000.00
	NORTHEAST (DE001000005)			\$9,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0001431	Appliances, Refrigerators, Stoves & Water Heaters/HVAC(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment Replacement: Appliances, Refrigerators, Stoves, & Water Heaters/HVAC.		\$1,000.00	
ID0001432	Sitework(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape)	Sitework: landscaping, blacktop, and fencing.		\$1,000.00	
ID0001433	Riverside Relocation (Dwelling Unit - Conversion (1480))	Riverside Relocation		\$2,000.00	
ID0001434	Demolition (Dwelling Unit - Demolition (1480))	Demolition.		\$5,000.00	
	Subtotal of Estimated Cost			\$5,002,953.00	



# FY 2025 Annual Plan Template and Attachments

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A. PHA Information.</b>						
<b>A.1</b>	<b>PHA Name:</b> <u>Wilmington Housing Authority</u> <span style="float: right;"><b>PHA Code:</b> <u>DE001</u></span> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/01/2025</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> <u>1303</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3069</u> <b>Total Combined Units/Vouchers</b> <u>4372</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.						
<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)						
<b>Participating PHAs</b>		<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>	
					<b>PH</b>	<b>HCV</b>
Lead PHA:						

<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</li> </ul> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Please see attached "Proposed Policy Changes", "Strategy for Addressing Housing Needs", and "Statement of Financial Resources".</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See attached Deconcentration Policies for both the Public Housing and Section 8 Programs.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. See attached "Capital Projects Narrative".</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See attached "2025-2029 Five Year Goals and Objectives".</p>

<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>DE001P00150124      2024 Capital Fund      approval date 07/01/2024</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attached "RAB Meeting Minutes". Comments made by RAB did not constitute changes to the proposed PHA Plan.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p><b>C.5</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>																						
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 464 1446 982"> <tr> <td colspan="2"><b>Fair Housing Goal:</b></td> </tr> <tr> <td colspan="2"><b>Maximize the number of affordable units available to the WHA within its current resources by:</b></td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> <li>▪ Expediting repairs to units as they become vacant to avoid long term vacant units.</li> <li>▪ Constant monitoring of unit turnaround time and addressing issues that delay unit readiness.</li> <li>▪ Continue to participate in the Delaware statewide Section 8 centralized waiting list initiative with Delaware Housing Access Association (DHAA) to expedite issuing and processing of Housing Choice Vouchers (HCV) to enable family's quicker access to housing.</li> <li>▪ Setting reasonable payment standards and occupancy standards to maximize housing opportunities for families in need.</li> <li>▪ Assisting Public Housing residents and HCV participants to become self-sufficient to reduce the term of subsidized housing need by freeing the opportunity for another in need of assistance.</li> </ul> </td> </tr> <tr> <td colspan="2"><b>Increase the number of affordable housing units by:</b></td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> <li>▪ Applying for additional HCVs should they become available.</li> <li>▪ Pursuing housing resources other than public housing or HCV tenant-based assistance.</li> <li>▪ Seeking replacement of public housing units lost to the inventory through the Section 32 Homeownership Program and mixed finance development.</li> <li>▪ Using Replacement Housing Factor funds and other funds and strategies to construct/purchase new affordable housing.</li> <li>▪ Collaborating with current and future landlords to increase housing availability for HCV participant families.</li> </ul> </td> </tr> </table> <table border="1" data-bbox="181 1003 1446 1417"> <tr> <td colspan="2"><b>Fair Housing Goal:</b></td> </tr> <tr> <td colspan="2"><b>Target available assistance to households by:</b></td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> <li>▪ Continuing admissions preferences aimed at families who are working, experiencing homeless as defined by living in a verified shelter, youths aging out of foster care, persons who have been displaced due to a federally declared disaster, elderly and those with disabilities.</li> <li>▪ Purge the Public Housing waiting list annually; and continue to participate in the statewide Section 8 centralized waiting list initiative and purge the HCV waiting list as determined by DHAA (at least annually).</li> <li>▪ Enforcing rent policies to support and encourage work.</li> <li>▪ Applying for special-purpose vouchers targeted to the elderly and/or to families with disabilities, should they become available.</li> <li>▪ Carrying out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing.</li> <li>▪ Affirmatively marketing to local non-profit agencies that assist families with disabilities.</li> </ul> </td> </tr> </table> <table border="1" data-bbox="181 1438 1446 1852"> <tr> <td colspan="2"><b>Fair Housing Goal:</b></td> </tr> <tr> <td colspan="2"><b>Conduct activities to affirmatively further fair housing by:</b></td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> <li>▪ Continuing to participate with the Delaware State Consortium on Affirmatively Furthering Fair Housing to enable equal access to programs and services offered within our jurisdictions and the state of Delaware.</li> <li>▪ Counseling HCV participants as to location of units outside of areas of poverty or minority concentration and assisting them to locate those units.</li> <li>▪ Marketing the HCV program to owners (landlords) outside of areas of poverty/minority concentrations.</li> <li>▪ Continue to expand partnerships with the State of Delaware and local housing authorities to reduce barriers and create more streamlined services for our Section 8 participants and landlords.</li> </ul> </td> </tr> </table>	<b>Fair Housing Goal:</b>		<b>Maximize the number of affordable units available to the WHA within its current resources by:</b>		<ul style="list-style-type: none"> <li>▪ Expediting repairs to units as they become vacant to avoid long term vacant units.</li> <li>▪ Constant monitoring of unit turnaround time and addressing issues that delay unit readiness.</li> <li>▪ Continue to participate in the Delaware statewide Section 8 centralized waiting list initiative with Delaware Housing Access Association (DHAA) to expedite issuing and processing of Housing Choice Vouchers (HCV) to enable family's quicker access to housing.</li> <li>▪ Setting reasonable payment standards and occupancy standards to maximize housing opportunities for families in need.</li> <li>▪ Assisting Public Housing residents and HCV participants to become self-sufficient to reduce the term of subsidized housing need by freeing the opportunity for another in need of assistance.</li> </ul>		<b>Increase the number of affordable housing units by:</b>		<ul style="list-style-type: none"> <li>▪ Applying for additional HCVs should they become available.</li> <li>▪ Pursuing housing resources other than public housing or HCV tenant-based assistance.</li> <li>▪ Seeking replacement of public housing units lost to the inventory through the Section 32 Homeownership Program and mixed finance development.</li> <li>▪ Using Replacement Housing Factor funds and other funds and strategies to construct/purchase new affordable housing.</li> <li>▪ Collaborating with current and future landlords to increase housing availability for HCV participant families.</li> </ul>		<b>Fair Housing Goal:</b>		<b>Target available assistance to households by:</b>		<ul style="list-style-type: none"> <li>▪ Continuing admissions preferences aimed at families who are working, experiencing homeless as defined by living in a verified shelter, youths aging out of foster care, persons who have been displaced due to a federally declared disaster, elderly and those with disabilities.</li> <li>▪ Purge the Public Housing waiting list annually; 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## STRATEGY FOR ADDRESSING HOUSING NEEDS

