



DELAWARE COUNTY, OHIO

2025–2029

DRAFT CONSOLIDATED PLAN

**COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM**

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Delaware County has been designated as a **federal entitlement community** under the **U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program**. This designation allows the County to receive annual federal funding to address local needs related to public infrastructure, facilities, community services, and neighborhood improvements that primarily benefit low- and moderate-income residents.

As an entitlement community, Delaware County is required to prepare a **Five-Year Consolidated Plan** to guide the strategic use of CDBG funds and ensure alignment with HUD's national objectives of providing decent housing, creating suitable living environments, and expanding economic opportunity. This plan covers the period from **Program Year (PY) 2025 through PY 2029 (October 1, 2025, through September 30, 2030)** and will be submitted to HUD for approval by **August 16, 2025**.

Because this is the County's first year administering the CDBG program, this Consolidated Plan establishes the foundation for program structure, intergovernmental coordination, and community engagement. Future annual action plans will build upon this framework as the County continues to identify and implement projects that respond to evolving community development priorities across Delaware County.

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

The Strategic Plan sections of this Consolidated Plan establish Delaware County's roadmap for addressing priority community development needs over the next five years through the targeted use of Community Development Block Grant (CDBG) funds. Based on the Needs Assessment and community input, the Plan identifies key objectives aimed at improving public infrastructure and facilities, supporting stable and livable neighborhoods, promoting economic opportunity, and ensuring effective program administration.

Over the five-year planning period, CDBG investments will focus primarily on public infrastructure and facility improvements that enhance health, safety, accessibility, and quality of life for low- and moderate-income residents. Anticipated outcomes include improved condition and functionality of critical infrastructure, expanded access to public and recreational facilities, and strengthened capacity of local jurisdictions to meet community needs.

The Plan also recognizes the County's limited role in direct housing assistance due to the absence of HOME funding. As such, housing-related objectives emphasize indirect support for housing stability through neighborhood improvements, accessibility upgrades, and coordination with housing partners rather than direct housing production or rehabilitation. Economic development and public service activities will be supported as program capacity grows, with outcomes focused on expanding access to services, workforce readiness, and community-based support systems.

Because this is Delaware County's first Consolidated Plan as an entitlement community, outcomes in the early years will also include the establishment of sound administrative systems, consistent compliance with HUD requirements, and meaningful engagement with participating jurisdictions and stakeholders. Together, these objectives and outcomes provide a flexible but focused framework that can evolve over time to respond to emerging needs and opportunities across the County.

3. Evaluation of past performance

PY 2025 will be Delaware County's first year as an Urban County entitlement community. As such, there is no past performance to evaluate.

4. Summary of citizen participation process and consultation process

All comments will be accepted in accordance with Delaware County's Citizen Participation Plan and complaints process.

5. Summary of public comments

This section will be updated at the completion of the public Comment period.

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

This section will be updated at the completion of the public Comment period.

7. Summary

This plan outlines Delaware County's strategic goals for the use of Community Development Block Grant (CDBG) funds over the next five years.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	DELAWARE COUNTY	Department of Finance
CDBG Administrator	DELAWARE COUNTY	Department of Finance

Table 1 – Responsible Agencies

Narrative

The Delaware County Finance Department serves as the lead agency responsible for the administration, oversight, and coordination of the Community Development Block Grant (CDBG) program. As a newly designated Urban County entitlement, Delaware County is establishing the administrative systems, partnerships, and compliance procedures necessary to manage HUD-funded activities effectively and ensure that federal requirements are met.

The Finance Department will oversee all aspects of program management, including financial administration, contracting, environmental review coordination, monitoring, reporting in HUD's Integrated Disbursement and Information System (IDIS), and compliance with 24 CFR Part 570. The Department will also coordinate across County divisions and local partners to support project implementation and accountability.

Participating Jurisdictions: As of 2025, Four local jurisdictions have opted into Delaware County's Urban County program:

- Orange Township
- Village of Ostrander
- City of Powell
- Village of Shawnee Hills

These participating jurisdictions will work closely with the County to identify local priorities and potential CDBG-eligible projects. Their staff, typically from public works, planning, or engineering, will coordinate with the County Finance Department to provide project details, secure matching funds where applicable, and ensure timely project completion

Institutional Partners:

The County's institutional delivery structure includes collaboration with:

- Delaware County Engineer's Office – for roadway, bridge, and drainage improvements.
- Delaware County Regional Sewer District – for sewer and water infrastructure projects.
- Preservation Parks of Delaware County – for public facilities and recreation improvements.
- Delaware County Regional Planning Commission (DCRPC) – for technical support, data analysis, and consistency with local and regional plans.
- Nonprofit service providers and community organizations – for public services, accessibility upgrades, and clearance/demolition activities.

Consolidated Plan Public Contact Information

The County will ensure public engagement through outreach events, surveys, and partnerships with local jurisdictions to promote community awareness of CDBG-funded projects and gather feedback on needs and priorities.

For questions or comments regarding the Delaware County Consolidated Plan or the Community Development Block Grant (CDBG) Program, please contact:

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

1. Introduction

Delaware County's consultation process was designed to build strong working relationships among local governments, public agencies, nonprofit organizations, and community stakeholders engaged in housing, infrastructure, and community development. As a newly designated Urban County entitlement, the County prioritized outreach that would help establish the foundation for ongoing collaboration, identify shared priorities, and ensure that early investments under the Community Development Block Grant (CDBG) program respond to local needs and opportunities.

The Delaware County Finance Department, as the lead agency, coordinated all consultation and engagement activities with assistance from the Delaware County Regional Planning Commission and Civic Uplift, LLC. The County reached out to participating jurisdictions, regional partners, and service providers to obtain input on community priorities, gaps in service delivery, and opportunities to leverage federal resources.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Delaware County recognizes that successful community development requires strong coordination among housing providers, health agencies, and human service organizations. As a newly designated Community Development Block Grant (CDBG) entitlement, the County is building partnerships that will improve communication and alignment between these entities to address the interconnected needs of residents.

The Delaware Metropolitan Housing Authority (DMHA) administers public and assisted housing within the county. Regular consultation with DMHA ensures that investments in public infrastructure and community facilities complement local housing priorities and improve access to essential services. The County engages with a network of public and nonprofit service providers that support residents experiencing housing instability, health challenges, or barriers to self-sufficiency. These include:

- Delaware Public Health District – to align community investments with public health and environmental health priorities.
- Delaware-Morrow Mental Health and Recovery Services Board – to connect residents to mental health and substance use recovery programs.
- SourcePoint – to coordinate services and accessibility improvements for older adults.
- Family Promise of Delaware County, Andrews House, and People In Need, Inc. – to support residents experiencing homelessness or financial hardship.

- United Way of Delaware County – to enhance community coordination and resource referral through its Family Resource Center and Strengthening Families initiatives.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Delaware County is part of the Ohio Balance of State Continuum of Care (BoSCoC), which is administered by the Coalition on Homelessness and Housing in Ohio (COHHIO). The Balance of State CoC covers 80 rural and suburban counties throughout Ohio, coordinating funding, data collection, and strategic planning to prevent and end homelessness. Delaware County works closely with COHHIO and local service providers to ensure that the needs of persons experiencing homelessness or at risk of homelessness are represented within regional planning and resource allocation processes.

Local coordination is facilitated through Delaware County's network of service agencies, including Family Promise of Delaware County, People In Need, Inc., Andrews House, and Turning Point, all of which provide outreach, emergency shelter, and supportive services for residents in crisis. The County also collaborates with the Delaware-Morrow Mental Health and Recovery Services Board to support individuals experiencing homelessness with behavioral health or substance use needs, and with United Way of Delaware County to connect families to case management and resource navigation through the Strengthening Families and Family Resource Center programs.

Efforts to address homelessness emphasize early intervention and prevention, particularly for populations identified as high priority under HUD's strategic goals—chronically homeless individuals, families with children, veterans, unaccompanied youth, and persons fleeing domestic violence. Through coordination with COHHIO's regional planning framework, Delaware County agencies participate in the Homeless Management Information System (HMIS), Coordinated Entry, and Point-in-Time (PIT) count processes to collect data, identify service gaps, and align with state and federal initiatives.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

At this time, COHHIO coordinates directly with local shelter and service providers within Delaware County, such as Family Promise of Delaware County, Turning Point, and People In Need, Inc., to ensure compliance with ESG program requirements and to evaluate outcomes related to homelessness prevention, emergency shelter, and rapid re-housing activities.

Because Delaware County does not receive ESG funding directly, its role in the consultation process is primarily supportive and collaborative.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Delaware County developed this Consolidated Plan through a coordinated consultation process that engaged public agencies, nonprofit organizations, social service providers, housing partners, local jurisdictions, and community stakeholders. Because this marks the County's first year as a Community Development Block Grant (CDBG) entitlement community, outreach efforts focused on building awareness of the program, establishing relationships with potential partners, and gathering input to identify priority community development needs.

The County consulted with local jurisdictions, including participating towns, villages, and townships, to understand current infrastructure, facility, and service needs and to discuss potential projects eligible for CDBG funding. These consultations emphasized public infrastructure, public facilities, and services that benefit low- and moderate-income residents, consistent with the County's program priorities.

Consultation also included housing and homeless service providers, such as the Delaware Metropolitan Housing Authority (DMHA), which administers the Housing Choice Voucher program within the County. Discussions focused on housing affordability trends, service coordination, accessibility needs, and the indirect role CDBG can play in supporting housing stability through neighborhood and infrastructure improvements. The County further coordinated with organizations serving individuals with disabilities, older adults, and persons with behavioral health needs, including the Delaware-Morrow Mental Health and Recovery Services Board and the Delaware County Board of Developmental Disabilities.

Social service agencies and nonprofit organizations were engaged to identify community service gaps and priority needs affecting low- and moderate-income populations. Partners such as United Way of Delaware County, Family Promise of Delaware County, Turning Point, SourcePoint, and other community-based organizations provided insight into resident needs related to basic services, transportation, accessibility, and economic stability.

Public input was gathered through a combination of focus groups, stakeholder interviews, public meetings, and surveys, allowing residents and service providers to share perspectives on community conditions, unmet needs, and potential CDBG-eligible solutions. Feedback from these consultations was used to inform the Needs Assessment, Priority Needs, and Strategic Plan sections of this Consolidated Plan.

Through ongoing consultation and coordination, Delaware County will continue to strengthen partnerships with public agencies, housing providers, and service organizations to ensure that CDBG resources are used effectively and remain responsive to evolving community development priorities.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Family Promise - Delaware
	Agency/Group/Organization Type	Homelessness
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

No specific agency types were not consulted as part of the Consolidated Planning Process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Cohhio	

Table 3 – Other local / regional / federal planning efforts

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

Delaware County recognizes that effective implementation of the Consolidated Plan depends on strong coordination among multiple levels of government and regional partners. As a newly designated Urban County entitlement, Delaware County is building cooperative relationships with the State of Ohio, adjacent local governments, and regional planning organizations to ensure that Community Development Block Grant (CDBG) investments complement other federal, state, and local initiatives.

Narrative (optional):

Through consultation with local jurisdictions, public agencies, regional partners, and community organizations, Delaware County identified shared priorities and established the relationships necessary to successfully launch its new Community Development Block Grant (CDBG) program. The consultation process emphasized collaboration across housing, infrastructure, public service, and economic development sectors, ensuring that the County's Consolidated Plan reflects both local needs and regional strategies. Moving forward, Delaware County will continue to strengthen coordination with its partners, maintain open communication with service providers and residents, and use ongoing consultation to guide project selection and program implementation throughout the Consolidated Plan period.

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

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

Delaware County's citizen participation process established a strong foundation for ongoing community engagement under the new Urban County CDBG program. Through outreach to local jurisdictions, stakeholder interviews, and public input events, the County gathered meaningful feedback on community needs and priorities. These efforts will continue throughout the Consolidated Plan period, ensuring that residents, local governments, and service providers have regular opportunities to shape funding decisions and monitor progress.

For the development of the 2025-2030 Consolidated Plan and the FY 2025 Annual Action Plan, Delaware County and Civic Uplift engaged citizens in a variety of ways, including focus groups, public meetings, a community survey, and pop-ups at community events. Civic Uplift held two in person focus groups at the United Way of Delaware County. Session #1 was on November 2, 2025 from 2:00 pm to 3:00 pm. Session #2 was on November 20, 2025 from 11:00 am to 12:00 pm. Civic Uplift held two community feedback popups during two community events where they captured feedback from residents and children. Popup #1 was on October 18, 2025, from 11:00 am to 1:00 pm at the Sunbury Library during the United Way of Delaware County Halloween County Costume Giveaway. Popup #2 was on October 26, 2025, from 3:30 pm to 6:30 pm at Seldom Seen Park during the Powell Trunk or Treat.

Delaware County posted a survey on its website, social media pages, and distributed it through its email lists to solicit citizen input on housing and community needs. The County used the input it received via these various citizen participation methods to identify and evaluate County goals and objectives to determine FY 2025 funding allocations and priorities.

A complete summary of Citizen participation, including public hearing and public meeting minutes, attendance sheets, citizen comments received, and survey results are included in the Citizen Participation Appendix attached to this document.

Additional Information on the Citizen Participation Process is covered in Attachment B.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Non-targeted/broad community			All comments were accepted	
2	Focus Groups	Service Providers		Focus group participants suggested uses for CDBG and HOME funds to increase access to affordable housing, accessible transportation, and resources. See summary in Appendix.	All comments were accepted	
3	Focus Group?	“ “		“ “ See summary in Appendix.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Community Feedback Pop Up	Children and Families		Attendees shared their recreation and park-related needs. See summary in Appendix.	All comments were accepted	
4	Community Pop Up	Children and Families		“ “ See summary in Appendix.	“ “	
5	Stakeholder Interviews	Service Providers and Local Jurisdictions		Attendees shared what the residents they serve need and what additional resources and support they need to provide those services. See summary in Appendix.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The housing needs assessment provides an overview of current housing conditions and trends in Delaware County, identifying the types of housing challenges that may affect residents, particularly those with low and moderate incomes. Although Delaware County does not administer HOME funds, an understanding of local housing dynamics helps inform how CDBG resources can complement regional housing efforts and improve neighborhood conditions through infrastructure, facility, and community development investments.

Delaware County is one of the fastest-growing counties in Ohio, with sustained population growth over the past decade and a high demand for new housing. The 2025 Housing Study found that the County's housing market is characterized by a predominance of single-family homes, rising construction costs, and limited smaller or moderately priced housing options. The growing population of older adults, younger families, and essential workers has created demand for diverse housing types, including townhomes, apartments, and accessory dwelling units, that are currently underrepresented in the local housing inventory.

While overall household incomes in Delaware County remain above state and regional averages, the cost of housing has increased more quickly than wages for many workers in the retail, service, and healthcare sectors. As a result, some households, particularly renters, single-parent families, and seniors on fixed incomes, face rising cost burdens and limited access to affordable, quality housing.

Key Findings

- The supply of affordable housing is limited relative to demand, especially for households below 80% AMI.
- The majority of new residential development has focused on higher-cost single-family housing.
- Infrastructure and utility capacity improvements are needed to support future affordable and workforce housing.
- Regional coordination will be critical to addressing housing diversity and affordability as the County continues to grow.

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

Summary of Housing Needs

Delaware County's housing needs reflect both its rapid growth and the pressures that come with being one of the fastest-growing areas in Ohio. As the County continues to attract new residents and development, housing costs have risen, and the needs of low- and moderate-income (LMI) households have become increasingly complex. While many residents enjoy high-quality housing and strong neighborhoods, others face challenges in finding safe, affordable, and accessible homes close to jobs, services, and transportation. This section provides an overview of housing needs across the County, drawing on HUD Comprehensive Housing Affordability Strategy (CHAS) data, local plans, and stakeholder input to identify where gaps and pressures exist.

Demographics	Base Year: 2010	Most Recent Year: 2022	% Change
Population	174,214	216,074	24%
Households	62,760	78,456	25%
Median Income	\$87,908.00	\$123,995.00	41%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

Delaware County Fair Housing Analysis of Impediments

2024 - 2028 Analysis of Impediments.

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,345	4,105	8,150	5,475	54,470
Small Family Households	0	0	0	0	
Large Family Households	0	0	0	0	

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	0	0	0	0	
Household contains at least one person age 75 or older	0	0	0	0	
Households with one or more children 6 years old or younger	0	0	0	0	

Table 6 - Total Households Table

Alternate Data Source Name:
HUD CHAS data 2017 - 2021

Data Source Comments:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	11,115	2,615	2,000	0	15,730	51,315	5,655	3,500	0	60,470
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	0	0	0	0	0	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	>80-1 00% AMI	Total	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	>80-1 00% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	0	0	0	0	0	0	0	0	0	0
Zero/negative Income (and none of the above problems)	0	0	0	0	0	0	0	0	0	0

Table 7 – Housing Problems Table

Data Source
Comments:

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

	Renter					Owner				
	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	>80-10 0% AMI	Total	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	>80-10 0% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,660	1,410	1,250	350	4,670	1,720	1,425	2,405	1,120	6,670
Having none of four housing problems	530	470	1,690	1,225	3,915	435	800	2,805	2,770	6,810

	Renter					Owner				
	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	>80-10 0% AMI	Total	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	>80-10 0% AMI	Total
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Alternate Data Source Name:
HUD CHAS data 2017 - 2021

Data Source
Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50 % AMI	>50-80 % AMI	Total	0-30% AMI	>30-50 % AMI	>50-80 % AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	0	0	0	0	0	0
Large Related	0	0	0	0	0	0	0	0
Elderly	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0

Table 9 – Cost Burden > 30%

Data Source
Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50 % AMI	>50-80 % AMI	Total	0-30% AMI	>30-50 % AMI	>50-80 % AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	0	0	0	0	0	0
Large Related	0	0	0	0	0	0	0	0
Elderly	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0

Table 10 – Cost Burden > 50%

Data Source
Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	0	0	0	0	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data Source
Comments:

	Renter				Owner			
	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	Total	0-30% AMI	>30-5 0% AMI	>50-8 0% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

Single person households represent an increasingly significant portion of Delaware County’s population and housing market. This trend reflects both demographic change and the county’s rapid population growth. Many of these individuals are seniors, people with disabilities, or working-age adults with limited or moderate incomes. The Fair Housing Analysis (2024) identifies several key needs relevant to single person households. Rising rental costs and limited availability of affordable units have placed greater strain on residents living alone, particularly renters who rely on a single income. Cost burden among renter households has increased since 2010, while homeowners have seen modest relief. In 2022, over 5,300 renter households in Delaware County spent more than 30% of their income on housing—an increase of roughly one-third since 2010. For elderly and disabled residents living alone, accessibility and affordability remain major barriers. The FHAI notes that the city and county together have more than 5,000 residents with disabilities, including more than 1,700 who are age 65 or older, underscoring the need for accessible, independent housing options and tenant-based rental assistance. Many seniors who own their homes face rising property taxes and maintenance costs that threaten housing stability. Delaware County’s 81% homeownership rate reflects overall affluence, but renters, who are more likely to live alone and have lower incomes, are experiencing increasing hardship. Newer housing construction tends to focus on larger, higher-cost single-family homes, offering few affordable, smaller units suitable for one-person households. In summary, the single person households most in need of assistance include: Elderly residents living alone in older or inaccessible homes who struggle with repairs, property taxes, and fixed incomes. Individuals with disabilities who require accessible, affordable housing close to services. Low-income renters and service workers who are increasingly priced out of the local market. Programs that provide tenant-based rental assistance, home modification, and development of smaller affordable units will be critical to meeting the needs of this population over the next five years.

