



DELAWARE COUNTY, OHIO

FY 2026

Draft Annual Action Plan

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

Executive Summary

AP-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 Annual Action Plan falls under the Program Year (PY) 2025 through PY 2029 Consolidated Plan and covers program year 2026 (FY 2026). This plan will be submitted to HUD for approval by August 16, 2026.

Because this is the County's second year administering the CDBG program, this Action 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. Summarize the objectives and outcomes identified in the Plan

The sections of this Annual Action Plan establish Delaware County's roadmap for addressing priority community development needs over the next year 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 one-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 second Annual Action Plan as an entitlement community, the county will continue to establish sound administrative systems, 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 was Delaware County's first year as an Urban County entitlement community and ends on September 30, 2026. As such, there is no past performance to evaluate at this time.

4. Summary of Citizen Participation Process and consultation process

This section will be completed after the end of the Citizen Participation 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 section will be updated at the completion of the public Comment period.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Action Plan

Describe the agency/entity responsible for preparing the Action 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 (optional)

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 2026, 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 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:

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

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 Action Plan or the Community Development Block Grant (CDBG) Program, please contact:

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

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(l))

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:

1. Delaware Public Health District – to align community investments with public health and environmental health priorities.
2. Delaware-Morrow Mental Health and Recovery Services Board – to connect residents to mental health and substance use recovery programs.
3. SourcePoint – to coordinate services and accessibility improvements for older adults.

4. Family Promise of Delaware County, Andrews House, and People In Need, Inc. – to support residents experiencing homelessness or financial hardship.
5. 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 jurisdiction's consultations with housing, social service agencies and other entities

Delaware County developed this 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 second year as a Community Development Block Grant (CDBG) entitlement community, outreach efforts focused on continuing to build 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.

Civic Uplift participated in the Partnership for a Healthy Delaware County, a working group led by the Delaware Public Health District, composed of Delaware County health and human service providers, to better understand community needs, identify funding opportunities, and connect with leaders on the issues facing Delaware County residents. As part of the Partnership, Civic Uplift also participated in the OHYES! Youth Survey User Guide Advisory Committee to contribute to the creation of additional opportunities for youth-serving Delaware County organizations and the County to access critical data about youth needs. The data created by this survey provides rich insight into the habits, risk factors, and holistic health of Delaware County youth. The resulting data will be used to inform future planning efforts and guide Community Development Block Grant funding decisions.

Public input was gathered through a combination of focus groups, stakeholder interviews, and public meetings, 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 Annual Action 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? | |

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|--|--|--|--|
| | | | |
| | | | |
| | | | |

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

No specific agency types were not consulted as part of the Action 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? |
|--------------|-------------------|--|
| | | |

Table 3 – Other local / regional / federal planning efforts

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 Action 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 Action Plan period.

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AP-12 Participation – 91.105, 91.200(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 a public meeting, the County gathered meaningful feedback on community needs and priorities. These efforts will continue throughout the grant cycle, ensuring that residents, local governments, and service providers have regular opportunities to shape funding decisions and monitor progress.

For the development of the FY 2026 Annual Action Plan, Delaware County and Civic Uplift engaged citizens at a public meeting. Civic Uplift held a public meeting during the Delaware County Commissioners meeting on Monday, June 22, at 9:00 am.

The County used the input it received via these various citizen and stakeholder participation methods to identify and evaluate County goals and objectives to determine FY 2026 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.

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) |
|------------|------------------|--------------------|--------------------------------|------------------------------|--|---------------------|
| | | | | | | |

Table 4 – Citizen Participation Outreach

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 rest of the five-year period will remain approximately the same and in line with the 2026 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: \$ | | |
| Community Development Block Grant | Public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | \$434,811.00 | \$0 | 145,527 | 578,781.60 | \$1,304,433 | Funding will be used for eligible community development needs. Remainder available is approximately three times FY 2026 annual allocation. |

Table 1 - 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.