- 1) Maximize the number of affordable units available to the WHA within its current resources by:
  - Expediting repairs to units as they become vacant to avoid long term vacant units.
  - Constant monitoring of unit turnaround time and addressing issues that delay unit readiness.
  - Continue to participate in the Delaware statewide Section 8 centralized waiting list initiative with Delaware Housing Access Association (DHAA) to expedite issuing and processing of Housing Choice Vouchers (HCV) to enable family's quicker access to housing.
  - Setting reasonable payment standards and occupancy standards to maximize housing opportunities for families in need.
  - Assisting Public Housing residents and HCV participants to become self-sufficient to reduce the term of subsidized housing need by freeing the opportunity for another in need of assistance.
- 2) Increase the number of affordable housing units by:
  - Applying for additional HCVs should they become available.
  - Pursuing housing resources other than public housing or HCV tenant-based assistance.
  - Seeking replacement of public housing units lost to the inventory through the Section 32 Homeownership Program and mixed finance development.
  - Using Replacement Housing Factor funds and other funds and strategies to construct/purchase new affordable housing.
  - Collaborating with current and future landlords to increase housing availability for HCV participant families.
- 3) Target available assistance to households by:
  - Continuing admissions preferences aimed at families who are working, experiencing homeless as defined by living in a verified shelter, youths aging out of foster care, persons who have been displaced due to a federally declared disaster, elderly and those with disabilities.
  - Purge the Public Housing waiting list annually; and continue to participate in the statewide Section 8 centralized waiting list initiative and purge the HCV waiting list as determined by DHAA (at least annually).
  - Enforcing rent policies to support and encourage work.
  - Applying for special-purpose vouchers targeted to the elderly and/or to families with disabilities, should they become available.
  - Carrying out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing.
  - Affirmatively marketing to local non-profit agencies that assist families with disabilities.
- 4) Conduct activities to affirmatively further fair housing by:
  - Continuing to participate with the Delaware State Consortium on Affirmatively Furthering Fair Housing to enable equal access to programs and services offered within our jurisdictions and the state of Delaware.
  - Counseling HCV participants as to location of units outside of areas of poverty or minority concentration and assisting them to locate those units.
  - Marketing the HCV program to owners (landlords) outside of areas of poverty/minority concentrations.
  - Continue to expand partnerships with the State of Delaware and local housing authorities to reduce barriers and create more streamlined services for our Section 8 participants and landlords.

# **WILMINGTON HOUSING AUTHORITY**

## **LOW INCOME PUBLIC HOUSING**

### **DE-CONCENTRATION POLICY**

To comply with HUD's regulation at 24 CFR §903(c) the WHA will work to achieve the de-concentration of poverty at any family sites where the average incomes of families in residence are more than fifteen percent higher than the average incomes at all family sites. Further, The WHA will try to house families with a range of incomes in each of its developments while attempting to attract people with a range of incomes that will support the financial management of the site. This can be accomplished by encouraging higher income families to move into lower income developments and lower income families to move into higher income developments. To accomplish deconcentration of poverty at higher average income sites, the Authority will pass over families on the waiting list to reach families with a lower income. The Authority will do this in a uniform and nondiscriminatory manner based on applicant preferences and application number or date and time of application. The WHA will market its housing to all eligible income groups. Marketing will be targeted to meet the deconcentration and financial stability needs of the site. Sixty (60) days before the beginning of each fiscal year, The WHA will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which the developments are located, and the income levels of the families on the waiting list. Based on this analysis, the Authority will determine the specific marketing strategies and de-concentration incentives to implement per site.

## **SECTION 8 HCV PROGRAM**

### **ENCOURAGING PARTICIPATION IN AREAS OF LOW POVERTY CONCENTRATION**

To expand the number of rental property owners participating in the Section 8 Housing Choice Voucher Program, brochures are mailed to property management agencies on an annual basis and landlord briefings will be conducted annually. Statistics on the concentration of low-income residents are reviewed semi-annually and when such areas are identified, additional outreach is conducted to property owners outside those areas.

WHA implemented Small Area Fair Market Rents which requires our FMRs to be established at the Zip Code level. By implementing this it allows HCV participants to utilize their vouchers in neighborhoods with higher rents. We will continue to provide maps that show various areas with housing opportunities outside areas of poverty or minority concentration and information about the characteristics of those areas that may include information about job opportunities, schools, transportation and other services in these areas. This information is used when briefing voucher holders about the range of areas where they may look for housing.