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

Families with children face distinct housing challenges in Delaware County, particularly as housing costs continue to rise faster than local wages. The 2024 Fair Housing Analysis notes that Delaware County has one of the highest median home values in Ohio—approximately \$393,000—making homeownership difficult for moderate-income families. Renters are similarly affected, with median rents increasing by nearly 70% since 2010. Larger families are especially constrained by limited availability of rental units with three or more bedrooms. FHA survey responses specifically highlighted “the lack of three-bedroom units” and affordability issues for “single mothers or families with a lot of kids,” noting that many landlords impose income requirements such as earning three times the monthly rent. These barriers make it difficult for households with children—especially single-parent families—to find stable housing. The County’s poverty data shows that the number of families in poverty increased from 1,068 in 2010 to 1,762 in 2022, even as the county’s population grew and incomes rose overall. This indicates that family households with lower incomes are increasingly excluded from the local housing market. Many rely on nonprofit or faith-based providers for emergency assistance and depend on limited rental assistance resources, as the FHA found that only eight landlords countywide accept Housing Choice Vouchers. Families with children are also impacted by Delaware County’s spatial patterns of development. New housing construction tends to favor single-family detached homes priced for higher-income buyers, while affordable multifamily and mixed-income options remain limited. This constrains housing choices for families who need both affordability and proximity to schools, employment centers, and services. In summary, families in need of housing assistance include: Single-parent households, particularly mothers, who face high rent-to-income requirements and limited unit availability, seeking three-bedroom or larger rental housing at affordable prices. Working families earning below 80% of Area Median Income who struggle to compete in the private housing market. Expanding the supply of family-sized affordable rental units, reducing voucher discrimination, and supporting down payment and home repair programs can help address these needs over the next five years.

What are the most common housing problems?

The most widespread housing problems in Delaware County include high housing costs relative to income, limited affordable rental options, and a lack of smaller, accessible units for seniors and individuals with disabilities. Many lower-income renters pay a significant share of their income for rent and utilities, leaving little left over for other essentials. Homeowners, particularly those on fixed incomes, may struggle with rising property taxes, maintenance costs, or accessibility improvements needed to age in place. While severe overcrowding and substandard conditions are less common than in older urban areas, some lower-cost homes, especially older single-family or manufactured housing, require repairs or energy-efficiency upgrades. Stakeholders also note that long commutes and limited transportation options can compound affordability issues by increasing overall household expenses. Among renters, the predominant issues are cost burden and limited availability of affordable units. Renters earning below 80% of area median income frequently pay more than 30% of their income

toward housing, and those at the lowest income levels often spend more than half. For homeowners, housing problems tend to involve maintenance, repairs, or accessibility needs rather than affordability. However, cost burden is increasing among low- and moderate-income owners as property taxes, insurance, and utilities rise. There are also fewer entry-level homes available for first-time buyers, as prices have escalated faster than wages.

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

Housing challenges are most acute among renter households, seniors on fixed incomes, single-parent families, and people with disabilities. Lower-income renters face the greatest cost burdens, especially those earning less than 50% of area median income. Seniors often encounter barriers related to home accessibility and affordability, while individuals with disabilities face limited options that meet both physical and financial needs. Certain workers in service, retail, and public-sector jobs struggle to find housing they can afford within the County. As a result, some commute long distances from more affordable areas, which affects both quality of life and workforce stability.

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

In Delaware County, extremely low income households—those earning below 30 percent of area median income—face some of the greatest housing instability. Many of these households are currently housed but remain one unexpected expense away from losing their housing. Rising rents, limited affordable units, and a shortage of landlords who accept housing vouchers all contribute to this vulnerability. The Delaware Metropolitan Housing Authority manages a limited number of Housing Choice Vouchers, with a waiting list that far exceeds available assistance. Families relying on one income or facing employment instability are particularly at risk, as many landlords require tenants to earn three times the monthly rent. Single parent families, especially those headed by women, are disproportionately affected. Local service providers report that households facing eviction or utility shutoffs often turn to nonprofit organizations for emergency assistance. Agencies such as People In Need, Helpline, and the Salvation Army provide rent and utility aid, temporary shelter, and referrals to longer term housing resources. Many at-risk households are employed but earn too little to meet Delaware County's high housing costs, leaving them vulnerable to homelessness following even short term income loss or unexpected expenses. Families who receive rapid re-housing assistance continue to face challenges once short term rental support ends. Many struggle to maintain their housing due to rent increases, limited affordable units, and barriers such as transportation or childcare costs that affect employment stability. Without ongoing support, these households risk returning to homelessness. The primary needs for these households include expanded rental and utility assistance to prevent eviction, stronger partnerships with landlords to increase housing options, and more affordable family sized rental units. Additionally, access

to supportive services such as job training, childcare, transportation, and financial counseling is essential to helping families sustain stable housing after re-housing programs end. Delaware County's rapidly rising housing costs and limited safety net mean that even modest economic disruptions can push vulnerable families into homelessness. A coordinated system that combines prevention, stabilization, and long term support will be critical to reducing housing insecurity for low income residents.

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

For purposes of this Consolidated Plan, households at risk of homelessness are defined as individuals or families currently housed but facing conditions likely to lead to loss of housing within the next 30 to 60 days without intervention. This includes extremely low-income renters paying more than 50 percent of income toward housing costs, households with recent eviction filings, and families relying on short-term rental or utility assistance to maintain housing stability. The County's estimates of at-risk households are based on data from the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS, 2018–2022) U.S. Census Bureau's American Community Survey (ACS, 2018–2022), and local insights from the Delaware County Fair Housing Analysis (2024). These sources identify households by income level, tenure, cost burden, and overcrowding, which together serve as indicators of housing instability. Operationally, the County considers the following groups "at risk": Renters earning less than 30 percent of AMI who are severely cost-burdened (paying over 50 percent of income for rent). Households with recent eviction notices or landlord non-renewal. Households receiving temporary assistance through agencies such as People In Need, Helpline, or the Salvation Army. Families exiting rapid re-housing programs within the past year. To develop the estimates, CHAS data were analyzed to determine the number of ELI renter households with severe cost burden. These figures were supplemented by local program data on homelessness prevention and rapid re-housing assistance, as reported through the local Continuum of Care. This combined methodology provides a conservative estimate of the population most at imminent risk of becoming homeless in Delaware County.

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

Delaware County's overall homeless population is smaller than in larger urban counties, but it is growing and increasingly diverse. Families with children, single adults, and seniors are all represented. The County's partners, including People In Need, Inc. and local churches, report an increase in requests for emergency shelter, rent assistance, and motel vouchers. Many at-risk households are one crisis, such as job loss, illness, or car repair, away from losing housing. The most critical needs include additional emergency shelter capacity, transitional housing options, and stronger coordination between service providers to connect residents with housing, employment, and mental health resources.

Discussion

Overall, Delaware County faces a dual housing challenge: sustaining affordability for lower-income households while managing the pressures of rapid growth. The County’s housing market functions well for middle- and upper-income residents but offers limited opportunities for renters, first-time homebuyers, and seniors with fixed incomes. Stakeholder feedback underscores the need for a balanced approach, preserving existing affordable housing, expanding options for low- and moderate-income residents, and aligning housing investments with transportation, workforce, and service access.

DRAFT

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

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

Introduction

This section examines whether any racial, ethnic, or special population groups in Delaware County experience housing problems such as cost burden, overcrowding, lack of complete kitchen or plumbing facilities, or substandard conditions at a higher rate than the general population.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source Comments:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source Comments:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source Comments:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source Comments:

*The four housing problems are:

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

Discussion

At the time this Consolidated Plan was prepared, federal data from the U.S. Census Bureau and American Community Survey were unavailable because of the government shutdown. In the absence of updated federal datasets, Delaware County relied on information from the 2025 Delaware County Housing Report and locally compiled data from the Delaware County Regional Planning Commission and the Delaware Metropolitan Housing Authority to assess housing conditions and affordability trends.

Available data indicate that while housing quality across Delaware County is generally high, housing cost burden is the most significant and widespread problem for lower income households. Renters earning below fifty percent of the Area Median Income are the most affected, with a large share spending more than thirty percent of their income on housing. The 2025 Housing Report found that this issue cuts across demographic groups but affects minority households, female headed households with children, and single income households the most. These groups are more likely to rent and to earn below the county median income level.

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

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

Introduction

This section examines whether any racial, ethnic, or special population groups in Delaware County experience severe housing problems, such as cost burden greater than fifty percent of income, overcrowding, or incomplete kitchen or plumbing facilities, at rates higher than the general population.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source Comments:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source Comments:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source Comments:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source Comments:

*The four severe housing problems are:

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

Discussion

At the time this Consolidated Plan was prepared, data from the U.S. Census Bureau and the American Community Survey were unavailable due to the federal government shutdown. As a result, Delaware County relied on findings from the 2025 Delaware County Housing Report, the Delaware County Economic Development Strategic Plan (2023), and local administrative data to understand the prevalence and nature of severe housing problems.

Available local data indicate that Delaware County's housing market remains one of the most expensive in Ohio. The 2025 Housing Report documents a median sale price exceeding \$490,000 and average multifamily rents over \$1,500 per month, both among the highest in the state. Despite strong income levels among many residents, these costs create affordability challenges for renters and lower income homeowners.

The County's severe housing problems are most often tied to cost burden rather than housing quality. Renters earning below fifty percent of Area Median Income (AMI) are most likely to spend more than half of their income on housing. This pattern reflects a mismatch between available housing and the needs of the local workforce. The Economic Development Strategic Plan notes that many of the jobs available in the County, particularly in service and retail sectors, do not pay wages sufficient to afford local housing, which has implications for both workers and employers.

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

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

Introduction:

This section examines whether certain racial, ethnic, or special population groups in Delaware County experience disproportionately greater housing cost burdens, defined as paying more than thirty percent of household income for housing, compared to the general population.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	0	0	0	0
White	0	0	0	0
Black / African American	0	0	0	0
Asian	0	0	0	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	0	0	0	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source Comments:

Discussion:

At the time this Consolidated Plan was prepared, data from the U.S. Census Bureau and American Community Survey were temporarily unavailable because of the federal government shutdown. As a result, Delaware County relied on locally sourced data and findings from the 2025 Delaware County Housing Report and the Delaware County Economic Development Strategic Plan (2023) to assess the extent of cost burden across the County.

Available local data show that housing affordability remains one of Delaware County's most pressing challenges. The 2025 Housing Report identifies Delaware County as having the highest median home

price in Ohio, estimated at approximately four hundred ninety five thousand dollars, and average multifamily rents exceeding one thousand five hundred dollars per month. Despite a relatively high median household income, many working households, particularly renters and those employed in the service, retail, and education sectors, struggle to find housing within their means.

The Economic Development Strategic Plan found that many of the new jobs created in the County do not provide wages sufficient to afford local housing costs, creating a mismatch between where people work and where they can afford to live. This mismatch affects lower income workers, single income households, and residents in entry level or lower wage occupations.

DRAFT

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

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

At the time of this Consolidated Plan's preparation, federal datasets from the U.S. Census Bureau and the American Community Survey (ACS) were temporarily unavailable due to the federal government shutdown. As a result, Delaware County relied on locally generated data and prior ACS releases summarized in the Delaware County Housing Report (2025) and other regional planning sources. These local analyses indicate that Delaware County is a rapidly growing suburban county with a population that remains less racially and ethnically diverse than the state average. The 2025 Housing Report and local housing market data show that most households are White, with smaller but growing Black, Hispanic, and Asian populations concentrated in the southern and western parts of the county and in the City of Delaware. While overall housing quality is high, lower-income renters across all demographic groups face increasing difficulty accessing affordable housing due to rising costs and limited supply. Without current federal datasets, it is not possible to quantify disproportionate housing need by race or ethnicity with statistical precision. However, available local and regional data suggest that households earning below 50 percent of Area Median Income (AMI) are far more likely to experience severe cost burden, regardless of demographic group. Minority and female-headed households are more likely to rent and have lower median incomes, making them more vulnerable to affordability pressures and housing instability.

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

While the primary housing and community development needs in Delaware County relate to affordability, infrastructure, and public facilities, consultation with local jurisdictions and service providers identified several additional needs that are not fully captured in the previous sections.

First, supportive housing and transitional services for individuals and families exiting homelessness remain limited. Local providers rely heavily on the Ohio Balance of State Continuum of Care (COHHIO) for funding and coordination, but there is a need for additional local partnerships and facilities to support stable transitions into permanent housing.

Second, accessibility improvements, both in housing and in public spaces, were frequently cited as a growing need as the County's population of older adults continues to rise. Demand for accessible housing units, home modifications, and transportation services exceeds current resources, particularly for seniors and persons with disabilities living on fixed incomes.

Third, stakeholders highlighted the need for small-scale neighborhood investments, such as sidewalk extensions, lighting, drainage improvements, and community gathering spaces, in lower-income or older neighborhoods that fall outside current infrastructure programs. These improvements are important for safety, mobility, and overall quality of life.

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

At the time of this Consolidated Plan's preparation, the U.S. Census Bureau and American Community Survey (ACS) data were temporarily unavailable due to the federal government shutdown. As a result, Delaware County relied on local and regional data sources, including the 2025 Delaware County Housing Report and planning analyses from the Delaware County Regional Planning Commission (DCRPC), to understand population distribution and demographic trends. Available data indicate that Delaware County remains less racially and ethnically diverse than the state as a whole, though diversity has increased in recent years. Smaller but growing Black, Hispanic, and Asian populations are primarily concentrated in the City of Delaware, in parts of Orange Township, and along southern corridors near the Franklin County line where newer housing developments and rental communities are located. These areas tend to have a greater mix of housing types, including apartments and smaller single-family homes, providing relatively more options for renter and moderate-income households.

NA-35 Public Housing – 91.205(b)

Introduction

The Delaware Metropolitan Housing Authority (DMHA) administers the Housing Choice Voucher (HCV) program and provides rental assistance to low-income households throughout Delaware County. DMHA estimates that roughly 70 percent of households served are elderly or persons with disabilities, consistent with national trends for small-scale suburban housing authorities. However, there is a significant shortage of affordable family units, particularly those with three or more bedrooms. Very few landlords in the private market accept vouchers for larger units, and four-bedroom homes are especially difficult to secure.

The Authority participates in HUD's Small Area Fair Market Rent (SAFMR) program, which allows higher payment standards in higher-cost areas such as Sunbury and Lewis Center. While this improves access to opportunity neighborhoods, the lack of participating landlords in these areas limits the impact of the program. Funding constraints also remain a barrier to covering voucher costs in higher-rent markets.

In addition to limited housing supply, households face transportation challenges that affect housing stability and employment. While Delaware City offers limited local transit options, most of the County remains car-dependent. Clients frequently report job losses due to car repairs or lack of transportation, underscoring the connection between housing and mobility barriers.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	428	0	357	0	0	61

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,211	0	12,092	0	0
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	89	0	74	0	0
# of Disabled Families	0	0	0	186	0	136	0	0
# of Families requesting accessibility features	0	0	0	428	0	357	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	355	0	291	0	0	55
Black/African American	0	0	0	71	0	64	0	0	6
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	2	0	1	0	0	0
Not Hispanic	0	0	0	426	0	356	0	0	61

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

DMHA collaborates closely with the Delaware County Board of Developmental Disabilities, referring clients and providing subsidies under Section 504 programs. The local mental health and addiction recovery systems also rely on DMHA assistance, but available units are insufficient to meet demand. The waiting list for supportive housing remains approximately two years long, with new units under construction unable to fully meet the need.

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

As of October 2025, the Delaware Metropolitan Housing Authority (DMHA) reported approximately 633 households on its waiting list for the Housing Choice Voucher (HCV) program. Of these, an estimated 377 households are families with children, 35 percent are single person households, 10 percent are elderly, and 24 percent are persons with disabilities. The average wait time for assistance is approximately two years, though families requiring larger units may wait longer due to limited availability.

DMHA does not currently administer any traditional public housing developments; all assistance is provided through tenant based vouchers. The program operates under HUD's Small Area Fair Market Rent (SAFMR) system, which allows for higher rent limits in areas such as Lewis Center and Sunbury. However, few landlords in these high opportunity areas accept vouchers, which limits the program's ability to expand housing choice. In particular, three and four bedroom units remain extremely difficult to locate, forcing many larger families to rent smaller units or remain on the waiting list.