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: \$282,627.15 | |
| 2 | Support Stable and Sustainable Neighborhoods | 2025 | 2029 | Affordable Housing Non-Housing Community Development | | Community Development Support Activities | CDBG: \$65,221.65 | |

| | | | | | | | | |
|---|---|------|------|-----------------------------------|--|--|-------------------|--|
| 3 | Promote Economic Opportunity | 2025 | 2029 | Non-Housing Community Development | | Community Development Support Activities | CDBG: \$145,527 | |
| 4 | Administer the CDBG Program Effectively | 2025 | 2029 | Non-Housing Community Development | | Program Administration | CDBG: \$86,962.20 | |

Table 2 – Goals Summary

Goal Descriptions

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| Goal Name | Goal Description | |
|-----------|-------------------------|---|
| | | |
| 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 | |
| 4 | 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. |

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 Action Plan. As this is the second year as an Urban County grantee, Delaware County is still building its CDBG program and funding will be distributed in a similar manner as last year: 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. For fiscal year 2026, program guidelines for the Community Infrastructure and Facilities Program will be updated to include a set aside for projects promoting economic development. Carryover dollars from FY 2025 will be reallocated to fund resulting economic development activities.

Since this is not a consolidated planning year, the county will utilize the additional administrative capacity to refine program parameters for both the Delaware County Public Services Program and the Community Infrastructure and Facilities Program as well as work with community partners to develop a pipeline of projects to ensure funding is spent in a timely manner. As a first step in this process, the FY 2025 project “ public infrastructure and facility improvements program” has been renamed the “Community Infrastructure and Facilities Program.”

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 | Community Infrastructure and Facilities Program |

Table 3 - Project Information

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

As this is Delaware County’s second year as a CDBG entitlement community, the year will continue to focus on establishing administrative systems, building partnerships with participating jurisdictions, recruiting other jurisdictions to participate in the program, and completing foundational infrastructure and facility improvements. While the County’s second-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.

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AP-38 Project Summary

Project Summary Information

| | | |
|----------|--|---|
| 1 | Project Name | Administration, Planning and Fair Housing |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | Program Administration |
| | Funding | CDBG: \$86,962.2 |
| | 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: \$65,221.65 |
| | 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: \$426,597.75 |

| | | |
|--|--|--|
| | Description | <p>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.</p> |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | <p>An estimated 100 low- and moderate-income residents will benefit from improved public infrastructure and facility access in the first program year.</p> |
| | Location Description | <p>Countywide</p> |

| | | |
|--|----------------------------------|--|
| | <p>Planned Activities</p> | <p>Eligible activities may include:</p> <ul style="list-style-type: none"> Water and sewer line upgrades or extensions Street, sidewalk, and drainage improvements ADA accessibility upgrades to public buildings and spaces Rehabilitation or expansion of community centers, parks, or public service facilities Improvements to public safety or emergency response facilities |
|--|----------------------------------|--|

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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 second 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 second program year will primarily address eligible public infrastructure, facility improvements, addressing blighted properties, 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 4 - 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 second 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 2 will focus on establishing program administration, strengthening intergovernmental partnerships, improving economic conditions through economic development efforts, completing foundational infrastructure and facility improvements in low- and moderate-income areas, and eliminating slums and blighted properties. 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 2026, DMHA administers approximately 447 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.

Delaware County and DMHA have also identified that the ultimate goal of many program participants is to secure stable, high-paying employment so that they can afford housing without requiring a housing voucher or other financial assistance. As such, the County and DMHA have expressed interest in investing in workforce development programming to support and empower residents' ability to obtain

self-sufficiency.

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 second 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 second program year, Delaware County's goal is to continue 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

On the night of the 2026 Ohio Balance of the State point-in-time count, the number of unsheltered and unhoused people reached was 12 adults. At that time, a total of 37 unhoused people were staying in the shelters included in the count. A majority of the unhoused adults reached were between the ages of 18 and 44, and 19 were children under the age of 18. Approximately 80 percent of the sheltered adults reached were survivors of domestic violence. While this point-in-time count is not fully representative of the extent of homelessness in Delaware County, it highlights that while the population is primarily of working age, they have diverse 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 second 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 second-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 especially through workforce development efforts. Future Annual Action Plans may expand upon these efforts as program capacity and available data increase.

DRAFT

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 second 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 second 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 second 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(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

| | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income | |