The Wilmington Housing Authority  
Annual Plan  
*Substantial Deviation & Significant Amendment Definitions*

U.S. Department of Housing and Urban Development (HUD) statute, Public and Indian Housing (PIH) Notice 99-51, requires that public housing authorities explain “substantial deviations” from the 5-Year Plan in their Annual Plans. The statute also provides that, while public housing authorities may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require public housing authorities to submit a revised Annual Plan that has met full public process requirements. The Wilmington Housing Authority (WHA) is amending its definition of Substantial Deviation and Significant Amendment as such:

**SUBSTANTIAL DEVIATION**

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring WHA to amend its agency plan. Criteria for a substantial deviation will exclude:

- a. A change in funding or other resources due to factors beyond the control of the WHA.
- b. A change in programs, services or methods of administration or operation required by court order, regulatory or legislative changes, or directives from the funding sources; or
- c. A supplement to existing policies, programs, or services.
- d. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance.

As part of the Rental Assistance Demonstration (RAD), Section 18 Disposition process, and the Section 22 Streamlined Voluntary Conversion process, the WHA is redefining the definition of a substantial deviation from the WHA Plan to exclude the following RAD/Section 18/Section 22-specific items:

- a. Changes to the Operating Fund or Capital Fund Budget produced because of each approved RAD/Section 18/Section 22 Conversion, regardless of whether the proposed conversion will include use of additional Operating or Capital Funds.
- b. Changes to the Relocation Plan and processes for each approved RAD/ Section 18/ Section 22 conversion.
- c. Changes to the construction and rehabilitation plan for each approved RAD/Section 18/ Section 22 conversion.
- d. Changes to the financing structure for each approved RAD/Section 18/Section 22 conversion.
- e. Changes to the CHAPs either adding or removing units and/or modifying timeframes.
- f. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; and
- g. Changes to a RAD, RAD/Section 18 blend, Section 18 Demolition/Disposition, or Section 22 Streamlined Voluntary Conversion Plan and/or application for such program(s) for units identified in this plan.



## SIGNIFICANT AMENDMENT/MODIFICATION

The WHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- a. A federal statutory or regulatory change is made effective and, in the opinion of the WHA, has either substantial programmatic or financial effects on the programs administered by the WHA, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.
- b. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the WHA Plan and CFP 5 Year Action Plan.
- c. Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the WHA, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.
- d. Additions of non-emergency work items when the dollar amounts exceed 10% of the Capital Fund Budget or the amount of replacement reserve funds that exceed 10% of the annual Capital Funds Budget.
- e. The elimination of or reduction in programs or services to residents due to the administrative convenience of the WHA.
- f. The elimination of or reduction in funding due to the results of an authorized assessment of WHA's performance.
- g. A material change in an approved policy that affects services to residents.
- h. The adoption of a new policy pursuant to HUD authorized programs or regulations.
- i. Any other event that the WHA's Board determines to be a significant amendment or modification of the approved annual plan.

**FY 2025 Annual Plan  
Financial Resources  
Planned Sources and Uses**

<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
1. Federal Grants (FY 2023 grants)		
a) Public Housing Operating Fund	\$ 9,052,282	\$ 9,052,282
b) Public Housing Capital Fund	\$ 8,308,220	\$ 8,308,220
c) Cares Funding	\$ -	\$ -
d) HOPE VI Revitalization (CNI)	\$ 6,250,000	\$ 6,250,000
e) HOPE VI Demolition	\$ -	\$ -
f) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 24,418,975	\$ 24,418,975
g) CFRG Stimulus Grants		
h) Public Housing Drug Elimination Program (including any Technical Assistance Funds)	\$ -	\$ -
i) Resident Opportunity and Self-Sufficiency Grants	\$ 382,655	\$ 382,655
j) Community Development Block Grant	\$ -	\$ -
k) EDSI		
l) Youth Build Program	\$ 1,214,214	\$ 1,214,214
2. Prior Year Federal Grants (unobligated funds only)		
Replacement Housing Factor	\$ -	\$ -
3. Public Housing Dwelling Rental Income	\$ 4,412,903	\$ 4,412,903
4. Other Income	\$ -	\$ -
5. Non-Federal Sources	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 54,039,250</b>	<b>\$ 54,039,250</b>

## FY 2025 CAPITAL PROJECTS NARRATIVE

### MIXED FINANCE MODERNIZATION or DEVELOPMENT

**DEVELOPMENT:** All of the Wilmington Housing Authority (WHA) sites will include some type of development activity throughout the fiscal year, i.e., sidewalk repair and/or replace, new appliances, brick pointing, wheelchair ramps, roof repair and/or replacement, repair and/or replace driveways, parking lots, and lighting, painting, demolition, modernization, new construction and/or acquisition.

The WHA anticipates being a successful applicant in the Rental Assistance Demonstration (RAD). The WHA's Board will consider converting to Project Based Vouchers/Project Based Rental under the guidelines of PIH Notice 2012-32, REV-3, REV-4, and any successor Notices and PIH Notice 2021-07. If the WHA's Board approves the conversion the WHA anticipates receiving a CHAP (Commitment to Enter into a Housing Assistance Payments) award for the following Public Housing Properties, in 2024-2026:

Property Name	Type	AMP	0BR	1BR	2BR	3BR	4+BR	Unit Count
Southbridge	1 & 2 Story Rowhouses	DE001000002	0	34	83	55	8	180
Crestview Apartments	10 Story Elevator	DE001000006	41	92	16	0	0	149
Evans House	Mid Rise	DE001000006	0	0	0	18	0	18
Kennedy Apartments	Mid Rise	DE001000006	0	0	0	24	0	24
Baynard Apartments	11 Story Elevator	DE001000007	4	92	4	0	0	100
1802 West St	Mid Rise	DE001000007	10	3	0	0	0	13
Herlihy Apartments	9 story Elevator	DE001000011	0	126	0	0	0	126
Compton Towers	13 story Elevator	DE001000011	120	48	12	0	0	180
Scattered Site North	Scattered Sites	DE001000008	0	0	4	76	25	105
Scattered Site South	Scattered Sites	DE001000015	0	3	25	50	30	108
Villages of Eastlake	2 Story Townhouses	DE001000024	0	1	19	51	0	71
<b>TOTAL</b>			<b>175</b>	<b>399</b>	<b>163</b>	<b>274</b>	<b>63</b>	<b>1,074</b>