The most immediate needs of residents and voucher holders include:

- Increased access to affordable rental units, especially larger family units with three or more bedrooms.
- Expanded landlord participation, particularly in higher rent and opportunity areas where voucher holders currently face barriers to entry.
- Improved transportation options, as many households experience instability due to limited transit access and vehicle dependence.
- Greater access to supportive services, including case management, financial counseling, and disability accommodations to maintain housing stability.
- Resources for accessibility upgrades and housing modifications to accommodate elderly and disabled residents.

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

The housing needs of residents served by the Delaware Metropolitan Housing Authority are more severe and immediate than those of the general population in Delaware County. While the County as a whole benefits from a strong housing market, high household incomes, and newer housing stock, these same conditions create affordability barriers for lower income households, seniors on fixed incomes, and

persons with disabilities. For most Delaware Metropolitan Housing Authority participants, affordability and access to suitable units are the primary concerns, whereas for the general population, issues such as traffic, school quality, or property taxes are more common considerations. Voucher holders also face challenges that are not as prevalent among higher income residents, including limited landlord participation in higher cost or higher opportunity areas, longer commute times due to limited transit access, and a shortage of housing units with accessibility features.

In summary, while Delaware County's overall housing market is strong and stable, the benefits of that strength are not evenly shared. The population served by the Delaware Metropolitan Housing Authority experiences much higher rates of cost burden and housing instability than the general population, driven primarily by income disparities and limited affordable housing supply.

Discussion

Delaware County's housing needs analysis shows that low-income households, voucher holders, and persons with disabilities face greater affordability and access challenges than the population at large. Affordable housing is concentrated in Delaware City, while higher-opportunity areas such as Powell and Lewis Center have limited supply and few landlords who accept vouchers. Rising construction costs and limited housing diversity further restrict options.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Delaware & Delaware County, Ohio 2024 – 2028 Analysis of Impediments to Fair Housing report identified two needs that impact Delaware County’s unhoused residents. The report identifies a need for more “affordable safe housing for low- and moderate-income households, especially for large families, veterans, the unhoused, and domestic violence victims. It also identified a need to increase educational programs and outreach activities regarding housing discrimination targeting the unhoused, veterans, LGBTQ+ individuals, victims of domestic violence, and large families.” There are several organizations across Delaware County and neighboring jurisdictions that work to address the needs of Delaware County’s unhoused residents, including Family Promise of Delaware County, the Salvation Army in Delaware, and Turning Point. Family Promise of Delaware County provides 24-hour emergency shelter, operates a rapid rehousing referral center, provides family mentoring, and resource navigation guidance to families experiencing homelessness. The Salvation Army utilizes the Housing First model to connect unhoused families and individuals living in emergency shelters with housing, providing them with financial assistance and case management services. Turning Point operates temporary housing and support for survivors of domestic violence and their children. Delaware County’s Continuum of Care (CoC) is coordinated by two organizations, the Coalition on Homelessness & Housing in Ohio (COHHIO) and the Salvation Army in Delaware. It focuses on providing wraparound support to Delaware’s unhoused residents. The Continuum of Care’s work is supported by many of Delaware County’s housing partnerships.

The Continuum of Care conducts an annual point-in-time (PIT) count. The PIT count provides a single-day snapshot of the County’s homeless population and subpopulations. While the PIT count is not entirely representative of the precise magnitude of Delaware County’s unhoused population, it is the best available data on the housing and supportive service needs of these populations. The 2025 PIT count identified a total of 71 unhoused residents. Of these, 53 residents were sheltered and 18 were unsheltered.

Indicate if the homeless population is: All Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	18	53	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 28 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

For persons in rural areas who are homeless or at risk of homelessness, detailed quantitative data on the nature and extent of both sheltered and unsheltered homelessness within the jurisdiction were unavailable at the time this plan was prepared due to the 2025 federal government shutdown. As a result, Point-in-Time counts and other federally reported homelessness datasets could not be accessed.

In the absence of this data, Delaware County relied on qualitative input from local service providers and regional partners to understand general trends affecting rural populations, including limited shelter availability, transportation barriers, and challenges accessing supportive services in more remote areas. The County will incorporate updated federal and regional homelessness data into future planning efforts once such data become available.

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

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

Due to the 2025 federal government shutdown, data on the number of families with children and families of veterans were unavailable.

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

Due to the 2025 federal government shutdown, data on the number of families with children and families of veterans were unavailable.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the Ohio BoSCoC's PIT count, 18 of Delaware's homeless residents were unsheltered and 53 were sheltered.

Discussion:

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

Introduction:

Delaware County recognizes that many residents who are not experiencing homelessness nevertheless face significant housing and service challenges due to age, disability, health conditions, or other special circumstances. The Non-Homeless Special Needs Assessment examines the characteristics, housing conditions, and service needs of these populations.

Describe the characteristics of special needs populations in your community:

Delaware County's special needs populations include older adults, persons with disabilities, victims of domestic violence, and residents with mental health or substance-use challenges. Each of these groups faces unique barriers to obtaining and maintaining safe, affordable, and accessible housing.

Persons with Disabilities— Delaware County's population with disabilities has grown steadily over the past decade. Disabilities include physical, sensory, cognitive, and developmental impairments. Stakeholders report that accessible housing is limited, especially for residents with mobility impairments. Families with children who have complex disabilities also experience difficulty finding suitable apartments due to a lack of landlord understanding and limited unit modifications.

Older Adults— Delaware County has one of the fastest-growing senior populations in Ohio. Many older adults live on fixed incomes and struggle to afford rising property taxes, utilities, and home maintenance. Accessibility issues are common because much of the housing stock was built without features that allow aging in place. Transportation also poses a challenge for many seniors who no longer drive, even with existing transit services.

Victims of Domestic Violence—

There is a shortage of emergency and transitional housing for victims of domestic violence. Many survivors, most of whom are women with children, face long waits for safe housing and sometimes return to unsafe environments when no units are available. The lack of short-term rental options and limited financial resources are major barriers to independence.

Individuals with Mental Health or Substance-Use Disorder— Service providers have identified an ongoing need for supportive housing linked to behavioral-health treatment. Residents with untreated mental-health conditions or substance-use challenges are at higher risk of homelessness, particularly if

they have criminal records or credit issues that restrict rental approval. Affordable housing paired with wraparound services remains limited throughout the county.

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

The County identifies these needs through multiple data sources and stakeholder processes, including: U.S. Census and HUD CHAS data on disability, age, income, and cost burden. Consultation with housing and service providers during the Fair Housing Analysis and Consolidated Plan engagement process. Input from agencies participating in the Continuum of Care and the Delaware County Housing Alliance, which monitor homelessness and service utilization. Review of waiting lists for voucher programs, supportive housing, and senior housing facilities. This combination of quantitative data and stakeholder input ensures that housing and supportive-service priorities reflect both documented trends and real-time feedback from those serving vulnerable populations.

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

The Ohio Department of Health publishes surveillance data for Delaware County that includes information on residents living with HIV by characteristics such as age, sex, and mode of transmission. This data helps local officials and service providers monitor trends and plan for supportive housing and health service needs. In 2023, Delaware County reported new diagnoses of HIV infection at a rate of fewer than five cases per 100,000 residents. While the county's prevalence remains lower than in neighboring areas, new diagnoses have been reported consistently each year, indicating an ongoing need for prevention, testing, and long-term care coordination. Historical data suggest that Delaware County has approximately 90 individuals living with HIV, representing roughly 0.07 percent of the county's total population.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Delaware County does not receive HOME funds and therefore will not develop preferences for HOME TBRA.

Discussion:

Delaware County's non-homeless special needs populations, such as older adults, persons with disabilities, victims of domestic violence, individuals with HIV/AIDS, and residents with behavioral-health or substance-use disorders, face intertwined housing and service challenges. Affordable, and supportive housing remains limited, especially for residents on fixed incomes or those requiring accommodations or

case management. Local service providers play a critical role in filling these gaps, but demand continues to outpace available resources. Strengthening cross-agency coordination, expanding accessibility improvements, and increasing the supply of affordable and supportive units will be essential to helping residents maintain independence and housing stability.

DRAFT

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

Describe the jurisdiction's need for Public Facilities:

Delaware County can fund the construction, rehabilitation, or installation of public facilities, including educational centers, parks, recreation centers, libraries, homeless shelters, and facilities for people with disabilities. Delaware County has identified improving resident health and well-being as a priority in the 2023–2028 Delaware County Community Health Improvement Plan. One critical element of improving resident health and well-being is ensuring that all residents have access to high-quality public parks complete with public facilities and amenities. The Preservation Parks of Delaware County plan highlights multiple parks and green spaces that require construction or rehabilitation of facilities for resident use. The projects range from developing existing green spaces, such as the Logan property on Pollock Road into a park to converting an old garage at Shale Hollow Park into an open shelter for community use. The County has over a dozen projects that could be allocated CDBG funds to preserve, enhance, and develop parkland for Delaware County residents.

How were these needs determined?

Delaware County's public facilities needs were determined by aligning with the areas identified by the Preservation Parks and the Delaware Public Health District. Delaware County has a strong working relationship with Preservation Parks and the Delaware Public Health District, which are key change agents in improving the lives of Delaware County residents. Preservation Parks has a dedicated team of paid and volunteer staff who engage residents and community stakeholders to design and implement a Parks plan that addresses the existing and emerging needs of Delaware residents. The plan identifies funding needs for the operation of current and future facilities, programming, and Preservation Parks initiatives. The Delaware Public Health District worked with dozens of community partners to research and identify strategies to improve the holistic health and well-being of Delaware County residents, as well as conducted a series of assessments and surveys and developed the 2023 – 2028 Delaware County Community Health Improvement Plan (CHIP). The CHIP highlights and ranks the areas with the highest level of need.

Describe the jurisdiction's need for Public Improvements:

Delaware County needs to make several improvements to its roadways, streetscapes, intersections, and bridges to enhance resident safety and well-being. The 2025–29 Delaware County Road and Bridge Capital Improvement Plan identifies all roads, intersections, and bridges within Delaware County that require improvement or construction over the next five years. Complete streets are crucial to ensuring resident safety, promoting walkability, and facilitating multimodal transportation. Intersection improvements help to improve road user safety and reduce traffic and congestion.

How were these needs determined?

The Delaware County Engineer's office maps and manages the county roadways that are in need of construction or repairs. They utilize traffic data, road conditions, and resident feedback to identify the areas that require the most improvement. They created the 2025-29 Delaware County Road and Bridge Capital Improvement Plan to coordinate projects that best address needs.

Describe the jurisdiction's need for Public Services:

Delaware County needs to provide more public services to its residents. Through the 2023-2028 Delaware County Community Health Improvement Plan, the county researched resident health and identified the areas with the highest level of poor outcomes. The CHIP plan recommended providing public services that address the complex health needs of residents. They highlighted the need for public services to provide mental health support for both youth and adults, increase access to affordable and attainable housing, promote physical health, implement community fitness programs, and establish healthy food initiatives.

How were these needs determined?

Delaware County's public services needs were determined by aligning with the areas identified by the Delaware Public Health District. Delaware County has a strong working relationship with the Delaware Public Health District, which is Delaware's leader in improving health outcomes for residents of Delaware County. The Delaware Public Health District collaborated with dozens of community partners to research and identify strategies to improve the holistic health and well-being of Delaware County residents, as well as conducted a series of assessments and surveys and developed the 2023 – 2028 Delaware County Community Health Improvement Plan (CHIP). The CHIP highlights and ranks the areas with the highest level of need.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis provides an overview of current housing conditions in Delaware County, including the availability, affordability, and condition of both owner- and renter-occupied housing. At the time this plan was prepared, the U.S. Census Bureau's American Community Survey (ACS) and other federal data typically provided through HUD were unavailable due to the federal government shutdown.

In the absence of these datasets, Delaware County relied on locally validated sources to inform this analysis. Key resources include the 2025 Delaware County Housing Report, the 2023 Delaware County Economic Development Strategic Plan, and the 2023–2028 Delaware County Community Health Improvement Plan (CHIP). These reports provided current information on housing supply and demand, affordability, economic trends, and the intersection of housing and community health. Additional insights were drawn from local permitting data and background materials provided by the Delaware County Regional Planning Commission.

Together, these sources provide a reliable and timely assessment of housing conditions within the County and serve as the basis for identifying needs and priorities under the Community Development Block Grant (CDBG) program. The County will incorporate HUD and Census data once federal datasets become available to ensure continuity and alignment with future Consolidated Plan updates.

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

Introduction

At the time this Consolidated Plan was prepared, detailed Census and American Community Survey datasets were temporarily unavailable due to the federal government shutdown, so Delaware County relied on local sources such as the 2025 Delaware County Housing Report, recent building permit data, and stakeholder consultations to assess current housing conditions to complete this section.

Delaware County's housing stock has expanded rapidly over the past two decades, reflecting strong population growth and steady demand for new residential construction. The housing market is dominated by single family detached homes, which account for the vast majority of all residential structures in the County. While this composition reflects the County's suburban and rural character, it also limits the availability of smaller and more affordable housing types such as duplexes, townhomes, and multifamily rental units.

According to data from the 2019–2023 American Community Survey, most of the County's housing units are single family detached structures, with only a small percentage consisting of multifamily developments or mobile homes. The prevalence of larger, single family homes contributes to higher housing costs and limited options for low and moderate income households, seniors, and individuals seeking rental housing.

The Delaware County Housing Report (2025) and local consultations indicate that new housing construction remains concentrated in higher-value single family subdivisions, particularly in the southern and eastern portions of the County. The limited availability of multifamily and mixed-income developments restricts housing choice for households earning below the Area Median Income.

Overall, Delaware County's housing inventory reflects a strong but uneven market, characterized by high quality and high cost. The data suggest an ongoing need to diversify housing types and price points to meet the needs of residents at all income levels and stages of life, particularly as the County continues to experience population growth and demographic change.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	62,479	75.6
1-unit, attached structure	6,095	7.2
2-4 units	4,151	4.9
5-19 units	5,922	7
20 or more units	3,998	4.7
Mobile Home, boat, RV, van, etc.	1,570	1.9
Total	84,215	100

Table 31 – Residential Properties by Unit Number

Data Source Comments: 219-2023 ACS

The housing stock is overwhelmingly single-family in nature, with multifamily and alternative housing types together comprising approximately 18.5% of total units. Single-unit detached structures account for the vast majority of the housing stock, totaling or 75.6% of all residential properties. This confirms that owner-oriented, low-density development is the dominant housing form within the jurisdiction.

Attached single-unit structures represent 7.2% of units, providing a modest level of higher-density ownership and townhome-style development. Small multifamily properties with 2–4 units total units 4.9%, while mid-sized multifamily developments with 5–19 units account for 5,922 units (7.0%) Larger apartment complexes with 20 or more units comprise 3,998 units (4.7%) of the housing supply.

Mobile homes, boats, RVs, and similar housing types make up 1.9% of units, reflecting a small but important segment of affordable and non-traditional housing options.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	7	.01	618	3.52
1 bedroom	294	.47	3,417	19.47
2 bedrooms	6,318	10.04	8,830	50.32
3 or more bedrooms	56,287	89.48	4,684	26.69
	Owners		Renters	

Table 32 – Unit Size by Tenure

Data Source Comments: 2019 - 2023 ACS

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

Delaware County's affordable housing inventory includes a modest number of federally and state-assisted units serving households at or below 60 percent of Area Median Income (AMI). Most assisted housing is provided through the Housing Choice Voucher (HCV) program and the Low-Income Housing Tax Credit (LIHTC) program.

Delaware County contains 12 active LIHTC developments providing an estimated 845 total units, all of which are designated for low-income households. These developments are distributed across several communities, with concentrations in the City of Delaware and the City of Sunbury. The following properties comprise the County's LIHTC portfolio:

- Muirwood Village at Lexington Glenn, Delaware – 8 units (100% low-income)

- Silver Maple Apartment Homes, Delaware – 128 units (100% low-income)
- Sunbury Estates, Sunbury – 80 units (100% low-income)
- Dooley's Orchard, Lewis Center – 216 units (100% low-income)
- Hidden Ridge, Delaware – 60 units (100% low-income)
- Delaware Village, Delaware – 40 units (100% low-income)
- Westerville Woods Senior Housing, Westerville – 75 units (63 low-income)
- Sunbury Heights Apartments, Sunbury – 40 units (100% low-income)
- Arthur Place, Delaware – 80 units (100% low-income)
- Delaware Place, Delaware – 63 units (100% low-income)
- Sunnyview Square Apartments, Delaware – 30 units (100% low-income)
- Ashley Villa, Ashley – 23 units (100% low-income)
- Delaware PSH, Delaware – 32 units (100% low-income)

The LIHTC portfolio primarily serves households earning between 30 and 60 percent of AMI, with several properties specifically designed for seniors and persons with disabilities (such as Delaware PSH and Westerville Woods Senior Housing). Most developments report full occupancy and maintain waiting lists, reflecting strong demand and limited turnover.

At the state level, the Ohio Housing Finance Agency (OHFA) administers tax credit and bond programs that finance these developments. However, Delaware County historically receives fewer new awards than neighboring counties due to high land costs and limited eligible census tracts.

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

At this time, Delaware County does not anticipate a significant loss of units from the affordable housing inventory due to the expiration of federal contracts or subsidy programs. The Delaware Metropolitan Housing Authority (DMHA) administers the Housing Choice Voucher program and reports that it has no project-based Section 8 or public housing developments within its portfolio. All assistance is tenant-based, meaning that housing affordability is tied to individual vouchers rather than specific properties.

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

Overall, Delaware County's housing supply does not fully meet the needs of its growing and diverse population. While the County has experienced sustained housing construction and enjoys one of the highest quality housing markets in Ohio, the types and price points of new units being added do not align with the needs of many households, particularly renters, first time homebuyers, seniors, and workers in lower wage occupations. According to the 2025 Delaware County Housing Report, the County's housing inventory is overwhelmingly composed of single family detached homes, with limited availability of smaller and moderately priced rental units. New construction has primarily targeted higher

income households, with the average new home exceeding four hundred ninety thousand dollars in value and typical rents for multifamily apartments exceeding one thousand five hundred dollars per month. As a result, many moderate and lower income households struggle to find housing that is both affordable and appropriately sized for their needs. The Delaware County Economic Development Strategic Plan (2023) highlights a growing mismatch between available jobs and the local housing supply. Many of the County's service, retail, and healthcare workers earn wages that cannot support the cost of housing in the communities where they work, forcing longer commutes from surrounding counties. This imbalance limits workforce attraction and retention and contributes to regional transportation challenges.

