



Finance & Economic Development Committee Budget Hearing
Real Estate & Housing
April 27, 2026

1. The Delaware General Assembly recently introduced SB# 23, to require counties and municipalities to include an affordable housing plan in comprehensive plans. If passed, it would require municipalities to develop an affordable housing plan that includes an inventory of existing affordable housing, an analysis of existing and projected housing needs for all income levels along with an assessment of barriers to meeting those needs, reporting on the percentage of permits issued for affordable housing, percentage of all housing units in the City that meet the definition of "affordable," and an objective of reaching a minimum of 20% affordability for all housing inventory. Is this budget sufficient to support compliance with the objectives and reporting standards of the affordable housing plan component of the comprehensive plan, if enacted?
2. Understanding the 5-year revenue and expenditure projections show expenditures **far outpacing** revenues for FY27 to FY30, and FY27 General Fund Proposed Budget uses **\$25.7M** of the Tax Stabilization Reserve Fund, please share how this budget aligns with closing any potential budget gaps.
 - a. Specify any cost savings or reductions, and if this budget provides adequate resources to meet the departmental needs.
 - b. Specify any high-level major additions.
3. Discuss the planned use for **\$20M** drawdown from the Tax Stabilization Reserve Fund to the Neighborhood Stabilization Fund for special projects: **\$16.8M** Affordable Housing, **\$2M** Vacant Lots, **\$500K** Home Repair Lottery, **\$500K** Landbank, **\$200K** Architectural and Engineering Services for Predevelopment Work and Planning).
 - a. Specify the ROI for the \$20M and the projected timeframe.
 - b. Specify if any planned allocations for certain percentage of funds for large developers and small developers.
 - c. Specify if any requirements for affordability targets are based on rental versus home ownership.
 - d. Specify plans for any Large Development Subsidy Program (# of units, income, levels of subsidy, affordability period, and eligibility requirements).
 - e. Specify plans for any Small Development Subsidy Program (# of units, grant ranges, milestone specifications, cap for developer fee, and eligibility requirements).
 - f. Specify plans and eligibility requirements for the Get-A-Lot Program (# of vacant lots in the City).
 - g. Specify amount of funds allocated, expended, encumbered, and available balance for the Home Lottery Repair Program for FY24, FY25, and year to date FY26.

- i. Share any initiatives beyond the home repair lottery program to assist with home repairs such as educational awareness, etc.
 - h. Has the city fulfilled its funding commitment to the Landbank since inception, and if not, specify the funding gap?
 - i. Specify if the Landbank has fully exhausted **\$3.1M** in City ARPA Funds (Demolition and Repair).
- 4. Discuss if this budget provides adequate funding and resources for projects that provide essential public services to low- and moderate-income families and neighborhoods, and homelessness prevention.
 - a. Specify any budgetary initiatives and collaborations to support home ownership.
- 5. Given that the State of Delaware is taking more action regarding lead-based paint, please share if this budget provides adequate funding and resources to best address, or if any leveraging with other non-profits.
 - a. Specify if any plans to assist with lead safe or lead-free certifications (such as HB#70).
- 6. Understanding the legal challenges with evolving Federal Mandates pertaining to “sanctuary cities”, specify if any potential impact to your budget if Wilmington was a Welcoming City or Safe Haven for immigrants.
- 7. With the recent criteria changes pertaining to the Community Development Block Grant Fund (CDBG), and other Federal Funds, please share the impact for the ~**\$4M** budgeted across Community Development Block Grant Fund (CDBG), Home Investment Partnership Program Fund (HOME), Housing Opportunities for Persons with Aids (HOPWA), and Emergency Solutions Grant (ESG).

FUND	FY2026 Budget	FY2027 Proposed Budget
CDBG	\$2,200,282	\$2,211,927
HOME	\$572,519	\$573,029
HOPWA	\$951,239	\$952,100
ESG	\$197,226	\$198,976
Total	\$3,921,266	\$3,936,016

- a. Specify if any concerns with compliance of Federal Executive Orders regarding Diversity, Equity, Inclusion, and if any impact to funding.
- b. Specify if there are any contingency plans for federal funding.
- c. Specify criteria and selection process for grant awards.
- d. Specify any new recipients projected to receive funds.
- e. Specify the total dollar amount of requests submitted, and the total amount awarded.
- f. Specify all the major budget uses for the CDBG and Federal Funds.

8. Discuss the planned use for ~**\$1.55M** budgeted in Community Activities.
 - a. Specify the names of the entities for the Neighborhood Clean Team and amount per entity.
 - b. Specify if any consideration for expanding some version of the Clean Team program for the winter months.
 - c. Specify the number of people who have participated in the Live Near Your Work program and the number of City employees that have used this program within the last 2 years.
 - d. Specify the number of people that participated in the Down Payment Assistance Program, and average amount of funds allocated per person, and specify number of City employees that have participated if any.
 - e. Specify how non-federal activities funds are administered.
9. Discuss mechanisms in place to ensure that Administrative Cost overruns from the CDBG Administrative Caps as it pertains to staffing will not create cost overruns to be charged to the General Fund.
 - a. Specify reallocation for Home Partnership Program that exceeded the budget **\$623K** in FY25, and if any impact to FY26, and FY27 Proposed Budget.
10. Discuss the planned use of **\$155K** budgeted for Consultants (**\$70K** GF, **\$85K** CDBG).
 - a. Specify vendor names.
 - b. Specify if any DBE's.

All Departments

11. Provide FY2027 proposed organizational chart with the total number of employees (i.e. permanent, temporary, contract, vacancies).
 - a. If there are multiple divisions, please ensure there are sub-org charts that enumerate all the above.
 - b. Please include in the Org chart a photo of all Directors, Managers, Divisions Heads, and Supervisors.