Upon conversion, the unit types will remain the same. In some cases, some bedroom sizes may change as the WHA improves its housing stock and redevelops its unit to ensure compliance with the federal Fair Housing requirement to have a minimum of 5% units at each development be fully mobility accessible and 2% of the units at each development be accessible to those with hearing and/or vision impairments. Pursuant to the RAD CHAP awards, the WHA will submit an application into the Inventory Removal module in PIC for the disposition of the sites.

The WHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low to moderately low-income individuals and families. Through the Rental Assistance Demonstration (RAD) program, the WHA will continue to own its properties and provide its residents with expanded choices and opportunities. WHA will also have the ability to evaluate and immediately address many needed capital improvements and will continue to serve the same population. The RAD program offers the WHA an opportunity to transition from its current public housing funding platform to a more stable, predictable, and sustainable funding source, the Project Based Voucher (PBV)/ Project Based Rental Assistance (PBRA) program, which will be administered by the WHA. The same families who are eligible today for public housing will be eligible for the PBV/ PBRA program.

Upon conversion to Project Based Voucher program, the WHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4 (Attachment A); the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA), PIH-2012-32 (Attachment B) and the Joint Housing/PIH Notice H-2014-09/ PIH-2014-17 (Attachment C). Resident rights, participation, waiting list and grievance procedures are listed below. The WHA plans to adopt a site-based waiting list preference upon conversion, compliant with 24 CFR § 5.655(c)(2), for the converted projects.

Additionally, the WHA is currently compliant with all fair housing and civil rights requirements and the RAD conversion complies with all applicable site selection and neighborhood reviews standards and all appropriate procedures have been and will be followed. The WHA is not under a Voluntary Compliance Agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and assures that compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing PHA's with access to private sources of capital to repair and preserve its affordable housing assets. If WHA's Board approves, upon conversion, the WHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and this amount is estimated to be \$4,914,562. In addition, the WHA may also borrow funds to address their capital needs. Lastly, the WHA will be contributing Operating Reserves up to the amount of \$0 and Capital Funds up to the amount of \$4,914,562 towards the conversion.

Additionally, as a part of the portfolio conversion process, if approved by the WHA's Board, the WHA intends to utilize the RAD/Section 18 Blend and/or RAD/Section 18 Construction Blend and/or the Section 18 Demolition/Disposition process outlined in PIH Notice 2021-07 for all the

above units. If approved, the WHA intends to dispose of these units to an instrumentality of the WHA at either Fair Market Value or below Fair Market Value and either convey the units to another entity or retain the units for the provision of affordable housing.

If approved by the WHA's Board, upon conversion, which the WHA anticipates completing no later than December 2030, the unit types, bedroom sizes, and number of units in each category will remain the same. Pursuant to PIH Notice 2018-04, the WHA intends to apply for Tenant Protection Vouchers (TPV) for these units and either provide the TPVs to impacted residents to utilize in the private market or subsequently project-base the vouchers to the units to maintain and ensure long term affordability.

Upon successful conversion under RAD and Section 18, WHA's Board may consider closing out its Public Housing program pursuant to PIH Notice 2016-23.

The Authority is also evaluating different funding sources for existing public housing units that may include 1<sup>st</sup> and 2<sup>nd</sup> Increment Replacement Housing Factor (RHF) or DDTF Funds, Low Income Housing Tax Credits (LIHTC), CDBG Funds, and HOME Funds. In addition, the agency may utilize future 1<sup>st</sup> and 2<sup>nd</sup> Increment RHF or DDTF funds capitalized under a Capital Fund Financing Program (CFFP).

The WHA may exercise their option to apply for a Choice Neighborhood Planning Grant, a Choice Neighborhood Implementation Grant and/or the Sustainable Community Grant Program(s) if available for any public housing site as deemed appropriate. Units may be demolished as redevelopment plans are implemented.

The WHA intends to pursue all resources and opportunities to enhance affordable housing for low-income residents within its jurisdiction including RAD, Choice Neighborhoods and any existing and new HUD, State, Local or private initiatives that can be identified in support of our housing efforts.

**SCATTERED SITES (DE001000002, DE001000008, DE001000015, and DE001000026):** The WHA may pursue redevelopment of the scattered site AMPs including conversion, acquisition or submitting a RAD application for remaining units in the scattered site developments. The Authority is also evaluating different funding which include 1<sup>st</sup> and 2<sup>nd</sup> Increment Replacement Housing Factor (RHF) or DDTF Funds, RAD, Low Income Housing Tax Credits (LIHTC), CDBG Funds, and HOME Funds. In addition, the agency may utilize future 1<sup>st</sup> and 2<sup>nd</sup> Increment RHF or DDTF funds capitalized under a Capital Fund Financing Program (CFFP). Vacancy reduction is one of the Authority's primary goals with a major focus on the long-term vacant scattered site units. Strategies to eliminate these long-term vacancies may include demolition of long-term vacant scattered sites units determined to be obsolete and beyond reasonable repair or disposition by sale or auction.

**NORTHEAST (DE001000005):** The WHA was awarded a \$50M Choice Neighborhoods Implementation Grant in July 2023 which will provide almost \$27M in development funding over the next eight (8) years delivering approximately 553 mixed-income rental units including 273 public housing replacement, 97 additional affordable (LIHTC-only), and 183 unrestricted market-

rate units. The new master plan for the target housing site also incorporates homeownership units not funded with Choice funds.