Describe the need for specific types of housing:

Delaware County continues to experience robust residential construction activity, yet the types of housing being developed do not align with the needs of many residents. In 2025, the County issued a total of 1,376 residential building permits, including 1,009 single family units and 367 multifamily units across both incorporated and unincorporated areas. The majority of new single family construction occurred in higher income communities such as Liberty, Berlin, and Orange Townships, while most new multifamily development was concentrated in the City of Sunbury and the City of Delaware.

This distribution illustrates an ongoing imbalance in housing production. While overall permit activity remains high, the majority of new units are single family homes located in rapidly growing suburban areas with limited affordability. Multifamily housing represents less than one quarter of new residential development, which constrains the supply of affordable rental options and housing diversity. The County also faces a growing need for accessible and age-friendly housing as the senior population continues to increase. Many older residents wish to remain in their communities but lack access to single level, universally designed homes or affordable assisted living options. The Delaware County Board of Developmental Disabilities and other service agencies similarly report unmet demand for accessible housing for persons with disabilities.

Additionally, the Delaware Metropolitan Housing Authority (DMHA) continues to identify a shortage of larger rental units with three or more bedrooms suitable for families with children, as well as a need for transitional and supportive housing for individuals exiting homelessness or institutional care.

Discussion

In summary, while Delaware County's housing stock continues to expand, it remains concentrated in high value segments of the market. The County's challenge is not a shortage of housing in total but a shortage of housing that is attainable to households across a broader range of incomes and life stages. Addressing this imbalance will require regional collaboration, expanded housing diversity, and continued coordination between housing, infrastructure, and economic development initiatives.

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

Introduction

Delaware County continues to experience one of the strongest and most expensive housing markets in Ohio. The County's desirability, access to the Columbus metropolitan area, and high quality of life have fueled steady demand for both new construction and existing homes. However, this success has also contributed to a widening affordability gap between income levels and housing costs. At the time this Consolidated Plan was prepared, detailed Census and American Community Survey datasets were temporarily unavailable due to the federal government shutdown. As a result, the County relied on local data sources, including the Delaware County Building Permit Summary (2025), the Delaware County Economic Development Strategic Plan (2023), and consultations with local housing stakeholders to assess current market conditions and trends.

Rising land and construction costs have contributed to the steady escalation in both home prices and rents. New housing development continues to be concentrated in higher-value suburban areas such as Lewis Center, Liberty Township, and Powell, where infrastructure and schools attract upper-income buyers. At the same time, production of smaller, moderately priced units remains limited, constraining options for young professionals, seniors, and essential workers.

Overall, Delaware County's housing market is characterized by high demand, limited affordability, and a shortage of diverse housing types. Understanding these cost dynamics is critical for targeting Community Development Block Grant (CDBG) investments, encouraging mixed-income development, and ensuring that growth benefits residents at all income levels.

Cost of Housing

	Base Year: 2018	Most Recent Year: 2023	% Change
Median Home Value	\$357,800	\$419,500	17.2
Median Contract Rent	\$856	\$1,236	44.4

Table 33 – Cost of Housing

Data Source Comments: 2014 - 2018 ACS (Base Year), 2019 - 2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	377	2.3
\$500-999	2,368	14.1
\$1,000-1,499	6,570	39.2

Rent Paid	Number	%
\$1,500-1,999	4,652	27.8
\$2,000 or more	2,777	16.6
Rent Paid	Number	%

Table 34 - Rent Paid

Data Source Comments: 2019 - 2023 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,190	No Data
50% HAMFI	1,880	2,225
80% HAMFI	2,940	5,210
100% HAMFI	No Data	3,890
Total	7,010	11,325

Table 35 – Housing Affordability

Alternate Data Source Name:
HUD CHAS data 2017 - 2021

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,104	1,194	1,445	1,741	1,939
High HOME Rent	1,104	1,194	1,445	1,741	1,939
Low HOME Rent	953	1,021	1,226	1,417	1,581

Table 36 – Monthly Rent

Data Source Comments: HUD HOME Rent Limits

Is there sufficient housing for households at all income levels?

Housing for households at all income levels is insufficient, particularly for those at the lower end of the income spectrum which face the most severe affordability challenges. With only 2,190 rental units and 2,155 owner units affordable at that income level, the available housing stock is far below the likely demand from extremely low-income households. This indicates a substantial shortage of deeply affordable housing options, leaving many households vulnerable to housing cost burden or instability. As income levels rise, affordability improves gradually but unevenly, favoring homeowners. At 50% HAMFI, modest gains appear, yet renters still face more limited options compared to owners. The gap becomes most pronounced at 80% and 100% HAMFI, where owner-occupied units far outnumber affordable rental units. This imbalance suggests that while moderate- and higher-income households have increasing access to ownership opportunities; however, the rental market remains constrained, particularly for low- and very low-income renters.

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

Affordability in Delaware County is expected to continue declining over the next several years as home values and rents rise faster than household incomes. The County's strong housing demand, limited supply of moderately priced homes, and rising construction costs are all contributing to a sustained increase in housing prices. New construction remains concentrated in higher-value single-family developments in areas such as Lewis Center, Liberty Township, and Powell, where land and infrastructure costs are high. At the same time, the supply of smaller and moderately priced homes has not kept pace with demand from first-time buyers and middle-income families.

Rental prices are following the same upward trend.

Although vacancy rates have increased slightly due to new higher-end apartment development, the lower-cost rental market remains extremely tight, with long waiting lists and limited turnover.

These market conditions indicate that affordability will likely continue to erode for low- and moderate-income households.

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

Delaware County's housing costs remain well above both regional and statewide averages, creating affordability challenges even for moderate-income households. As of 2024, the median gross rent in Delaware County was approximately \$1,528, compared to about \$1,330 in the Columbus metropolitan area and just over \$1,200 statewide.

HUD's Fair Market Rent (FMR) and High HOME Rent limits are substantially lower than prevailing market rents. The FMR for a 2-bedroom unit in Delaware County is about \$1,445, while the average market rent

for comparable units exceeds \$1,500. For larger homes, the gap widens further, with 4-bedroom FMRs near \$1,939 and market rents often exceeding \$2,000.

This difference means that HOME-assisted units and voucher-subsidized housing are more affordable than typical market-rate options but remain financially out of reach for many low-income renters, particularly those earning less than 50% of the Area Median Income (AMI). It also limits the ability of developers and landlords to participate in federal programs, as the rent ceilings do not always align with the County's high construction and operating costs.

As a result, the County faces challenges both in preserving existing affordable units and in attracting new affordable housing development. Rising land and labor costs make it difficult to build or rehabilitate units that can operate within HUD rent limits.

Discussion

The HUD Area Median Family Income (HAMFI) indicates a clear imbalance in housing affordability, particularly for lower-income households. For renters earning up to 30% of HAMFI, only 2,190 units are affordable, which is nearly the same as the 2,155 units affordable to owners at that income level. This is an indication that both groups face severe constraints in accessing adequate housing. As income levels rise, affordability improves significantly, especially for owners. At 50% HAMFI, owner-households have 2,225 affordable units available, slightly more than renters at 1,880 units. This implies there are limited but increasing opportunities for moderate-income households to access homeownership. The disparity becomes more pronounced at higher income levels. At 80% HAMFI, owners can afford 5,210 units, compared to 2,940 units for renters. At 100% HAMFI, owners have access to 3,890 affordable units while renters have only 1,585. This pattern demonstrates that as income increases, the availability of affordable ownership options expands significantly, while affordable rental supply remains relatively constrained. The challenges faced by lower-income renters are highlighted by the need for targeted housing strategies to expand affordable rental stock and close the affordability gap between income levels and tenure types.

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

Introduction

Delaware County's housing stock is relatively new and in good physical condition compared with the state as a whole, reflecting decades of rapid suburban growth. More than two-thirds of all homes in the county have been built since 1990, with significant development occurring in Liberty, Orange, and Genoa Townships and around the City of Delaware. These patterns have produced a predominantly owner-occupied market characterized by large, higher-value single-family homes.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For purposes of this Consolidated Plan, "standard condition" housing refers to dwelling units that meet local building and housing codes, are structurally sound, and do not exhibit major deficiencies in essential systems such as roofing, plumbing, heating, or electrical wiring. Standard condition units are considered safe, decent, and sanitary and require only routine maintenance to remain habitable.

"Substandard condition but suitable for rehabilitation" applies to units that are structurally sound but in need of repair to address health, safety, or livability issues. These deficiencies may include outdated electrical systems, failing roofs, deteriorating foundations, inadequate insulation, or the presence of lead-based paint hazards. Units in this category can feasibly be brought up to standard through cost-effective rehabilitation without requiring demolition or replacement.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,747	15.5	6,270	35.7
With two selected Conditions	106	.2	350	2
With three selected Conditions	0	0	19	.1
With four selected Conditions	0	0	0	0
No selected Conditions	53,053	84.3	10,910	62.2
Total	62,906	100	17,549	100

Table 37 - Condition of Units

Data
Source: 2019-2023 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	31,104	49.45	8,334	47.49

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	20,194	32.1	4,555	25.96
1950-1979	7,377	11.73	2,845	16.21
Before 1950	4,231	6.73	1,815	10.34
Total	62,906	100	17,549	100

Table 38 – Year Unit Built

Data 2019-2023 ACS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,6080		4,660	
Housing Units built before 1980 with children present				

Table 39 – Risk of Lead-Based Paint

Data 2019-2023 ACS (Total Units)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 40 - Vacant Units

Data 2005-2009 CHAS
Source:

Need for Owner and Rental Rehabilitation

The need for owner and rental rehabilitation in Delaware County is most pronounced among older homeowners living in aging housing stock, particularly those on fixed or limited incomes. While the majority of housing units in the County were constructed after 1990 and are generally in good condition,

a smaller subset of owner-occupied homes built prior to modern building standards present ongoing rehabilitation needs.

Older homeowners in these units may face challenges maintaining their homes due to aging infrastructure, accessibility limitations, and the rising cost of repairs. Common needs include roof and exterior repairs, plumbing and electrical upgrades, heating and cooling system replacement, and accessibility improvements that allow residents to safely age in place. Deferred maintenance can increase health and safety risks and, over time, contribute to housing instability for seniors and persons with disabilities.

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

Lead-based paint is primarily a concern in housing built before 1978, when its use was banned for residential construction. In Delaware County, approximately 12% of the housing stock was constructed before 1980, a relatively small share compared with the state average of more than 40%. Based on this, the County estimates that roughly 8,000 to 9,000 housing units were built during the period when lead-based paint was commonly used.

Not all of these homes present active hazards. Many have been rehabilitated or repainted since construction. Applying HUD's national estimate that approximately 20% of pre-1980 units occupied by low- or moderate-income households contain lead hazards, Delaware County may have an estimated 1,500 to 1,800 units that could still pose some level of lead-based paint risk.

These potential hazards are most likely to be found in older single-family homes and small multifamily properties located in the City of Delaware, Sunbury, Ashley, and other historic communities where older housing remains more common. Low- and moderate-income renters are particularly at risk, as they are more likely to occupy older units with deferred maintenance or limited lead abatement.

While the overall risk level is lower than in many older Ohio jurisdictions, the County will continue to monitor potential lead hazards through coordination with the Delaware Public Health District.

Discussion

Overall, Delaware County's housing stock is relatively new, well maintained, and in good physical condition compared to many other Ohio counties. The majority of homes have been constructed since 1990, reflecting the County's rapid suburban growth. Although substandard housing is rare, maintaining affordability and preventing deterioration will become increasingly important as the housing stock continues to age. Lead-based paint hazards are limited but remain a potential risk in pre-1980 units

occupied by low- and moderate-income households. Rehabilitation and code enforcement efforts will help address these issues.

DRAFT

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

Introduction

Delaware County does not own or operate any public housing developments and relies on the Delaware Metropolitan Housing Authority (DMHA) to administer the federal Housing Choice Voucher (HCV) program. All assistance provided through DMHA is tenant-based, allowing participants to secure housing in the private market rather than within designated public housing sites. As of 2025, DMHA administers approximately 441 vouchers in Delaware County, serving primarily elderly households, persons with disabilities, and families with children.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				441			0	0	899
# of accessible units									

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

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Delaware County does not contain any traditional public housing developments. The Delaware Metropolitan Housing Authority (DMHA), which administers the County's affordable housing programs, operates exclusively through the Housing Choice Voucher (HCV) program and does not own or manage public housing units. As such, there are no public housing units located within Delaware County participating in a Public Housing Agency (PHA) Plan.

DRAFT

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 42 - Public Housing Condition

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

Delaware County does not contain any traditional public housing developments. The Delaware Metropolitan Housing Authority (DMHA), which administers the County's affordable housing programs, operates exclusively through the Housing Choice Voucher (HCV) program and does not own or manage public housing units.

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

Delaware County does not have any traditional public housing developments. The Delaware Metropolitan Housing Authority (DMHA) administers the Housing Choice Voucher (HCV) program, which provides tenant-based rental assistance to eligible low- and moderate-income households. DMHA's primary strategy for improving the living environment of participating families focuses on maintaining safe, decent, and sanitary housing through adherence to HUD's Housing Quality Standards (HQS).

Units are inspected prior to occupancy and on an annual basis to ensure compliance, and landlords are required to make necessary repairs to retain eligibility. Because DMHA's portfolio consists solely of tenant-based vouchers, improvements to the living environment are achieved through consistent monitoring of unit conditions and continued engagement with property owners across the County.

At this time, DMHA does not operate additional resident programming beyond the administration of the voucher program. The agency maintains a strong focus on program compliance, quality assurance, and expanding landlord participation to ensure that households have access to stable, affordable, and well-maintained housing throughout Delaware County.

Discussion:

While the County does not have traditional public housing developments, coordination between DMHA, local jurisdictions, and community partners ensures that available resources are used efficiently to meet local needs. Maintaining housing quality, expanding landlord participation, and encouraging affordable development near employment and services remain ongoing priorities. Continued collaboration with DMHA will be critical to sustaining housing stability and expanding options for low- and moderate-income households across the County.

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

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 43 - Facilities and Housing Targeted to Homeless Households

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

Homeless assistance efforts in Delaware County are complemented by a range of mainstream health, behavioral health, employment, and social services provided through public agencies and nonprofit organizations. While these services are not exclusively targeted to individuals experiencing homelessness, they play a critical role in stabilizing households and supporting long-term housing outcomes when coordinated with homelessness response systems.

Health and behavioral health services are provided through local healthcare systems and coordinated by entities such as the Delaware-Morrow Mental Health and Recovery Services Board, which oversees access to mental health and substance use treatment services. These services support individuals experiencing homelessness by addressing underlying health conditions that may contribute to housing instability.

Employment and income-support services are delivered through OhioMeansJobs Delaware County and partner organizations, offering job readiness, placement, and supportive employment services that help individuals and families increase earned income and maintain housing stability. Access to these mainstream services strengthens efforts to reduce the duration and recurrence of homelessness.

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

Services and facilities meeting the needs of homeless persons in and around Delaware County are primarily provided by nonprofit and faith-based organizations operating at the local and regional level and coordinated through the Ohio Balance of State Continuum of Care. These providers deliver emergency shelter, transitional housing, outreach, coordinated assessment, and case management services that address the needs of diverse populations, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Organizations identified in SP-40 Institutional Delivery Structure and MA-35 Special Needs Facilities and Services, including United Way of Delaware County, Family Promise of Delaware County, Turning Point, SourcePoint, and regional shelter and housing providers, contribute to the homelessness response system by offering a range of services tailored to specific populations. Family-oriented providers focus on housing stabilization for families with children, while other agencies specialize in services for survivors of domestic violence, veterans, and individuals with behavioral health needs.

These services address population-specific needs through trauma-informed care, case management, connection to permanent housing resources, and access to health and supportive services. Veterans experiencing homelessness are assisted through coordination with veterans service organizations and federal benefit programs, while unaccompanied youth are supported through youth-serving agencies that emphasize safety, stabilization, and connection to education and services.

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

Introduction

This section is informed by the 2023–2028 Delaware County Community Health Improvement Plan (CHIP), which identifies behavioral health, aging services, and housing stability as key community priorities.

Delaware County has a well-coordinated network of agencies and service providers that support residents with special needs, including older adults, persons with disabilities, individuals experiencing homelessness, and those with behavioral health or substance use disorders. While the County does not directly operate special needs facilities, it collaborates with a range of local and regional partners to deliver housing, supportive services, and accessibility improvements.

Key partners include the Delaware-Morrow Mental Health and Recovery Services Board, the Delaware County Board of Developmental Disabilities, and the Delaware Metropolitan Housing Authority, which work together to provide housing assistance, case management, and community-based support for vulnerable populations. Additional assistance is offered through nonprofit organizations, faith-based partners, and healthcare providers that operate emergency shelters, transitional housing, and in-home support programs.

Together, these coordinated efforts create a strong foundation for addressing the needs of residents requiring specialized housing and support, though gaps remain in the availability of affordable, accessible, and service-enriched housing.

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

Delaware County serves a growing number of residents who require supportive housing and related services due to age, disability, or chronic health conditions. These include older adults, frail elderly persons, individuals with physical, mental, or developmental disabilities, persons recovering from substance use disorders, and individuals living with HIV/AIDS and their families.

The County's aging population and increasing behavioral health needs have placed additional pressure on existing housing and service systems. Local partners such as the Delaware-Morrow Mental Health and Recovery Services Board and the Delaware County Board of Developmental Disabilities coordinate services for residents with special needs, providing case management, supported living arrangements, and accessibility modifications. Other organizations, including Turning Point, Family Promise of Delaware

County, and SourcePoint, offer emergency shelter, transitional housing, and in-home support for specific populations such as survivors of domestic violence, families experiencing homelessness, and older adults.

Despite strong local partnerships, the overall supply of affordable and accessible housing remains limited, particularly for residents with disabilities or those requiring proximity to services and transportation. Waiting lists for supportive housing and disability-accessible units remain lengthy, and many residents rely on aging or modified single-family homes to meet their needs.

As the population continues to grow and age, the County's service network will face increasing demand for accessible and service-enriched housing. Delaware County and its partners will continue to coordinate resources to expand supportive housing opportunities, improve service delivery, and strengthen community-based care to allow residents with special needs to live safely and independently.

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

Delaware County does not directly operate mental health facilities, physical health institutions, or supportive housing programs targeted to individuals returning from institutional care. As documented in the 2023–2028 Delaware County Community Health Improvement Plan (CHIP), housing transitions for individuals discharged from hospitals, inpatient mental health facilities, or treatment programs are primarily addressed through coordination among service providers rather than through County-administered housing programs.

Individuals returning from mental and physical health institutions are typically supported through case management, discharge planning, and referral systems coordinated by health care providers, behavioral health agencies, and nonprofit organizations operating within the County. These efforts are led by entities such as the Delaware-Morrow Mental Health and Recovery Services Board, local hospitals, recovery service providers, and community-based organizations that assist with identifying appropriate housing options and connecting individuals to supportive services.

Where available, supportive housing placements are facilitated through partnerships with housing providers and the Delaware Metropolitan Housing Authority, which administers tenant-based rental assistance through the Housing Choice Voucher program. For individuals requiring higher levels of support, providers coordinate access to recovery housing, supported living arrangements, or in-home services depending on individual need and resource availability.

While these coordination efforts provide an essential safety net, the CHIP identifies a continued need for additional supportive housing options and stronger alignment between discharge planning and housing availability. Delaware County will continue to work with regional partners, service providers, and housing agencies to improve coordination and identify opportunities to strengthen housing stability for

individuals transitioning from institutional settings, particularly as the County's Community Development Block Grant program matures.

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

During the next program year, Delaware County will focus its Community Development Block Grant (CDBG) resources on projects that improve the quality, accessibility, and safety of public facilities serving residents with special needs. While the County does not directly fund or operate supportive service programs, it will continue to collaborate with local partners identified in the 2023–2028 Delaware County Community Health Improvement Plan (CHIP), including the Delaware-Morrow Mental Health and Recovery Services Board, the Delaware County Board of Developmental Disabilities, and SourcePoint, to align CDBG investments with community priorities.

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

During the next program year, Delaware County will focus its Community Development Block Grant (CDBG) resources on projects that improve the quality, accessibility, and safety of public facilities serving residents with special needs. While the County does not directly fund or operate supportive service programs, it will continue to collaborate with local partners identified in the 2023–2028 Delaware County Community Health Improvement Plan (CHIP), including the Delaware-Morrow Mental Health and Recovery Services Board, the Delaware County Board of Developmental Disabilities, and SourcePoint, to align CDBG investments with community priorities.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Based on the findings from the Analysis of Impediments to Fair Housing and the Economic Development Housing Report, several key barriers to affordable housing have been identified. These include a severe shortage of affordable, diverse, and accessible housing options across all age groups; a significant cost burden that disproportionately affects low-income households, particularly renters; and ongoing challenges in tenant-landlord relationships. Additional barriers include inadequate public transportation, violations in housing advertising practices, and a general lack of community awareness and education regarding fair housing rights.

The most critical challenges are the high cost of housing and a mismatch between the existing housing supply and the needs of low- and moderate-income residents. Of the county's 76,550 households, 19% (14,440 households) experience at least one serious housing problem, with cost burden being the most common. 18% of households (13,760) spend more than 30% of their income on housing, and 7% (5,500) are severely cost-burdened, spending over half of their income on housing costs. This issue is most critical among households earning at or below 30% of the Area Median Income (HAMFI), 77% of these households face housing problems and cost burdens of which 68% are severely cost-burdened. The burden continues for those earning between 30–50% of HAMFI, with 69% experiencing housing problems. Renters, though a smaller portion of the county's population compared to homeowners, are disproportionately impacted: 29% are cost-burdened, and 12.5% are severely cost-burdened. Low-income renters are particularly vulnerable, with 74% of those earning $\leq 30\%$ HAMFI cost-burdened and 63% severely so.

Additionally, the supply of assisted housing remains insufficient to meet current demand. The Delaware Metropolitan Housing Authority administers 414 housing choice vouchers, 347 in the city, 27 in the county, and 44 in Union County. However, limited availability has resulted in waiting periods ranging from one to three years. Existing affordable housing units often fail to meet modern safety and accessibility standards, particularly for persons with disabilities and larger low-income families. Renters also face significant barriers such as screening policies that exclude applicants due to minor or outdated criminal records and income requirements that demand tenants earn three times the monthly rent; these barriers are compounded by the fact that many available jobs in the county do not offer wages sufficient to afford local rental or homeownership options.

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

Introduction

Delaware County possesses a strong and diverse economic base supported by key sectors such as management of companies and enterprises, retail trade, accommodation and food services, health care and social assistance, and finance and insurance. The County's location within the Columbus metropolitan area provides residents with access to regional job centers while attracting a growing number of employers seeking a skilled workforce and strong infrastructure.

According to the Ohio Department of Job and Family Services' 2021 Economic Profile for Delaware County, employment is concentrated in management (13.9%), retail (12.9%), and accommodation and food services (10.1%), with health care and social assistance also representing a growing share at 9.2%. The County's workforce participation rate remains among the highest in Ohio, reflecting both population growth and the educational attainment of residents. The majority of employers are small- to medium-sized firms, with large employers such as Amazon, OhioHealth, and FedEx representing key regional anchors.

At the time this plan was prepared, HUD-supplied economic datasets were unavailable due to the federal government shutdown. Consequently, Delaware County relied on alternative data sources, including the 2023 Delaware County Economic Development Strategic Plan, 2025-2029 County Capital Improvement Program, and Ohio Department of Job and Family Services workforce data to assess local economic and workforce conditions. These sources collectively indicate that Delaware County continues to experience steady employment growth, strong business retention, and a diverse labor market supported by a mix of service, logistics, and professional occupations.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	604	387	1	0	-1
Arts, Entertainment, Accommodations	8,769	14,565	4	15	11

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Construction	4,877	3,773	10	4	-6
Education and Health Care Services	29,160	17,483	2	18	13
Finance, Insurance, and Real Estate	14,965	8,534	10	9	-1
Information	2,337	624	4	1	-3
Manufacturing	11,256	6,779	2	7	5
Other Services	4,337	2,686	13	3	-10
Professional, Scientific, Management Services	17,165	23,452	15	24	9
Public Administration	4,337	2,046	25	2	-23
Retail Trade	11,273	12,859	8	13	5
Transportation & Warehousing	4,750	2,681	4	3	-1
Wholesale Trade	2,701	2,985	4	3	-1
Total	117,212	98,854	100	100	0

Table 45 - Business Activity

Data Source Comments: 2019-2023 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	120,799
Civilian Employed Population 16 years and over	117,212
Unemployment Rate	3%
Unemployment Rate for Ages 16-24	7.5%
Unemployment Rate for Ages 25-65	2.5%

Table 46 - Labor Force

Data Source Comments: 2019-2023 ACS

Occupations by Sector	Number of People
Management, business and financial	68,481
Farming, fisheries and forestry occupations	604
Service	14,501
Sales and office	21,361
Construction, extraction, maintenance and repair	4,877
Production, transportation and material moving	8,839

Table 47 – Occupations by Sector

Data Source Comments: 2019-2023 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 48 - Travel Time

Data Source Comments: 2019-2023 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

Table 49 - Educational Attainment by Employment Status

Data Source Comments: 2019-2023 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 50 - Educational Attainment by Age

Data Source Comments: 2019-2023 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 51 – Median Earnings in the Past 12 Months

Data Source Comments: 2019-2023 ACS

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

Delaware County's economy is characterized by a diverse mix of industries that contribute to its position as one of the most prosperous and fastest-growing counties in Ohio. The Ohio Department of Job and Family Services (ODJFS) identifies the County's largest employment sectors as management of companies and enterprises (13.9%), retail trade (12.9%), and accommodation and food services (10.1%). Additional significant sectors include health care and social assistance (9.2%), finance and insurance (8.5%), manufacturing (6.6%), and professional, scientific, and technical services (5.9%). The County benefits from its location within the Columbus metropolitan area, providing access to a regional labor market with a concentration of jobs in logistics, health care, technology, and education. Delaware County continues to attract a growing number of corporate offices, distribution centers, and professional service firms seeking proximity to major transportation corridors and a highly educated workforce. Large employers such as OhioHealth, Amazon, FedEx, Kroger, and Delaware City Schools serve as key anchors of employment, while small businesses and local service industries provide essential economic diversity. The County's employment base is further supported by a high labor force participation rate and a median household income well above the state average, reflecting both economic strength and workforce stability. Ongoing investments in infrastructure, workforce training, and business development, outlined in the 2023 Delaware County Economic Development Strategic Plan, aim to sustain balanced growth across sectors and ensure that employment opportunities remain accessible to residents throughout the County.

Describe the workforce and infrastructure needs of the business community:

Delaware County's business community benefits from a strong and expanding economy but faces emerging challenges related to workforce availability, skill alignment, and infrastructure capacity. According to the 2023 Delaware County Economic Development Strategic Plan, employers report difficulty filling positions in both professional and technical fields, including advanced manufacturing, logistics, health care, and information technology. While the County has one of the highest labor force participation rates in Ohio, rapid population and job growth have outpaced available workforce training and public transportation options, creating barriers for lower-wage and entry-level workers.

Workforce development needs include expanded partnerships between local employers, educational institutions, and workforce boards to provide targeted training, apprenticeships, and career pathway programs. The OhioMeansJobs Delaware County office continues to play a key role in connecting employers with qualified job seekers, while regional higher education institutions provide a foundation for workforce upskilling. However, additional investment is needed to attract and retain workers in critical occupations, particularly in the health care and skilled trades sectors.

Infrastructure remains another priority for the business community. The County Capital Improvement Program identifies ongoing needs related to roadway expansion, water and sewer capacity, broadband connectivity, and stormwater management to support business retention and future development. Industrial and commercial growth corridors, particularly along U.S. Route 23, U.S. Route 36/SR 37, and I-71, require continued investment to accommodate logistics and distribution activity, as well as to enhance access to employment centers.

Addressing these workforce and infrastructure needs will be essential to sustaining Delaware County's economic competitiveness. Strategic coordination among the County, municipalities, townships, and regional partners will ensure that infrastructure improvements, workforce initiatives, and land use planning align with the evolving needs of the business community.

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

Major Economic Changes and Impacts section with all citations and links removed for consistency with the rest of your Consolidated Plan: Major Economic Changes and Impacts Delaware County continues to benefit from ongoing population and employment growth, anchored by significant public and private sector investments. One of the most notable regional developments is Intel Corporation's planned semiconductor manufacturing campus near New Albany, located just outside Delaware County. The project represents an investment of more than \$28 billion and is expected to include at least two fabrication plants. Although situated in Licking County, the Intel development will have major regional implications for workforce demand, supplier networks, and infrastructure needs across Central Ohio, including Delaware County. The project is anticipated to create approximately 3,000 permanent Intel

jobs and up to 7,000 construction jobs in its initial phase, as well as additional supplier and contractor positions throughout the region. This large-scale investment will expand opportunities in advanced manufacturing, logistics, and professional services, while also creating new challenges related to workforce availability, housing affordability, and infrastructure capacity. Infrastructure investments required to support the project include roadway expansions, utility upgrades, broadband enhancements, and stormwater and sewer improvements. Many of these improvements are expected to extend into or impact Delaware County's key development corridors.

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

Delaware County's workforce is among the most highly educated in Ohio, contributing to the County's continued economic strength and attractiveness to employers. More than half of residents hold a bachelor's degree or higher, well above the statewide average. This educational attainment supports employment in Delaware County's largest sectors, including management, finance and insurance, health care, and professional and technical services.

However, as identified in the 2023 Delaware County Economic Development Strategic Plan, certain industries face persistent challenges in matching workforce skills with employer needs. Employers in advanced manufacturing, logistics, construction, and health care report difficulty finding qualified candidates for mid-skill positions that require specialized training or technical certification rather than a four-year degree. The growing logistics and distribution sector, supported by major employers such as Amazon and FedEx, also depends on a reliable supply of workers with commercial driving, warehouse operations, and mechanical skills.

Local workforce programs, including OhioMeansJobs Delaware County, the Delaware Area Career Center, and regional colleges, play an essential role in bridging these gaps by offering credentialing programs, apprenticeships, and customized training that align with high-demand occupations.

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

Workforce training initiatives serving Delaware County are primarily implemented by regional and local partners rather than directly by the County. Key workforce development activities are coordinated through OhioMeansJobs Delaware County, which connects employers with job seekers and supports training and placement in high-demand industries such as manufacturing, logistics, health care, and skilled trades. Additional workforce preparation and credentialing opportunities are provided through local school districts, career and technical education centers, community colleges, and higher education institutions serving the region.

These initiatives are largely employer driven and focus on aligning workforce skills with current and emerging labor market needs. While Delaware County does not directly fund workforce training activities through its CDBG program during the initial program year, the County's Consolidated Plan supports these efforts indirectly by prioritizing investments in public infrastructure, facilities, and accessibility that improve access to employment centers, training locations, and supportive services. Over time, coordination between workforce partners and community development investments will help strengthen economic opportunity for low- and moderate-income residents.

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

Delaware County does not currently participate in a federally designated Comprehensive Economic Development Strategy (CEDS). However, economic growth and development are guided by several local and regional planning efforts that directly inform the priorities of this Consolidated Plan.

Most notably, the Delaware County Economic Development Strategic Plan establishes goals related to business retention and expansion, workforce readiness, infrastructure investment, and long-term competitiveness within the Central Ohio region. The County's Capital Improvement Program further supports these goals through planned investments in transportation, utilities, and public facilities that enable economic growth and support employment centers.

Additionally, significant regional investments, including large-scale private sector developments in the broader Columbus region, are expected to influence labor demand, infrastructure needs, and housing pressures within Delaware County. While these initiatives are not coordinated through a formal CEDS process, the County will continue to align its CDBG-funded activities with these plans to support job growth, infrastructure capacity, and economic resilience.

Through continued coordination with local jurisdictions, economic development organizations, and workforce partners, Delaware County's Consolidated Plan supports a framework that links community development investments with broader economic growth objectives.

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

Discussion

Delaware County's workforce and economic development efforts are primarily led by regional partners and guided by local strategic planning initiatives rather than through a formal CEDS process. While the County does not directly operate workforce training programs, it coordinates with workforce, education, and economic development organizations to support job growth and readiness. The Consolidated Plan aligns with these efforts by prioritizing infrastructure and facility investments that improve access to employment opportunities and support long-term economic resilience.

DRAFT

MA-50 Needs and Market Analysis Discussion

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

For purposes of this analysis, a “concentration” is defined as geographic areas where households share similar socioeconomic characteristics or housing challenges at levels higher than those observed Countywide. Concentrations may be identified through quantitative indicators, such as elevated rates of housing cost burden, overcrowding, or substandard conditions, or through qualitative input from local jurisdictions and service providers when detailed federal data are unavailable.

Concentrations of Households with Multiple Housing Problems

At the time this plan was prepared, detailed HUD and Census tract-level data typically used to identify concentrations of households experiencing multiple housing problems were unavailable due to the federal government shutdown. As a result, Delaware County was unable to map or quantify concentrations based on standard HUD indicators.

However, qualitative feedback from local jurisdictions and community partners indicates that housing challenges such as cost burden, aging housing stock, and limited access to infrastructure tend to be more prevalent in older developed areas, small municipalities, and unincorporated rural communities. These issues are often associated with older single-family homes, limited rental housing options, and increased maintenance costs, particularly for lower-income households and seniors.

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

Similarly, the County did not have access to detailed federal demographic datasets necessary to identify precise geographic concentrations of racial or ethnic minority populations or low-income households.

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

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

Strategic opportunities in these areas include:

- Targeted infrastructure and facility improvements to support aging neighborhoods
- Accessibility upgrades to housing and public buildings to support seniors and persons with disabilities
- Continued coordination with housing providers and service agencies to support housing stability
- Leveraging CDBG investments to complement local capital improvement plans and future housing initiatives

As the County's CDBG program matures and federal datasets become available, Delaware County will refine this analysis and may identify specific geographic areas for more targeted investment in future program years.

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

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

Broadband connectivity is an essential community asset that enables residents to access employment, education, healthcare, and other opportunities for personal and professional growth. Reliable internet access supports modern communication and daily life allowing individuals to download files, stream videos, send emails, and engage in online learning and remote work. However, disparities in broadband availability, particularly among low- to moderate-income households, continue to create a “digital divide” that limits equitable access to these vital resources and opportunities.

The Delaware County Broadband Plan 2024 provides a comprehensive overview of broadband coverage across the county. While most households, especially in urban areas benefit from high-speed internet, rural communities continue to face gaps in service and infrastructure. This urban-rural disparity poses a significant challenge to digital inclusion. Additionally, the cost of internet service can be a barrier for low- and moderate-income residents, further restricting their ability to connect and fully participate in the digital economy.

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

Delaware County benefits from access to multiple broadband technologies, including fiber, cable, DSL, fixed wireless, and satellite, however the quality, speed, and availability of these services vary significantly across the county. Fixed wireless and cable connections are the most prevalent overall, while fiber access is largely concentrated near the City of Delaware and other more developed areas. In contrast, rural and northern portions of the county often experience slower speeds and fewer service options, limiting residents’ ability to fully participate in digital activities such as remote work, online learning, and telehealth.

Increasing competition among broadband providers is essential to improving service quality, expanding coverage, and reducing costs for consumers. Areas served by only one provider are often subject to higher prices and limited service options, while competitive markets tend to drive innovation, enhance reliability, and promote investment in advanced technologies such as fiber. By encouraging the presence of multiple internet service providers and expanding fiber and high-speed infrastructure countywide, Delaware County can strengthen digital equity, ensure affordable access, and support the growing connectivity needs of its residents and businesses.