The WHA will continue to work with Pennrose Development Corp., the city, REACH Riverside, Kingswood Community Center, and the Eastlake Charter School for the redevelopment of the Northeast/Riverside Family Development. It is anticipated that the entire project will take 5 – 10 years to complete. HUD has reserved a phased portfolio that includes 297 RAD PBVs for the Riverside Redevelopment Project of which 24 have been converted for Phase 1.

#### **DEMOLITION AND/OR DISPOSITION**

- **Demolition and Disposition Lists:** See attached.
- The WHA plans to reduce its inventory of scattered sites through comprehensive modernization or disposition.
- Public housing units may be demolished as redevelopment plans for any site are implemented.

#### **CONVERSION OF PUBLIC HOUSING**

**Voluntary Conversion:** The WHA will utilize the Portfolio Assessment of its LIPH inventory to determine those targeted for straight conversion from Public Housing to Section 8 Project-Based Vouchers through RAD. The WHA will pursue opportunities made available through HOTMA.

#### **SECTION 32 HOMEOWNERSHIP PROGRAM**

Currently, there are 12 units in the WHA's Section 32 Homeownership Program. These units are available for purchase as a homeownership option to qualified, income-eligible residents in the WHA in accordance with the WHA's Section 32 Homeownership Program.

#### **PROJECT-BASED VOUCHERS**

- One hundred and sixty (160) Project-Based Vouchers are being utilized at The Parkview; one hundred and eighty-eight (188) at Luther Towers; twenty-two (22) at Lincoln Towers; twenty-one (21) at the Village of St. John; two (2) at Inter Neighborhood Community Builders; and 60 at Imani Village.
- The WHA intends to expand its PBV contracts by partnering with agencies working with special needs i.e., HIV AIDS, aging out of foster care, SRO, disabled housing with supportive programs, emergency housing, VASH, etc.
- The Authority plans to request HUD's approval to project-base additional vouchers for use at Madison Gardens, Parkview Apartments, The Pearl Center, a residence for homeless veterans, and at the Northeast/Riverside redevelopment project. The WHA may apply for TPVs in conjunction with the demolition, disposition, and redevelopment of the Northeast/Riverside (old DE001000003 and DE001000005).

**WILMINGTON HOUSING AUTHORITY  
FY 2025 DISPOSITION AND DEMOLITION LIST FOR PROPERTIES IN  
THE CITY OF WILMINGTON, DELAWARE**

<b>Development Number</b>	<b>Building Number</b>	<b>Entrance Number</b>	<b>Unit Number</b>	<b># Bdrms</b>	<b>Address</b>	<b>Zip Code</b>
DE001000002	Entire Development - 180 units				Southbridge Development	19801
DE001000002	0425	001	00150425	2	206 SOUTH HEALD STREET	19801
DE001000002	8313	001	00080313	3	626 S HEALD ST	19801
DE001000005	Entire Development - 273 units				Northeast Development	19802
DE001000006	Crestview Apartments - 149 units				2700 N Market St	19802
DE001000006	Kennedy Apartments - 24 units				2800-2802 Tatnall St	19802
DE001000006	Evans House - 18 units				30 - 34 W 31st St	19802
DE001000007	Baynard Apartments - 100 units				309 W 18th St	19802
DE001000007	1802 West St - 13 units				1802 West St	19802
DE001000011	Herlihy Apartments - 126 units				320 E 5th St	19801
DE001000011	Asbury Gardens - 24 units				201 Poplar St	19801
DE001000011	Compton Towers - 180 units				325 E 5th St	19801
DE001000008	2215	001	00220015	3	1007 E 27TH STREET	19805
DE001000008	0557	001	00150557	3	110 W 20TH STREET	19802
DE001000008	HS01	1	0001	3	1123 E 13th St	19802
DE001000008	HS01	2	0002	3	1125 E 13th St	19802
DE001000008	0438	001	00150438	3	113 WEST 19TH STREET	19802
DE001000008	HS02	2	0004	3	1215 N. Heald St	19802
DE001000008	HS03	1	0005	3	1221 N Heald St	19802
DE001000008	HS03	2	0006	3	1225 N Heald St	19802
DE001000008	2229	001	00220029	3	139 W29TH STREET	19802
DE001000008	0463	001	00150463	3	1709 WEST STREET	19802
DE001000008	2219	001	00220019	3	1825 W 2ND STREET	19805
DE001000008	2231	001	00220031	3	2 W 23RD STREET	19802
DE001000008	0437	001	00150437	4	2003 MONROE STREET	19802
DE001000008	0496	001	00150496	4	2005 MONROE PLACE	19802
DE001000008	0485	001	00150485	3	2009 WEST STREET	19802
DE001000008	0471	001	00150471	5	202 W 23RD STREET	19802
DE001000008	8314	001	00080314	3	203 W 28TH STREET	19802
DE001000008	0492	001	00150492	4	210 W 20TH STREET	19802
DE001000008	2127	001	00210027	4	2108 PINE STREET	19802
DE001000008	2122	001	00210022	4	2109 N SPRUCE STREET	19802
DE001000008	0442	001	00150442	3	211 WEST 18TH STREET	19802
DE001000008	0540	001	00150540	4	215 W 24TH STREET	19802
DE001000008	0455	001	00150455	4	219 W 20TH STREET	19802
DE001000008	0565	001	00150565	4	2205 WEST STREET	19802
DE001000008	2208	001	00220008	3	2206 JESSUP STREET	19802
DE001000008	0498	001	00150498	4	2208 JEFFERSON STREET	19802