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

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

Due to climate change, the likelihood of natural disasters is predicted to increase. The 2023 Delaware County Multi Hazard Mitigation Plan notes several increased natural hazard risks due to climate change, such as flooding, drought, severe storms, extreme heat, invasive species, pandemic, and infrastructure failure.

One of the most notable impacts is the increase in precipitation and flooding risk. According to the State of Ohio Hazard Mitigation Plan, stream flows are projected to rise by 10–40% after 2040, particularly in late summer through early winter. This increases the likelihood of flood events, dam failure, soil erosion, and landslides, particularly in areas with steep terrain. More intense rainfall events also contribute to localized flash flooding. Flooding or extreme storms can damage storage facilities or transportation systems, increasing the likelihood of hazardous materials (HAZMAT) incidents. While the severity of these incidents may not increase, their probability of occurrence is expected to rise.

Severe weather events, including both summer and winter storms, are projected to become more intense and variable. Severe weather increases the risk of damaged infrastructure, power outages, and disrupted emergency services. While tornado trends remain uncertain, data suggest fewer tornado days but more tornadoes per event. Thunderstorm activity is likely to increase in frequency and intensity. Additionally, climate change is increasingly recognized as a driver of civil disturbance. Food insecurity, water scarcity, and displacement due to extreme weather could contribute to civil unrest or exacerbate security concerns.

Summers are expected to become hotter and drier, increasing the likelihood of droughts. Ohio's climate is expected to rise by 1–3°C this can lead to a higher frequency and intensity of heat waves, which directly impacts public health and agricultural yields for crops like corn and soybeans. As climate change interacts with other environmental stressors, biological and ecological risks are also expected to rise. Warmer and wetter conditions create more favorable environments for invasive species as native species may struggle to adapt, reducing biodiversity and ecosystem resilience. Habitat changes and warm temperatures may also contribute to an increased risk of pandemics.

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

According to FEMA'S National Risk Index Delaware County has a Very low overall hazard risk. Data from the 2020 American Community Survey indicate that Delaware County has a high median household income (\$111,411) and a low poverty rate (5%). However, disparities at the community level may exist, 15 of the 18 participating townships have enacted zoning and comprehensive plans. The three townships where low- and moderate-income households may concentrate due to lower land costs, lack comprehensive planning and depend on county wide regulations. Housing occupied by low- and moderate-income households often lack resources for evacuation, insurance, or recovery. Limited financial flexibility, reliance on public transportation, and lack of access to preparedness information can hinder their ability to respond to and recover from disasters. Also rising housing costs may push low- and moderate-income households into more hazard-prone areas where affordable options exist. Additionally, renters may have limited control over the physical condition or hazard mitigation features of their dwellings. As land values rise, these households may be increasingly concentrated in marginal areas with limited hazard mitigation infrastructure or access to public services. This trend not only raises risk exposure but also weakens recovery capacity, as displaced residents may struggle to find alternative housing or financial support.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan establishes Delaware County's framework for the use of Community Development Block Grant (CDBG) funds over the five-year Consolidated Plan period. Guided by the Needs Assessment, market conditions, and extensive stakeholder and public input, the Strategic Plan identifies priority needs, goals, and strategies that will shape CDBG investments from Program Year 2025 through Program Year 2029.

Because this is Delaware County's first year as a CDBG entitlement community, the Strategic Plan emphasizes a phased and capacity-driven approach. Initial investments focus on core public infrastructure and facility improvements that address health, safety, and accessibility needs while allowing the County to build the administrative and operational foundation necessary for long-term program success. Additional community development needs, including housing-related and economic development activities, may be addressed more fully in later program years as program capacity and partnerships continue to develop.

The Strategic Plan prioritizes projects that primarily benefit low- and moderate-income residents and are eligible under federal regulations. Key strategic goals include investing in community infrastructure and facilities, supporting stable and sustainable neighborhoods, promoting economic opportunity through coordinated planning, and ensuring effective and compliant program administration. While the County does not receive HOME or ESG funding, the Strategic Plan reflects coordination with housing, workforce, and service partners to ensure that CDBG investments complement broader local and regional initiatives.

This Strategic Plan is intended to be both flexible and responsive, allowing Delaware County to adapt to changing conditions, new data, and emerging community priorities. Annual Action Plans will build upon this framework and identify specific projects and funding allocations that advance the County's long-term community development goals.

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

Geographic Area

Are a N am e:	Are a T yp e:	Other Tar get Area D escription :	HUD A pprov al Dat e:	% of Low/ Mod :	Revi tal T ype:	Other R evital De scription :	Iden tify the neig hbor hoo d bou ndar ies for this targ et area .	Inclu de spec ific hous ing and com mer cial char acte ristic s of this targ et area .	How did your cons ultat ion and citiz en parti cipa tion proc ess help you to iden tify this neig hbor hoo d as a targ et area ?	Id en tif y th e ne it ie s in th is ta rg et ar ea .	Wh at are the opp ortu nitie s for imp rove men t in this targ et area ?	Are ther e barr iers to imp rove men t in this targ et area ?
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Table 52 - Geographic Priority Areas

General Allocation Priorities

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

Delaware County has identified geographic priorities for the allocation of Community Development Block Grant (CDBG) resources based on the jurisdictions that have opted into the Urban County program. These areas represent the communities that have formally partnered with the County to participate in the program in the first year of the Consolidated Planning Process, and are therefore eligible to propose and implement projects that align with HUD's national objectives.

These Communities are:

- **Orange Township**
- **Village of Ostrander**
- **City of Powell**
- **Village of Shawnee Hills**

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

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Public Infrastructure and Facilities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Invest in Community Infrastructure and Facilities
	Description	Delaware County's rapid growth is placing significant pressure on both its transportation and utility infrastructure. Local capital improvement plans highlight the need for sustained investment in roadways, bridges, intersections, culverts, and sewer systems to ensure safety, connectivity, and environmental quality. Key challenges include maintaining existing infrastructure, accommodating increased traffic and service demand, and expanding capacity to serve new residential and commercial development. The sewer and water systems require major upgrades to protect public health and environmental resources, while the road and bridge network must keep pace with growth to prevent congestion and maintain mobility.

	<p>Basis for Relative Priority</p> <p>The need for Public Infrastructure and Facilities improvements is identified in the Consolidated Plan. The County is experiencing rapid population and economic growth, which is placing significant strain on its roads, bridges, and utility systems. Local capital improvement planning has already identified extensive needs in transportation and sewer infrastructure, and these needs directly affect quality of life, public safety, and the County's ability to support new housing and economic development. Unlike other priority areas, investments in public infrastructure and facilities are immediately actionable, align with existing county and municipal projects, and provide visible, measurable benefits to residents. CDBG funding can play a critical role in filling gaps, particularly in neighborhoods with concentrations of low- and moderate-income households, by addressing accessibility, safety, and capacity issues.</p>
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		<p>Because the County's CDBG program is newly established, focusing on public infrastructure and facilities ensures that resources are directed toward projects that have strong local capacity for implementation, meet HUD eligibility requirements, and create the foundation for future community development. Establishing early successes in this area will allow Delaware County to build momentum and administrative strength while positioning the program to take on more complex priorities, such as housing and economic development, in future cycles.</p>
2	Priority Need Name	Public Facilities and Recreation
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	

	<p>Description</p> <p>As Delaware County continues to grow, the demand for public facilities, including parks, recreational amenities, community centers, and multi-use trails, has outpaced current supply. Preservation Parks of Delaware County has documented that residents consistently cite access to parks and trails as among the most important community amenities, and public surveys have confirmed strong support for expanding recreational and educational facilities. Over the past decade, the County has invested in expanding and improving its parks and trails, acquiring additional land, and adding amenities such as visitor centers, shelters, restrooms, natural play areas, and educational programming facilities. Looking ahead, the 10-year plan calls for additional development of new parks, expansion of existing facilities, construction of multi-use trails, and enhancements to support public use and accessibility . Public facilities are not only essential for recreation and quality of life, but also for health, equity, and community cohesion. They provide accessible spaces for physical activity, cultural enrichment, environmental education, and social connection. For</p>
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		households with limited resources, these publicly supported facilities are often the most affordable and accessible venues for recreation and community engagement.
	Basis for Relative Priority	Public Facilities are assigned a high relative priority, second only to core infrastructure needs. As Delaware County grows, residents consistently identify access to parks, trails, and community spaces as essential to quality of life, public health, and community identity. The Preservation Parks 10-Year Plan highlights strong public demand for expanded recreational amenities, additional land acquisition, multi-use trail development, and facility upgrades to support educational and cultural programming. While these needs are significant, investments in public facilities are generally longer-term, require land acquisition or new construction, and may involve more complex partnerships than infrastructure maintenance or utility upgrades. For this reason, public facility projects will follow infrastructure as a primary focus for the County's initial CDBG cycle.
3	Priority Need Name	Program Administration
	Priority Level	Low

	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administer the CDBG Program Effectively
	Description	As a newly designated Urban County, Delaware County is building its capacity to administer the Community Development Block Grant (CDBG) program. Effective administration is essential to ensure compliance with HUD regulations, proper stewardship of federal funds, and successful implementation of projects across partner jurisdictions.

	Basis for Relative Priority	As the County is newly eligible for Community Development Block Grant (CDBG) funding, establishing strong administrative systems is essential to ensure compliance with HUD regulations, proper stewardship of federal funds, and successful implementation of projects across multiple jurisdictions. Investing in program administration during the first cycle will allow the County to: Build capacity for long-term program management. Develop systems for financial oversight, monitoring, and reporting. Provide technical assistance to participating jurisdictions in identifying and implementing eligible projects. Ensure robust citizen participation and transparency in decision-making. By prioritizing program administration at the outset, Delaware County will create a solid foundation that enables future cycles to take on more complex priorities, such as housing and economic development, with confidence and efficiency.
4	Priority Need Name	Economic Development
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Promote Economic Opportunity

	<p>Description</p> <p>Delaware County’s economic growth has been strong in recent years, but challenges remain in ensuring that this growth benefits all residents and communities. The County’s Economic Development Strategic Plan highlights the need to diversify the local economy, retain and expand existing businesses, and redevelop strategic sites and corridors to attract new investment. Targeted industries such as advanced manufacturing, ag-tech, life sciences, education, healthcare, and tourism present significant opportunities for growth. At the same time, many of the county’s jobs are concentrated in retail and service sectors, which often do not provide wages sufficient to meet local housing costs. This creates a mismatch between the county’s labor force and the types of employment opportunities available. Business retention and expansion (BRE) programs are needed to support existing employers, while site redevelopment and corridor planning can help position the county to attract advanced industries and higher-wage employment. The Strategic Plan also emphasizes the importance of aligning workforce development with employer</p>
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		<p>needs, strengthening partnerships with schools, training providers, and regional workforce boards to ensure residents have access to the skills required for the county's growth sectors.</p> <p>Through CDBG resources, Delaware County will prioritize economic development activities that benefit low- and moderate-income residents, particularly by supporting small business expansion, redeveloping underutilized sites, and investing in commercial or industrial infrastructure improvements in eligible areas.</p>
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	<p>Basis for Relative Priority</p>	<p>Although economic development is a central goal for Delaware County, this need is assigned a lower relative priority within the Consolidated Plan's initial cycle. The County's Economic Development Strategic Plan identifies clear opportunities for growth in advanced industries, small business development, and corridor redevelopment. However, many economic development activities require significant capacity, long-term coordination with private-sector partners, and complex project structures that may not be immediately feasible within the County's new CDBG program. In the near term, Delaware County will focus its CDBG resources on public infrastructure and community facilities projects, where readiness and capacity are higher. Economic development needs will continue to be documented and advanced in parallel through other County initiatives, including the Economic Development Strategic Plan and partnerships with workforce development organizations. As program capacity expands and partnerships mature, the County anticipates elevating economic development to a higher priority in future Consolidated Plan cycles.</p>
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5	Priority Need Name	Affordable and Workforce Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Support Stable and Sustainable Neighborhoods

	<p>Description</p> <p>Delaware County’s housing market reflects both strengths and pressing challenges. Home values remain the highest in the region and the state, with a median sale price exceeding \$495,000 in 2024. While the stability of the home sale market indicates resilience, affordability has eroded steadily over time as prices outpace wage growth. The average new single-family home exceeds 4,200 square feet with an estimated sales price of more than \$1 million, leaving limited ownership opportunities for moderate-income families, first-time buyers, or older adults seeking to downsize. The multifamily rental market has expanded, with approximately 1,500 new units delivered in 2024. However, the county’s vacancy rate (15.7%) is nearly double that of the region (8.1%), raising concerns about long-term absorption and future development activity. While rental growth has slowed, Delaware County continues to have the highest average rents in Ohio, which constrains housing choices for low- and moderate-income households. At the same time, there is a widening mismatch between local jobs and housing costs. Many of the county’s available jobs do not provide wages</p>
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		sufficient to rent or purchase housing within the county, shaping the demographic profile. Delaware County has one of the lowest shares of residents ages 20–34 among suburban counties in Central Ohio. Without more affordable options, younger residents, working families, and older adults may find themselves priced out of the community, threatening workforce retention and intergenerational stability.
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	Basis for Relative Priority	While housing affordability and availability are recognized as significant challenges in Delaware County, this need has been assigned a lower relative priority within the Consolidated Plan due to program capacity and timing. The County's Community Development Block Grant (CDBG) program is newly established, and initial resources will focus on public infrastructure and community facilities projects, where local jurisdictions have greater readiness and implementation capacity. Housing interventions typically require more complex partnerships, regulatory compliance, and long-term program management (such as underwriting, housing rehabilitation protocols, or alignment with private development timelines). As the program matures, Delaware County anticipates building capacity to address housing more directly in future Consolidated Plan cycles.
6	Priority Need Name	Community Development Support Activities
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Support Stable and Sustainable Neighborhoods
	Description	In addition to core priorities such as infrastructure and public facilities, Delaware County recognizes the importance of supporting a range of smaller-scale but impactful community development activities. These eligible CDBG activities address conditions that directly affect neighborhood stability, and safety.

	<p>Basis for Relative Priority</p>	<p>While these eligible uses provide important tools for stabilizing neighborhoods and addressing localized issues, they are considered secondary to the County’s highest priorities of public infrastructure and facilities. The bundled activities—public services, code enforcement, demolition and clearance of blighted structures, environmental remediation, and accessibility upgrades—offer critical flexibility. They allow the County to respond to a range of needs that directly affect livability and equity, particularly in low- and moderate-income areas. However, federal regulations (such as the 15 percent cap on public services) and the limited capacity of a new entitlement program place practical limits on how extensively these activities can be funded in the first cycle. For this reason, Delaware County will prioritize these activities where they directly support neighborhood revitalization, eliminate threats to health and safety, or ensure accessibility for vulnerable residents. The County will continue to support these activities with non-CDBG funding.</p>
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Narrative (Optional)

Delaware County's first Consolidated Plan establishes a balanced set of priority needs that reflect both the community's long-term challenges and the County's immediate program capacity as a newly designated CDBG entitlement. These priorities were developed through review of local housing and economic studies, county capital improvement plans, and stakeholder consultation.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Delaware County does not receive HOME funding and therefore will not allocate funding for TBRA.
TBRA for Non-Homeless Special Needs	Delaware County does not receive HOME funding and therefore will not allocate funding for TBRA.
New Unit Production	Delaware County does not receive HOME funding and therefore will not allocate funding for New Unit Production.
Rehabilitation	Delaware County's housing market is characterized by a relatively young and well-maintained housing stock compared to the state as a whole. Much of the county's residential development has occurred within the past 20 to 30 years, reflecting its status as one of Ohio's fastest-growing suburban areas. While some pockets of aging housing exist in older municipalities and rural areas, overall housing conditions are sound, with few indicators of widespread structural decline. The limited presence of pre-1960 housing and consistent reinvestment in newer subdivisions contribute to the county's strong housing quality.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<p>Delaware County’s housing market is shaped by rapid population growth and strong demand for new housing, which has placed upward pressure on both land values and home prices. Most of the county’s residential development has occurred within the past two decades, and opportunities for acquisition and preservation of existing affordable housing are limited by the relatively small number of older or distressed properties. The majority of affordable housing preservation opportunities in the county involve maintaining existing subsidized developments, such as Low-Income Housing Tax Credit (LIHTC) properties and older multifamily complexes in established areas. As these properties age, ensuring their long-term affordability will become increasingly important to maintaining a balanced housing market.</p>

Table 54 – Influence of Market Conditions

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

Introduction

Delaware County will receive Federal Community Development Block Grant funding from the US Department of Housing and Urban Development on an annual basis. For the purpose of this Strategic Plan, the county assumes its allocations each year over the five-year period will remain approximately the same and in line with the 2025 program year allocation. The Annual Action Plans submitted in each of the subsequent years will reflect actual allocation amounts received.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	407,782	0	0	407,782	1,631,128	Funding will be used for eligible community development needs. Remainder available is approximately four times FY 2025 annual allocation.

Table 55 - Anticipated Resources

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

Private, state, and local funds will be leveraged for projects as needed. There is no match requirement for CDBG funding.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publicly owned land and/or property may be used to support community identified needs on a case by case basis.

Discussion

Delaware County will strategically leverage its federal Community Development Block Grant (CDBG) allocation to attract additional private, state, and local resources that advance shared community development goals. HUD entitlement funds often serve as a catalyst, reducing project risk and encouraging outside investment.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Delaware County will carry out its Consolidated Plan through a coordinated institutional structure that leverages existing County departments, participating local jurisdictions, nonprofit organizations, and regional partners. Because this is the County's first year as a Community Development Block Grant (CDBG) entitlement community, the institutional delivery structure emphasizes clear roles, coordination, and phased program development.

The Delaware County Finance Department will serve as the Lead Agency responsible for the overall administration of the CDBG program. Core responsibilities include program management, financial oversight, compliance with federal regulations, monitoring of funded activities, and coordination with the U.S. Department of Housing and Urban Development.

Participating cities, villages, and townships will play a key role in identifying community needs, proposing eligible projects, and implementing CDBG-funded activities within their respective jurisdictions. These local governments may act as subrecipients or project sponsors and will be responsible for day-to-day project implementation, subject to County oversight.

The County will coordinate with public and quasi-public agencies to support broader community development objectives. These include the Delaware Metropolitan Housing Authority, which administers tenant-based rental assistance, and County boards such as the Delaware-Morrow Mental Health and Recovery Services Board and the Delaware County Board of Developmental Disabilities, which provide services to residents with special needs. While these entities do not receive CDBG funds directly, their programs inform County investment priorities and coordination efforts.

Nonprofit organizations and community-based service providers, including entities such as United Way of Delaware County, SourcePoint, Family Promise of Delaware County, and Turning Point, contribute to implementation through public services, community engagement, and referral networks. These organizations may serve as subrecipients for eligible public service activities or as partners in identifying local needs.

Private sector entities, including utilities, contractors, developers, and employers, support implementation through infrastructure construction, facility improvements, and economic activity influenced by CDBG investments. The County will coordinate with these entities as needed to ensure project completion and alignment with community development objectives.

As the CDBG program matures, Delaware County may refine and expand its institutional delivery structure to reflect evolving program capacity, additional partnerships, and community priorities. Annual Action Plans will identify specific roles and responsibilities for each program year.

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

Delaware County does not directly operate homeless assistance or HIV specific housing or service programs. Instead, services for persons experiencing homelessness and persons living with HIV are provided through a network of regional and community-based organizations and coordinated at the state and regional level.

Delaware County is part of the Ohio Balance of State Continuum of Care, which coordinates homelessness services, emergency shelter, transitional housing, and supportive services across participating counties. Local service providers and nonprofit organizations operating within or near Delaware County deliver outreach, shelter, case management, and stabilization services to individuals and families experiencing homelessness. These providers work closely with regional partners to connect individuals to appropriate housing and services based on need and availability.

Persons living with HIV and their families primarily access housing and supportive services through regional providers operating outside the County or through statewide programs. These services typically include housing assistance, medical care coordination, counseling, and supportive services. While Delaware County does not administer HOPWA or other HIV specific housing programs, County staff coordinate with regional service providers to ensure residents can access available resources.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			

Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			

Other			
Other			

Table 57 - Homeless Prevention Services Summary

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

The service delivery system serving persons experiencing homelessness in Delaware County is primarily coordinated through the Ohio Balance of State Continuum of Care and implemented by regional and local service providers. This system provides a range of services intended to address the needs of diverse populations, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Emergency shelter, outreach, case management, and supportive services are delivered by nonprofit organizations operating within or adjacent to the County. These providers work collaboratively to assess individual needs, connect households to appropriate resources, and support transitions to more stable housing when available. Veterans experiencing homelessness are served through coordination with regional veterans service organizations and mainstream benefit systems. Families with children and unaccompanied youth are supported through family focused service providers that emphasize safety, stabilization, and connection to longer term housing and supportive services.

While Delaware County does not directly operate homeless housing or shelter programs, County staff coordinate with service providers and regional partners to ensure awareness of local needs and alignment with broader community development efforts.

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

A key strength of the service delivery system is the coordination among service providers and participation in a statewide Continuum of Care, which allows access to standardized intake, coordinated assessment, and regional resources. Local providers demonstrate strong collaboration and knowledge of the populations they serve, particularly in connecting individuals to case management, behavioral health services, and basic needs support.

Despite these strengths, several gaps remain. The availability of affordable housing and permanent supportive housing continues to limit successful exits from homelessness, especially for chronically homeless individuals and persons with disabilities. Service access can also be more challenging in rural and suburban portions of the County, where transportation barriers and limited provider capacity affect outreach and engagement. Additionally, specialized housing options for families, youth, and individuals with complex service needs remain limited.

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

Delaware County's strategy for addressing gaps in the institutional structure and service delivery system is grounded in coordination, incremental capacity building, and alignment with regional partners. As a new CDBG entitlement community, the County's initial focus is on establishing strong administrative systems and supporting foundational investments that improve neighborhood conditions and access to services.

The County will continue to collaborate with the Ohio Balance of State Continuum of Care, housing authorities, behavioral health agencies, and nonprofit service providers to identify opportunities for improved coordination and information sharing. CDBG funded activities such as infrastructure improvements, accessibility upgrades, public facility enhancements, and neighborhood stabilization projects will be used to indirectly support housing stability and service access for vulnerable populations.

Over time, as the CDBG program matures and additional data become available, Delaware County will evaluate opportunities to expand its role in supporting services and housing initiatives that address identified gaps. This phased approach ensures that investments remain sustainable, responsive to community needs, and aligned with the County's long term community development priorities.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Stable and Sustainable Neighborhoods	2025	2029	Affordable Housing Non-Housing Community Development		Affordable and Workforce Housing Community Development Support Activities		Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit
2	Invest in Community Infrastructure and Facilities	2025	2029	Non-Housing Community Development		Public Infrastructure and Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote Economic Opportunity	2025	2029	Non-Hom eless Special Needs Non-Housi ng Communit y Developm ent		Economic Developm ent		Jobs created/retained: 50 Jobs Businesses assisted: 50 Businesses Assisted
4	Administer the CDBG Program Effectively	2025	2029	Non-Housi ng Communit y Developm ent		Program Administr ation		Other: 1 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Support Stable and Sustainable Neighborhoods
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	Goal Description	Promote neighborhood stability and reinvestment through activities that improve the physical and social conditions of residential areas. CDBG funds will support code enforcement, clearance and demolition, environmental remediation, and accessibility improvements that enhance the safety and livability of existing neighborhoods and preserve and expand affordable housing options. The County will coordinate with local jurisdictions, housing partners, and service providers to identify opportunities where infrastructure and community development investments can indirectly support affordable and workforce housing goals.
2	Goal Name	Invest in Community Infrastructure and Facilities
	Goal Description	Improve and maintain public infrastructure, community facilities, and recreational spaces that enhance health, safety, and accessibility for residents in low- and moderate-income areas. Projects may include utility upgrades, roadway and drainage improvements, ADA accessibility modifications, and enhancements to parks and community centers.
3	Goal Name	Promote Economic Opportunity

	Goal Description	Support job creation, small business growth, and workforce development through coordination with local jurisdictions, economic development partners, and workforce agencies. Activities may include infrastructure improvements, technical assistance, or strategic partnerships that expand employment opportunities for low- and moderate-income residents.
4	Goal Name	Administer the CDBG Program Effectively
	Goal Description	Ensure efficient and transparent management of CDBG resources, maintain compliance with HUD requirements, and strengthen coordination among County departments, local jurisdictions, and community partners.

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

Delaware County is not a recipient of HOME Investment Partnerships Program funds and will therefore not directly provide affordable housing units during the planning period. As a Community Development Block Grant (CDBG) entitlement community, the County's housing-related efforts will focus on supporting the conditions necessary for housing stability rather than direct housing production or rehabilitation.

CDBG funds may be used to complement housing initiatives through activities such as infrastructure improvements, accessibility modifications, clearance and demolition, and code enforcement in low- and moderate-income neighborhoods. These efforts are intended to create environments that support future affordable housing development and preservation by other entities.

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

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

Delaware County does not own or operate public housing units and is not subject to a Section 504 Voluntary Compliance Agreement requiring the creation of additional accessible public housing units. Public housing assistance within the County is provided through the Delaware Metropolitan Housing Authority (DMHA) via the tenant-based Housing Choice Voucher program, which utilizes privately owned rental units.

Accessibility within the Housing Choice Voucher program is addressed through compliance with federal fair housing and accessibility requirements applicable to private rental housing, including reasonable accommodation and modification provisions. DMHA works with landlords and participants to ensure that units meet accessibility needs where required and conducts inspections to ensure compliance with Housing Quality Standards.

Activities to Increase Resident Involvements

Because Delaware County does not operate public housing developments, formal resident councils and direct resident management activities are not applicable. However, residents receiving housing assistance through the Housing Choice Voucher program are encouraged to engage in self-sufficiency and community involvement opportunities administered by DMHA and its partners.

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

No

Plan to remove the ‘troubled’ designation

DMHA is not a troubled Housing Authority.

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

Barriers to Affordable Housing

Based on the findings from the Analysis of Impediments to Fair Housing and the Economic Development Housing Report, several key barriers to affordable housing have been identified. These include a severe shortage of affordable, diverse, and accessible housing options across all age groups; a significant cost burden that disproportionately affects low-income households, particularly renters; and ongoing challenges in tenant-landlord relationships. Additional barriers include inadequate public transportation, violations in housing advertising practices, and a general lack of community awareness and education regarding fair housing rights.

The most critical challenges are the high cost of housing and a mismatch between the existing housing supply and the needs of low- and moderate-income residents. Of the county's 76,550 households, 19% (14,440 households) experience at least one serious housing problem, with cost burden being the most common. 18% of households (13,760) spend more than 30% of their income on housing, and 7% (5,500) are severely cost-burdened, spending over half of their income on housing costs. This issue is most critical among households earning at or below 30% of the Area Median Income (HAMFI), 77% of these households face housing problems and cost burdens of which 68% are severely cost-burdened. The burden continues for those earning between 30–50% of HAMFI, with 69% experiencing housing problems. Renters, though a smaller portion of the county's population compared to homeowners, are disproportionately impacted: 29% are cost-burdened, and 12.5% are severely cost-burdened. Low-income renters are particularly vulnerable, with 74% of those earning $\leq 30\%$ HAMFI cost-burdened and 63% severely so.

Additionally, the supply of assisted housing remains insufficient to meet current demand. The Delaware Metropolitan Housing Authority administers 414 housing choice vouchers, 347 in the city, 27 in the county, and 44 in Union County. However, limited availability has resulted in waiting periods ranging from one to three years. Existing affordable housing units often fail to meet modern safety and accessibility standards, particularly for persons with disabilities and larger low-income families. Renters also face significant barriers such as screening policies that exclude applicants due to minor or outdated criminal records and income requirements that demand tenants earn three times the monthly rent; these barriers are compounded by the fact that many available jobs in the county do not offer wages sufficient to afford local rental or homeownership options.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The 2024 - 2028 Analysis of Impediments to Fair Housing outlines strategies to expand affordable housing access, promote inclusive practices, and improve public awareness of housing rights. The strategy commits to supporting the Delaware Metropolitan Housing Authority (DMHA) in its ongoing efforts to secure additional Section 8 Housing Choice Vouchers from HUD and other resources such as Low-Income Housing Tax Credits and state-level rental assistance. To increase the supply of safe, quality housing, the plan includes offering incentive packages to developers for new construction and exploring financing programs for landlords to upgrade existing units to current standards. The strategy also aims to reduce discriminatory tenant screening practices, improve public transportation through expanded Delaware Area Transit Agency services, and monitor online housing ads for discriminatory content. To address limited community awareness of Fair Housing laws and the needs of low- and moderate-income (LMI) residents, public outreach and education campaigns will continue, supported by various social service organizations and government entities. Additionally, the city will update its Fair Housing Ordinance to include protections for military status and ancestry.

SP-60 Homelessness Strategy – 91.215(d)

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

Delaware County's Continuum of Care (CoC) is coordinated by two organizations, the Coalition on Homelessness & Housing in Ohio (COHHIO) and the Salvation Army in Delaware. The CoC spearheads the county's homeless initiatives and services to eradicate homelessness by connecting families to emergency and permanent supportive housing and providing wraparound support. The Continuum of Care's work is supported by many of Delaware County's housing partnerships, which aim to increase housing affordability and security for all Delaware residents. Although these organizations provide a variety of services and programs designed to meet the needs of Delaware's homeless residents, there is a need for expanded offerings and additional services.

The City of Delaware & Delaware County, Ohio 2024 – 2028 Analysis of Impediments to Fair Housing report identified two needs that impact Delaware County's unhoused residents. The report identifies a need for more "affordable safe housing for low- and moderate-income households, especially for large families, veterans, the unhoused, and domestic violence victims. It also identified a need to increase educational programs and outreach activities addressing housing discrimination targeting the unhoused, veterans, LGBTQ+ individuals, victims of domestic violence, and large families." Highlighting a need to connect with communities that may be disproportionately vulnerable to experiencing homelessness.

The Balance of State Continuum of Care (BoSCoC) conducts an annual Point-in-Time (PIT) count of Delaware residents experiencing homelessness who may be living in transitional housing, emergency shelters, or places not intended for human habitation. The information collected provides a snapshot of Delaware's homeless population. The PIT count provides an opportunity to learn more directly from Delaware's homeless residents about what they need and provides the CoC with the opportunity to adjust its budget and planning process accordingly.

Addressing the emergency and transitional housing needs of homeless persons

There are several organizations across Delaware County and neighboring jurisdictions that work to address the emergency and transitional housing needs of Delaware County's unhoused residents, including Family Promise of Delaware County, the Salvation Army in Delaware, and Turning Point. Family Promise of Delaware County provides 24-hour emergency shelter, operates a rapid rehousing referral center, and provides family mentoring and resource navigation to families experiencing homelessness. The Salvation Army uses the Housing First model to connect unhoused families and individuals living in emergency shelters to housing, providing financial assistance and case management services. Turning Point operates temporary housing and support for survivors of domestic violence and their children. As of 2022, the county does not have a dedicated shelter for single homeless adults. Delaware County will continue to support the work of these service providers as they meet the needs of Delaware's homeless residents.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The 2023-2028 Delaware County Community Health Improvement Plan listed Community Conditions as a priority factor to improve the lives of Delaware residents. It identified two strategies to improve Community Conditions. The first strategy, led by the Delaware County Housing Alliance, United Way-Pathways to Hope, Bridges Community Action Partnership, and People in Need, is to provide rental assistance to residents. Providing rental assistance will improve housing affordability and quality, reduce severe housing problems, reduce high housing costs, and protect residents from losing their homes. The second strategy to achieve those outcomes is to develop and preserve affordable, attainable housing. The Delaware County Housing Alliance would be the lead agency with Family Promise, providing residents with advocacy support, and Help Line would provide support around transportation concerns alongside Delaware County Transit, Sourcepoint, and other large Delaware County employers.

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

Delaware County's strategy to help low-income individuals and families avoid homelessness focuses on early intervention, coordination with service providers, and stabilization of housing and community conditions. While the County does not directly administer homeless prevention or housing assistance programs, it works collaboratively with regional and local partners to support residents who are at risk of homelessness, particularly extremely low-income individuals and families transitioning from publicly funded institutions or systems of care.

Prevention efforts are centered on coordination with health care providers, behavioral health agencies, and social service organizations involved in discharge planning and case management. These partners assist individuals leaving hospitals, inpatient treatment facilities, or other institutional settings by connecting them to appropriate housing resources, benefits assistance, and supportive services. The Delaware-Morrow Mental Health and Recovery Services Board, the Delaware County Board of Developmental Disabilities, and nonprofit service providers play key roles in identifying at-risk households and facilitating referrals to available housing and support programs.

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

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

Delaware County's approach to addressing lead-based paint (LBP) hazards emphasizes risk reduction, coordination with state and local partners, and integration of federal lead safety requirements into community development activities. While the County does not administer a permanent housing rehabilitation program or receive HOME funding, it has supported efforts to reduce lead exposure through targeted programs and compliance-focused investments.

Most recently, Delaware County supported implementation of the Lead Safe Ohio Grant Program, administered at the state level by the Ohio Department of Development. Through this program, eligible City of Delaware homeowners received grant funding of up to \$50,000 per unit to remove and replace wood window and exterior door assemblies that are common sources of lead-based paint contamination in older homes. The program prioritized owner-occupied households meeting specific income eligibility requirements and operated on a first-come, first-served basis until funding was fully allocated.

Although this program has concluded, it highlights the importance of continued coordination to reduce lead hazards in older housing stock. Going forward, Delaware County's CDBG activities may indirectly support lead hazard mitigation through infrastructure improvements in older neighborhoods, public facility upgrades, and enforcement of applicable lead-based paint regulations for CDBG-funded projects involving residential properties.

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

The extent of lead-based paint hazards in Delaware County is influenced by the age of its housing stock. The majority of housing units in the County were constructed after 1990, significantly reducing the overall risk of lead-based paint exposure compared to communities with older housing inventories. As a result, lead poisoning is not widespread throughout the County, and hazards are generally limited to specific pockets of older housing, particularly in established neighborhoods within the City of Delaware and other early-developed areas.

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

Lead-based paint safety requirements are integrated into Delaware County's housing-related policies and procedures through environmental review, project eligibility screening, and ongoing monitoring for all applicable CDBG activities. Any CDBG-funded project involving residential properties will comply with HUD lead-based paint regulations, including evaluation, notice, and mitigation requirements as appropriate.

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

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

Delaware County's anti-poverty strategy focuses on improving access to opportunity, stabilizing households, and strengthening community conditions that support economic mobility. While the County does not directly administer income support or housing subsidy programs, it advances poverty reduction goals through coordination, targeted investment, and alignment of community development activities with regional workforce and service systems.

The County's primary goals for reducing the number of families living below the poverty level include improving access to essential infrastructure and facilities, supporting economic opportunity, and enhancing neighborhood stability. Community Development Block Grant (CDBG) investments prioritize improvements that benefit low- and moderate-income residents, including public infrastructure, public facilities, and community-based services that reduce barriers to employment and essential services.

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

Anti-poverty efforts are coordinated with existing workforce and social service programs led by local and regional partners. OhioMeansJobs Delaware County supports employment placement, training, and career advancement for residents seeking to increase earnings. Nonprofit organizations coordinated through United Way of Delaware County, along with service providers such as Family Promise, SourcePoint, and behavioral health agencies, provide supportive services that address basic needs, promote household stability, and support self-sufficiency.

Although Delaware County does not receive HOME funds and does not directly produce affordable housing, the Consolidated Plan aligns anti-poverty strategies with housing stability initiatives through coordination with the Delaware Metropolitan Housing Authority and other housing partners. CDBG-funded activities that improve neighborhood conditions, accessibility, and service access complement these housing efforts by supporting safe and stable living environments for low-income households.