**WILMINGTON HOUSING AUTHORITY  
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DE001000008	0491	001	00150491	3	222 W 36TH STREET	19802
DE001000008	0456	001	00150456	4	222 WEST 20TH STREET	19802
DE001000008	0532	001	00150532	4	229 W 17TH ST	19802
DE001000008	0441	001	00150441	4	235 CONCORD AVENUE	19802
DE001000008	0553	001	00150553	3	2402 N MONROE ST	19802
DE001000008	0483	001	00150483	4	2403 MADISON STREET	19806
DE001000008	0555	001	00150555	3	2410 JESSEUP ST	19802
DE001000008	0493	001	00150493	3	2410 MADISON STREET	19802
DE001000008	0479	001	00150479	4	2417 MARKET STREET	19802
DE001000008	0449	001	00150449	4	2420 JEFFERSON STREET	19802
DE001000008	0554	001	00150554	3	2511 MADISON ST	19802
DE001000008	8327	001	00080327	3	2515 N JEFFERSON ST	19802
DE001000008	0443	001	00150443	3	2518 VAN BUREN STREET	19802
DE001000008	0489	001	00150489	3	2520 VAN BUREN STREET	19802
DE001000008	0439	001	00150439	3	2603 WEST STREET	19802
DE001000008	0549	001	00150549	3	2611 MADISON STREET	19802
DE001000008	2101	001	00210001	3	2612 PINE STREET	19802
DE001000008	0434	001	00150434	2	2625 JESSUP STREET	19802
DE001000008	8201	001	00080201	3	27 E 23RD ST	19802
DE001000008	0552	001	00150552	3	2708 CRESTON PLACE	19802
DE001000008	0542	001	00150542	3	2710 CRESTON PL	19802
DE001000008	0486	001	00150486	3	2715 SPEAKMAN PLACE	19802
DE001000008	8263	001	00080263	3	2723 N WEST ST	19802
DE001000008	0473	001	00150473	3	2801 WASHINGTON STREET	19802
DE001000008	2218	001	00220018	3	2803 W 2ND STREET	19805
DE001000008	0495	001	00150495	4	2812 N HARRISON STREET	19802
DE001000008	8325	001	00080325	3	2900 N JEFFERSON	19802
DE001000008	0566	001	00150566	3	2904 JEFFERSON STREET	19802
DE001000008	2210	001	00220010	4	30 E 24TH STREET	19802
DE001000008	8234	001	00080234	2	3000 N WEST STREET 1	19802
DE001000008	8234	001	00080235	2	3000 N WEST STREET 2	19802
DE001000008	0568	001	00150568	4	306 W 20TH STREET	19802
DE001000008	2209	001	00220009	3	31 E 24TH STREET	19802
DE001000008	0550	001	00150550	3	3109 MADISON ST	19802
DE001000008	0531	001	00150531	3	3117 N MADISON STREET	19802
DE001000008	0465	001	00150465	3	3117 WASHINGTON STREET	19802
DE001000008	0556	001	00150556	3	327 W 29TH STREET	19802
DE001000008	0427	001	00150427	3	3624 WASHINGTON STREET	19802
DE001000008	0466	001	00150466	3	3706 WASHINGTON STREET	19802
DE001000008	2214	001	00220014	3	400 E 35TH STREET	19802
DE001000008	0451	001	00150451	3	401 WEST 37TH STREET	19802
DE001000008	0543	001	00150543	3	404 W 14TH ST	19801



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DE001000008	2232	001	00220032	3	404 W 25TH STREET	19802
DE001000008	0500	001	00150500	3	407 W 35TH STREET	19802
DE001000008	0480	001	00150480	4	411 MC CABE AVENUE	19802
DE001000008	0530	001	00150530	3	413 W 29TH ST	19802
DE001000008	0488	001	00150488	3	415 W 29TH STREET	19802
DE001000008	0481	001	00150481	3	426 MC CABE AVENUE	19802
DE001000008	2213	001	00220013	3	427 E 35TH STREET	19802
DE001000008	0436	001	00150436	3	504 WEST 23RD STREET	19802
DE001000008	0548	001	00150548	3	506 W 24TH STREET	19802
DE001000008	0435	001	00150435	3	508 MC CABE AVENUE	19802
DE001000008	8218	001	00080218	3	510 N MONROE ST	19801
DE001000008	0567	001	00150567	3	511 W 22ND STREET	19802
DE001000008	0450	001	00150450	3	514 MC CABE AVENUE	19802
DE001000008	0440	001	00150440	3	515 WREST 37TH STREET	19802
DE001000008	2212	001	00220012	3	518 E 35TH STREET	19802
DE001000008	0452	001	00150452	3	521 WEST 34TH STREET	19802
DE001000008	0569	001	00150569	4	609 W 20TH STREET	19802
DE001000008	0457	001	00150457	5	611 W 20TH STREET	19802
DE001000008	0547	001	00150547	4	611 W 25TH STREET	19802
DE001000008	0497	001	00150497	3	615 W 27TH STREET	19802
DE001000008	2114	001	00210014	3	622 VANDEVER AVENUE	19802
DE001000008	0545	001	00150545	3	702 W 28TH STREET	19802
DE001000008	0461	001	00150461	3	713 W 27TH STREET	19802
DE001000008	0462	001	00150462	3	715 W 27TH STREET	19802
DE001000008	2118	001	00210018	3	810 E 17TH STREET	19802
DE001000008	0558	001	00150558	2	812 E 22ND STREET	19802
DE001000008	2230	001	00220030	3	9 S DUPONT STREET	19805
DE001000008	2125	001	00210025	3	912 E 28TH STREET	19802
DE001000015	8341	001	00080341	3	1010 KIRKWOOD STREET	19801
DE001000015	0403	001	00150403	3	1014 PINE STREET	19801
DE001000015	8300	001	00080300	3	1016 READ ST	19801
DE001000015	8249	001	00080249	2	1026 PLEASANT ST	19805
DE001000015	0474	001	00150474	4	1026 READ STREET	19005
DE001000015	0477	001	00150477	3	107 N RODNEY STREET	19805
DE001000015	0418	001	00150418	2	1102 LANCASTER AVENUE	19805
DE001000015	2216	001	00220016	4	1104 W 5TH STREET	19802
DE001000015	0476	001	00150476	3	1108 POPLAR STREET	19802
DE001000015	2203	001	00220003	2	1114 READ STREET	19805
DE001000015	2204	001	00220004	2	1116 READ STREET	19805
DE001000015	0470	001	00150470	3	1122 READ STREET	19802
DE001000015	8339	001	00080339	2	1124 CONRAD STREET	19805