Together, these coordinated strategies support long-term poverty reduction by addressing structural barriers, improving access to opportunity, and strengthening community systems. As the County's CDBG program matures, Delaware County will continue to build partnerships and refine strategies to further align anti-poverty efforts with housing, workforce, and community development priorities.

SP-80 Monitoring – 91.230

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

Delaware County will monitor activities funded under the Community Development Block Grant (CDBG) program to ensure compliance with all applicable federal regulations, adherence to the goals of the Consolidated Plan, and long-term program effectiveness. As the Lead Agency, the Delaware County Finance Department is responsible for establishing and implementing monitoring standards and procedures during the five-year planning period.

Monitoring activities will be conducted throughout the lifecycle of each CDBG-funded project and will include pre-award reviews, ongoing desk monitoring, and periodic on-site reviews, as appropriate. Prior to project approval, the County will review subrecipient and project sponsor documentation to confirm eligibility, national objective compliance, financial capacity, and consistency with Consolidated Plan priorities and Annual Action Plans.

Ongoing monitoring will include regular reporting requirements, financial reviews, and performance assessments to ensure that projects are progressing as planned and meeting identified outcomes. The County will review expenditures, procurement practices, labor standards, environmental compliance, and recordkeeping in accordance with federal requirements. Any findings or concerns identified through monitoring will be addressed through corrective action plans and follow-up reviews to ensure timely resolution.

Expected Resources

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

Introduction

Delaware County will receive Federal Community Development Block Grant funding from the US Department of Housing and Urban Development on an annual basis. For the purpose of this Strategic Plan, the county assumes its allocations each year over the five-year period will remain approximately the same and in line with the 2025 program year allocation. The Annual Action Plans submitted in each of the subsequent years will reflect actual allocation amounts received.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	407,782.00	0.00	0.00	407,782.00	1,631,128.00	Funding will be used for eligible community development needs. Remainder available is approximately four times FY 2025 annual allocation.

Table 59 - Expected Resources – Priority Table

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

Private, state, and local funds will be leveraged for projects as needed. There is no match requirement for CDBG funding.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publicly owned land and/or property may be used to support community identified needs on a case by case basis.

Discussion

Delaware County will strategically leverage its federal Community Development Block Grant (CDBG) allocation to attract additional private, state, and local resources that advance shared community development goals. HUD entitlement funds often serve as a catalyst, reducing project risk and encouraging outside investment.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Invest in Community Infrastructure and Facilities	2025	2029	Non-Housing Community Development		Public Infrastructure and Facilities Public Facilities and Recreation Community Development Support Activities	CDBG: \$265,058.30	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Support Stable and Sustainable Neighborhoods	2025	2029	Affordable Housing Non-Housing Community Development		Community Development Support Activities	CDBG: \$61,167.30	
3	Administer the CDBG Program Effectively	2025	2029	Non-Housing Community Development		Program Administration	CDBG: \$81,556.40	

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Invest in Community Infrastructure and Facilities
	Goal Description	

2	Goal Name	Support Stable and Sustainable Neighborhoods
	Goal Description	
3	Goal Name	Administer the CDBG Program Effectively
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

During the upcoming program year, Delaware County will allocate its Community Development Block Grant (CDBG) funds to activities that address priority community development needs identified in this Consolidated Plan. Funding will be distributed as follows: 20 percent for program administration, planning, and fair housing activities; 15 percent for eligible public services that benefit low- and moderate-income residents; and the remaining 65 percent for public infrastructure and facility improvements. These allocations reflect the County's emphasis on building and maintaining critical community assets while ensuring efficient program management and compliance with HUD regulations. All projects are designed to support safe, accessible, and sustainable neighborhoods that contribute to the overall well-being of Delaware County residents.

Projects

#	Project Name
1	Administration, Planning and Fair Housing
2	Delaware County Public Services Program
3	Public Infrastructure and Facility Improvements Program

Table 61 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As this is Delaware County's first year as a CDBG entitlement community, the initial program year will focus on establishing administrative systems, building partnerships with participating jurisdictions, and completing foundational infrastructure and facility improvements. While the County's first-year projects are targeted to address the most immediate and shovel-ready community needs, additional community development priorities, such as neighborhood revitalization, housing stabilization, and economic opportunity, will be explored and implemented in future program years as the County refines its program structure and capacity.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Administration, Planning and Fair Housing
	Target Area	
	Goals Supported	
	Needs Addressed	Program Administration
	Funding	CDBG: \$81,556.40
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Delaware County Public Services Program
	Target Area	
	Goals Supported	Support Stable and Sustainable Neighborhoods
	Needs Addressed	Community Development Support Activities
	Funding	CDBG: \$61,167.30

	Description	The Delaware County Public Services Program will provide funding to support nonprofit and local government partners offering essential services to low- and moderate-income residents throughout the County. Subrecipient projects will be selected through a competitive application or partnership process and will be required to demonstrate measurable benefits to low- and moderate-income residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 low- and moderate-income households will benefit from public service activities in the first program year.
	Location Description	Countywide
	Planned Activities	CDBG funds will be used to support operating or service delivery costs associated with eligible public service activities that improve the quality of life, expand economic opportunity, or meet the basic needs of low- and moderate-income residents.
3	Project Name	Public Infrastructure and Facility Improvements Program
	Target Area	
	Goals Supported	Support Stable and Sustainable Neighborhoods Invest in Community Infrastructure and Facilities

	Needs Addressed	Public Infrastructure and Facilities Public Facilities and Recreation
	Funding	CDBG: \$265,058.30
	Description	The Public Infrastructure and Facility Improvements Program will fund eligible capital projects that improve health, safety, and accessibility for low- and moderate-income residents across Delaware County. Projects will be coordinated with local jurisdictions to address critical infrastructure needs and enhance the functionality of public facilities serving eligible areas and populations.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 low- and moderate-income residents will benefit from improved public infrastructure and facility access in the first program year.
	Location Description	Countywide

	Planned Activities	<p>Eligible activities may include:</p> <p>Water and sewer line upgrades or extensions</p> <p>Street, sidewalk, and drainage improvements</p> <p>ADA accessibility upgrades to public buildings and spaces</p> <p>Rehabilitation or expansion of community centers, parks, or public service facilities</p> <p>Improvements to public safety or emergency response facilities</p>
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In the first year of program implementation, Delaware County will utilize its Community Development Block Grant (CDBG) resources on a countywide basis rather than concentrating investments within a single geographic area. As a new entitlement community, the County is prioritizing the establishment of program administration, partnerships, and procedures that ensure equitable access to funding opportunities for all participating jurisdictions.

Projects selected for funding during the initial program year will primarily address eligible public infrastructure, facility improvements, and public services that benefit low- and moderate-income residents across the County. Over time, as the program matures and additional data is collected through community engagement and planning efforts, the County may identify targeted areas for more focused investment based on demonstrated community development needs.

Geographic Distribution

Target Area	Percentage of Funds

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This countywide approach ensures that all participating jurisdictions, including townships, villages, and cities, have the opportunity to benefit from CDBG resources as the program structure is developed and refined in future years.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Delaware County does not receive HOME Investment Partnerships Program (HOME) funding and will not directly undertake housing rehabilitation or development activities during the first program year. Instead, the County's Community Development Block Grant (CDBG) program will support activities that indirectly contribute to housing stability and affordability through improvements to infrastructure, public facilities, and neighborhood conditions.

CDBG-funded projects in Program Year 1 will focus on establishing program administration, strengthening intergovernmental partnerships, and completing foundational infrastructure and facility improvements in low- and moderate-income areas. These investments are expected to enhance the overall quality and livability of neighborhoods, creating conditions that support future affordable housing development and preservation efforts.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 64 - One Year Goals for Affordable Housing by Support Requirement

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

Table 65 - One Year Goals for Affordable Housing by Support Type

Discussion

While no affordable housing units will be created or rehabilitated directly through CDBG funds in the initial program year, the County will continue to coordinate with DMHA and community partners to

identify housing gaps and to align future CDBG activities.

The County anticipates that as its CDBG program matures, additional housing-related initiatives may be pursued in future years to complement other funding sources and address unmet housing needs within Delaware County.

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AP-60 Public Housing – 91.220(h)

Introduction

Delaware County does not own or operate any public housing units. The Delaware Metropolitan Housing Authority (DMHA) serves as the public housing agency responsible for administering federal housing assistance programs within the County. DMHA does not manage traditional public housing developments; instead, it operates a tenant-based Housing Choice Voucher (HCV) program that provides rental assistance to eligible low- and moderate-income households.

As of 2025, DMHA administers approximately 441 vouchers within Delaware County, serving primarily elderly individuals, persons with disabilities, and families with children. All housing units leased under the program are privately owned and must meet HUD Housing Quality Standards (HQS) to ensure safe, decent, and sanitary conditions. DMHA conducts inspections prior to lease-up and annually thereafter to maintain compliance.

Actions planned during the next year to address the needs to public housing

Delaware County and DMHA maintain open communication and coordination, particularly regarding community development activities that may impact residents assisted through the voucher program. As the County's CDBG program develops, it will continue to collaborate with DMHA to share information about infrastructure improvements, accessibility upgrades, and neighborhood revitalization efforts that enhance the living environment for voucher holders and support housing stability in low- and moderate-income communities.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Delaware County does not have any traditional public housing developments; all federally assisted housing within the County is administered through the Delaware Metropolitan Housing Authority (DMHA) under the Housing Choice Voucher (HCV) program. Because DMHA's assistance is entirely tenant-based, residents do not participate in public housing management or resident councils.

Delaware County will continue to support DMHA's efforts by coordinating community development activities that improve neighborhood conditions and by sharing information about programs and resources that may assist voucher holders interested in homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

DMHA is not designated as troubled.

Discussion

Because DMHA's housing assistance is entirely tenant-based, no capital improvements or physical rehabilitation of public housing are planned or needed in Delaware County. Instead, County-led CDBG investments will complement DMHA's efforts by improving surrounding neighborhood conditions and supporting long-term housing choice for low- and moderate-income residents.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Delaware County's approach to addressing homelessness and the needs of special populations during the first program year emphasizes coordination, prevention, and support for regional service systems. While the County does not directly operate emergency shelter, transitional housing, or permanent supportive housing programs, it works collaboratively with regional partners, service providers, and local jurisdictions to support efforts that reduce homelessness and improve housing stability. Community Development Block Grant (CDBG) resources are used to complement these systems by improving access to services, stabilizing neighborhoods, and strengthening community infrastructure.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

During the first program year, Delaware County's goal is to establish a coordinated and compliant framework that supports homelessness prevention and service access for low- and moderate-income populations. The County will focus on strengthening partnerships with regional and local service providers, participating jurisdictions, and the Ohio Balance of State Continuum of Care to ensure that community development investments complement existing homelessness response systems.

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

Delaware County will continue to coordinate with service providers participating in the Ohio Balance of State Continuum of Care to support outreach and assessment efforts, including those aimed at unsheltered individuals. Local nonprofit organizations and regional partners conduct outreach, coordinated entry, and needs assessments to connect individuals and families experiencing homelessness with appropriate housing and services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing needs in Delaware County are addressed through nonprofit and faith-based providers operating locally or regionally. These providers offer shelter services, short-term housing, and stabilization assistance for individuals and families experiencing homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Delaware County supports efforts to help homeless individuals and families move toward permanent

housing and independent living by coordinating with housing authorities, service providers, and Continuum of Care partners. These efforts focus on reducing the length of time households experience homelessness, improving access to affordable housing units, and supporting housing stability for vulnerable populations, including chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth.

The County's role during the first program year is primarily indirect, supporting neighborhood stabilization, infrastructure improvements, and public facilities that enhance access to housing and supportive services. Coordination with the Delaware Metropolitan Housing Authority and regional partners further supports housing access for eligible households.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homelessness prevention efforts focus on early identification of households at risk and coordination with agencies involved in health care, behavioral health, child welfare, corrections, workforce development, and social services. Community partners assist individuals being discharged from publicly funded institutions and systems of care by connecting them to housing resources, benefits, and supportive services.

Discussion

Delaware County's first-year strategy for addressing homelessness and the needs of special populations emphasizes a phased, collaborative approach that builds on existing regional systems and local partnerships. While direct housing and shelter activities are largely carried out by specialized service providers, the County's CDBG investments strengthen the broader environment in which these services operate.

As the program matures, Delaware County will continue to evaluate needs, monitor outcomes, and explore opportunities to enhance coordination and support for homelessness prevention and housing stability. Future Annual Action Plans may expand upon these efforts as program capacity and available data increase.

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

Introduction:

Access to affordable housing in Delaware County is influenced by a combination of market conditions, regulatory frameworks, and local policy decisions. While Delaware County does not directly control land use or zoning across all municipalities and townships within its jurisdiction, local public policies related to land development, infrastructure provision, building standards, and fees can affect the availability and cost of housing. As a Community Development Block Grant (CDBG) entitlement community, the County's role in addressing barriers to affordable housing is primarily coordinative and supportive, rather than regulatory.

This Annual Action Plan focuses on identifying policy-driven barriers that may impact housing affordability and outlining actions that can reduce or mitigate their effects through planning, infrastructure investment, and intergovernmental collaboration.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During the first program year, Delaware County will take the following actions to address public policy barriers to affordable housing:

- **Intergovernmental Coordination:** Work with participating cities, villages, and townships to encourage coordination between housing needs and local land use, zoning, and infrastructure planning. This includes sharing information on housing trends and discussing how infrastructure investments can support a broader range of housing types.
- **Infrastructure Investment:** Use CDBG funds to improve public infrastructure and facilities in eligible areas, helping to lower development costs and remove physical constraints that may limit housing development or rehabilitation.
- **Coordination with Housing Partners:** Continue coordination with the Delaware Metropolitan Housing Authority, nonprofit housing providers, and regional partners to align community development investments with broader housing affordability goals, even in the absence of HOME funding.

Discussion:

Public policies affecting land use, zoning, building codes, and development fees vary widely among jurisdictions within Delaware County and are primarily determined at the local level. In some cases, these policies may limit housing density, restrict the mix of housing types, or increase development costs, thereby reducing the production or preservation of affordable housing. Additionally, infrastructure limitations and growth management practices can contribute to higher housing costs by increasing the

expense of extending services to new or redeveloped areas.

Because this is Delaware County's first year administering the CDBG program, immediate actions are focused on establishing partnerships, improving infrastructure, and supporting planning efforts rather than implementing regulatory changes. Over time, the County will use insights gained through program administration, community engagement, and stakeholder consultation to inform future discussions about policy alignment and housing affordability.

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AP-85 Other Actions – 91.220(k)

Introduction:

The actions outlined in this section describe additional strategies Delaware County will pursue to address community development needs not fully captured in specific project descriptions. As a first-year Community Development Block Grant (CDBG) entitlement community, the County's initial focus is on establishing program capacity, strengthening coordination among partners, and addressing foundational infrastructure and service needs. Over time, these actions will support broader goals related to housing stability, economic opportunity, and improved quality of life for low- and moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

Delaware County will continue to engage participating jurisdictions, nonprofit organizations, and service providers to better understand underserved populations and barriers to accessing services. Initial actions include expanding outreach and engagement efforts, improving coordination among agencies, and using CDBG-funded projects to enhance access to public facilities and infrastructure that serve vulnerable populations. As data availability improves and program capacity develops, the County will refine its strategies to better target underserved needs.

Actions planned to foster and maintain affordable housing

Although Delaware County does not receive HOME funding and will not directly develop or rehabilitate housing during the first program year, it will support housing affordability indirectly through infrastructure improvements, neighborhood stabilization activities, and coordination with housing partners. The County will continue to work with the Delaware Metropolitan Housing Authority and nonprofit housing providers to align CDBG investments with broader efforts to preserve affordable and workforce housing across the County.

Actions planned to reduce lead-based paint hazards

To reduce the risk of lead-based paint exposure, Delaware County will ensure compliance with federal lead-based paint regulations for all applicable CDBG-funded activities. Lessons learned from previously implemented state-funded lead hazard reduction programs will inform future planning efforts. Neighborhood stabilization activities, clearance of unsafe structures, and enforcement of health and safety standards will further support long-term risk reduction, particularly in older housing areas.

Actions planned to reduce the number of poverty-level families

The County's approach to reducing the number of households living at or below the poverty level will focus on improving access to employment, services, and community resources. CDBG investments in infrastructure, public facilities, and services will help remove barriers to economic participation.

Coordination with workforce development providers, social service agencies, and nonprofit organizations will support efforts to improve household stability and economic mobility for low- and moderate-income residents.

Actions planned to develop institutional structure

During the initial program year, Delaware County will continue to build and refine its CDBG institutional structure. This includes establishing policies and procedures, training staff and subrecipients, and strengthening intergovernmental coordination. As the program matures, responsibilities and partnerships may be expanded to enhance program delivery and oversight.

Actions planned to enhance coordination between public and private housing and social service agencies

Delaware County will continue to strengthen coordination among public agencies, housing authorities, nonprofit organizations, and private stakeholders to ensure that CDBG investments complement existing housing and service systems. Ongoing consultation, information sharing, and joint planning efforts will be used to align community development activities with broader housing, health, and social service initiatives.

Discussion:

Taken together, these actions provide a flexible framework that supports Delaware County's broader community development objectives while recognizing current program capacity and funding limitations. As the County gains experience administering the CDBG program and additional data become available, these actions will be refined and expanded in future Annual Action Plans to better respond to emerging needs and opportunities. This phased approach ensures that investments remain strategic, coordinated, and responsive to community priorities.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

1. The amount of urgent need activities

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Appendix - Alternate/Local Data Sources

<p>1</p>	<p>Data Source Name HUD CHAS data 2017 - 2021</p> <p>List the name of the organization or individual who originated the data set. HUD</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Briefly describe the methodology for the data collection.</p> <p>Describe the total population from which the sample was taken.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
<p>2</p>	<p>Data Source Name Delaware County Fair Housing Analysis of Impediment</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p>

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?

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