**WILMINGTON HOUSING AUTHORITY**  
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DE001000015	8340	001	00080340	2	1126 CONRAD STREET	19805
DE001000015	8231	001	00080231	2	1126 PLEASANT STREET	19805
DE001000015	8236	001	00080236	3	1129 LANCASTER AVE	19805
DE001000015	8255	001	00080255	3	1205 CONRAD ST	19805
DE001000015	8246	001	00080246	3	1213 CONRAD ST	19805
DE001000015	8202	001	00080202	2	1214 W 3RD STREET	19805
DE001000015	8206	001	00080206	1	1224 LANCASTER AVE	19805
DE001000015	0484	001	00150484	3	1318 N DUPONT STREET	19802
DE001000015	0584	001	00150584	3	1318 W 4TH STREET	19801
DE001000015	0475	001	00150475	5	1329 WALNUT STREET	19802
DE001000015	2207	001	00220007	4	1406 W 3RD STREET	19805
DE001000015	0562	001	00150562	4	1506 W 7TH STREET	19805
DE001000015	8272	001	00080272	3	1627 W 4TH ST	19805
DE001000015	0430	001	00150430	3	1834 N UNION STREET	19806
DE001000015	8237	001	00080237	3	1905 W 8TH ST	19805
DE001000015	2202	001	00220002	3	202 N LINCOLN STREET	19805
DE001000015	0453	001	00150453	3	203 S CONNELL STREET	19805
DE001000015	8215	001	00080215	4	207 N FRANKLIN ST	19805
DE001000015	8329	001	00080329	3	209 N RODNEY ST	19805
DE001000015	8304	001	00080304	3	238 N FRANKLIN ST	19805
DE001000015	0429	001	00150429	4	238 RODNEY STREET	19805
DE001000015	0472	001	00150472	3	2402 W 6TH STREET	19802
DE001000015	0482	001	00150482	3	2404 W 6TH STREET	19802
DE001000015	2201	001	00220001	3	2805 W 3RD STREET	19805
DE001000015	0541	001	00150541	4	2807 N HARRISON ST	19802
DE001000015	0414	001	00150414	3	300 SOUTH BROOM STREET	19805
DE001000015	0444	001	00150444	2	307 KENNEBEC STREET	19801
DE001000015	0445	001	00150445	2	309 KENNEBEC STREET	19801
DE001000015	0446	001	00150446	2	311 KENNEBEC STREET	19801
DE001000015	8338	001	00080338	3	311 N FRANKLIN ST	19805
DE001000015	0447	001	00150447	2	313 KENNEBEC STREET	19801
DE001000015	0448	001	00150448	2	315 KENNEBEC STREET	19801
DE001000015	0458	001	00150458	3	320 E 10TH STREET	19802
DE001000015	8294	001	00080294	4	324 E 10TH STREET	19801
DE001000015	0428	001	00150428	3	400 S JACKSON STREET	19805
DE001000015	8232	001	00080232	3	407 N VAN BUREN ST	19805
DE001000015	8343	001	00080343	2	407 SHEARMAN ST	19801
DE001000015	8266	001	00080266	2	413 N JEFFERSON ST 1	19801
DE001000015	8266	001	00080267	2	413 N JEFFERSON ST 2	19801
DE001000015	0405	001	00150405	3	500 SHERMAN STREET	19801
DE001000015	8348	001	00080348	3	502 SHEARMAN ST	19801
DE001000015	8257	001	00080257	3	503 SHEARMAN ST	19801

**WILMINGTON HOUSING AUTHORITY  
FY 2025 DISPOSITION AND DEMOLITION LIST FOR PROPERTIES IN  
THE CITY OF WILMINGTON, DELAWARE**

<b>Development Number</b>	<b>Building Number</b>	<b>Entrance Number</b>	<b>Unit Number</b>	<b># Bdrms</b>	<b>Address</b>	<b>Zip Code</b>
DE001000015	8265	001	00080265	6	503 W 6TH ST	19801
DE001000015	8349	001	00080349	3	504 SHEARMAN ST	19801
DE001000015	8264	001	00080264	8	505 W 6TH ST	19801
DE001000015	8350	001	00080350	3	506 SHEARMAN STREET	19801
DE001000015	8258	001	00080258	2	509 SHEARMAN ST	19801
DE001000015	0406	001	00150406	3	511 SHEARMAN STREET	19801
DE001000015	8330	001	00080330	2	511 W 7TH STREET 1	19801
DE001000015	8330	001	00080331	2	511 W 7TH STREET 2	19801
DE001000015	8330	001	00080355	2	511 W 7TH STREET 3	19801
DE001000015	8219	001	00080219	3	512 N MONROE	19801
DE001000015	8259	001	00080259	3	513 SHEARMAN ST	19801
DE001000015	8220	001	00080220	3	514 N MONROE ST	19801
DE001000015	8221	001	00080221	3	516 N MONROE ST	19801
DE001000015	0433	001	00150433	3	516 S FRANKLIN STREET	19805
DE001000015	8222	001	00080222	3	518 N MONROE ST	19801
DE001000015	8282	001	00080282	2	523 W 7TH ST 1	19801
DE001000015	8282	001	00080283	2	523 W 7TH ST 2	19801
DE001000015	8284	001	00080284	2	525 W 7TH ST 1	19801
DE001000015	8284	001	00080285	2	525 W 7TH ST 2	19801
DE001000015	2104	001	00210004	5	601 N HARRISON STREET	19805
DE001000015	8288	001	00080288	1	602 W 8TH ST 1	19801
DE001000015	8288	001	00080289	1	602 W 8TH ST 2	19801
DE001000015	2105	001	00210005	5	603 N HARRISON STREET	19805
DE001000015	8261	001	00080261	4	607 W 5TH STREET	19801
DE001000015	8323	001	00080323	4	618 W 6TH STREET	19801
DE001000015	8217	001	00080217	3	620 W 6TH STREET	19801
DE001000015	8244	001	00080244	3	622 W 6TH ST	19801
DE001000015	8342	001	00080342	4	624 N MADISON ST	19801
DE001000015	8224	001	00080224	3	625 W 5TH ST	19801
DE001000015	8334	001	00080334	3	625 W 7TH STREET	19801
DE001000015	2106	001	00210006	4	626 N HARRISON STREET	19805
DE001000015	0402	001	00150402	5	626 WEST 9TH STREET	19801
DE001000015	2107	001	00210007	3	628 N HARRISON STREET	19805
DE001000015	8203	001	00080203	4	628 WEST 5TH STREET	19801
DE001000015	0546	001	00150546	4	7 S CLAYTON STREET	19805
DE001000015	2225	001	00220025	5	705 N JACKSON STREET	19805
DE001000015	8308	001	00080308	4	707 N JEFFERSON ST	19801
DE001000015	0468	001	00150468	4	719 N RODNEY STREET	19802
DE001000015	2224	001	00220024	3	725 E 7TH STREET	19801
DE001000015	8223	001	00080223	3	805 N MONROE ST	19801
DE001000015	8253	001	00080253	4	805 W 6TH ST	19801
DE001000015	2220	001	00220020	3	811 LOMBARD STREET	19801

**WILMINGTON HOUSING AUTHORITY  
 FY 2025 DISPOSITION AND DEMOLITION LIST FOR PROPERTIES IN  
 THE CITY OF WILMINGTON, DELAWARE**

<b>Development Number</b>	<b>Building Number</b>	<b>Entrance Number</b>	<b>Unit Number</b>	<b># Bdrms</b>	<b>Address</b>	<b>Zip Code</b>
DE001000015	0478	001	00150478	4	812 W 6TH STREET	19801
DE001000015	8302	001	00080302	4	814 N MADISON ST	19801
DE001000015	8233	001	00080233	6	815 W 9TH ST	19801
DE001000015	8297	001	00080297	3	824 N SPRUCE ST	19801
DE001000015	8279	001	00080279	3	831 W 5TH ST	19801
DE001000015	0431	001	00150431	4	833 WEST 4TH STREET	19801
DE001000015	8301	001	00080301	3	835 MORROW ST	19801
DE001000015	8214	001	00080214	4	853 N CHURCH ST	19801
DE001000015	8213	001	00080213	3	855 N CHURCH ST	19801
DE001000015	0432	001	00150432	4	903 PINE STREET	19802
DE001000015	8298	001	00080298	2	904 CLIFFORD BROWN WALK	19801
DE001000024	New Village of Eastlake - 71 units					19802
DE001000026	SS01	001	00260002	2	202-C 30th Street	19802
DE001000026	EC4	001	00260013	3	2207 Eastlake Court	19802
DE001000026	EC6	001	00260015	3	2211 Eastlake Court	19802
DE001000026	EC10	001	00260019	3	2219 Eastlake Court	19802



**WILMINGTON HOUSING AUTHORITY**  
**SCHEDULE OF FLAT RATE CHARGES**  
**4/1/2025**

DESCRIPTION	COST
1. Yard Citation	
a) First Time	\$ 50.00
b) Second Time	\$ 75.00
c) Third Time	\$ 100.00
2. Lock Out	
a) Charge during normal working hours	\$ 50.00
b) Charge during nights and weekends	\$ 100.00
3. Replacement Keys	
a) Building Access Keys	\$ 25.00
4. Burning candles and incense	\$ 100.00
5. Inattentive/Unattended Cooking	\$ 100.00
a) Use of Space heaters and ovens for heat when no one home	\$100.00
6. Toilet, tub and facebowl stop ups during normal working hours	\$50.00
7. Not Reporting Needed Repairs	\$ 100.00
8. Not Reporting an Infestation	
a) First Time	\$ 50.00
b) Second Time	\$ 75.00
c) Third Time	\$ 100.00
9. Not Ready for Infestation Treatment	
a) First Time	\$ 100.00
b) Second Time	\$ 125.00
c) Third Time	\$ 150.00
10. Improperly Disposing of Bedbug Infested Furniture, Items	\$ 50.00
11. 3rd bedbug treatment in a 12 month period	\$250.00
12. a)Tampers with, damages, or removes any fire or safety device	\$ 100.00
b)Uses a fire escape for other than its intended purpose	\$100.00
13. Breach of Building Entrance Doors (High-Rise and Mid-Rise)	\$100.00
14. Failure to adhere to evacuation procedures	
or show any form of resistance during emergency evacuations	\$ 100.00
15. Pet Waste Removal Charge	\$ 100.00
14. Trash Cans <span style="float: right;"><b>DELETE</b></span>	\$ 54.14
16. Public Urination/Defecation	\$150.00
17. Improper Trash disposal (High Rises and Mid Rises)	\$ 50.00
18. Move-Out	
a) Clean Stove	\$ 25.00
b) Clean Refrigerator	\$ 25.00
c) Clean Floors	
Efficiency and 1 bedroom units	\$ 25.00
2, 3, and 4 bedroom units	\$ 50.00
d) Paint Color Altered (charge is per room)	\$ 100.00