



ANNUAL MEETING  
OCTOBER 21, 2020

# Delaware Continuum of Care

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*The Delaware CoC is a community-based collaborative that ensures a responsive, fair, and just approach to addressing homelessness, and strives to achieve housing for all.*

# Agenda

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## 1. CoC Membership

## 2. CoC Business

## 3. Panelist Presentation

- HOMES Campaign
- Homelessness and Racial (In)Equity in Delaware
- Sheltering in Delaware - Update
  - Rachel Stucker, Housing Alliance Delaware
  - Carrie Casey, CoC Board Chair
- DE Housing Assistance Program - Update
  - Marlena Gibson, DE State Housing Authority
- Status of Evictions in Delaware
  - John Whitelaw, Community Legal Aid Society, Inc.

# CoC Membership

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# CoC Membership

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- Join the CoC!
  - Complete and send the [CoC Membership Form](#) to Erin Gallaher, [egallaher@housingalliance.org](mailto:egallaher@housingalliance.org)
- Membership Type
  - General Membership
    - Anyone interested in helping to create local solutions to homelessness in Delaware can join Delaware's Continuum of Care (CoC) as a general member. General members attend CoC quarterly meetings and are encouraged to be active members on CoC committees.
  - Voting Membership
    - Voting members vote on critical issues regarding homelessness in Delaware and are responsible for electing CoC Board members. Voting members must commit to attending CoC quarterly meetings and to holding active positions on at least one CoC committee.
      - *Only one individual per agency may be a voting member of the CoC*
      - *CoC Board members are automatically voting members*
- Learn more about the CoC or share information with potential members using the [CoC Fact Sheet](#)

# CoC Committees

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- **System Performance**, Kim Brockenbrough
  - Help to complete an annual gaps analysis and evaluate homeless system performance towards achieving goals
- **Advocacy and Policy**, Deborah Gilbert White & Tony Sierzega
  - Develop an advocacy agenda and promote solutions to homelessness among local and state leaders and elected officials
- **Racial Justice and Equity**, *Chair Needed*
  - Analyze the negative impact of homelessness on people and communities of color in Delaware. Identify racial disparities in homelessness and propose actions steps for moving towards a more equitable future
- **Coordinated Entry**, Marlena Gibson
  - Provide feedback and analysis of Delaware's Centralized Intake process and make recommendations
    - *This committee has been re-structured, participants will be chosen by the CoC Board going forward*

# CoC Committees

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- **Service Solutions**, Jo Allegro Smith
  - Identify gaps in services or service connections for people who are experiencing homelessness and develop strategies for enhancing or expanding access to community services for people who are homeless in Delaware.
- **Veterans**, Paula Witcher
  - Bridge the gaps within the veteran homeless population, identify new partnerships, engage in veteran outreach, and attend community events supporting veterans.
- **Membership and Nominations**, Brandy Nauman
  - Engage in outreach and recruitment for CoC membership and manage CoC Board member nominations

# 2021 CoC Quarterly Meeting Schedule

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- Membership meetings will be held from 10:00am-12:00pm the following dates:
  - January 20, 2021
  - April 21, 2021
  - July 21, 2021
  - October 20, 2021 (Annual Meeting)
- Membership meetings will be held via zoom until further notice

# CoC Business

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# 2021 CoC Board Slate

\*E-VOTE TO FOLLOW

New Board Member Nomination: Dr. Steve Metraux, University of Delaware

Renewing Board Members:

1. Carrie Casey, **Chair**
2. John Bates, **Vice-Chair**
3. Brandy Nauman, Sussex County
4. Deb McKenna, Community Volunteer
5. DeBorah Gilbert-White, HerStory Ensemble
6. Jo Allegro-Smith, Community Resource Center
7. John Cook, Department of Health and Social Services
8. Kim Brockenbrough, Community Volunteer
9. Kimberly Ellis, Catholic Charities
10. Tyler Shade, Family Promise of Northern New Castle County
11. Marlena Gibson, DE State Housing Authority
12. Paula Witcher, Veterans Multiservice Center
13. Renee Beaman, Division of State Service Centers
14. Ruthann Messick, Food Bank of Delaware
15. John Whitelaw, Community Legal Aid Society, Inc. (recently joined)
16. Susan Kent, Love Inc. of Mid-Delmarva
17. Marcey Rezac, DE Coalition Against Domestic Violence
18. Orenda Poindexter, YWCA Delaware (recently joined)



# Dr. Steve Metraux

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I am the Director of the Center for Community Research & Service and Associate Professor at the School of Public Policy & Administration at the University of Delaware. I am recognized nationally as an expert on housing and homelessness, having done extensive research using administrative and survey data to assess housing outcomes, services use across systems, and impacts of housing and services interventions among homeless and formerly homeless households. As part of this work, I have collaborated widely with local jurisdictions and non-profit agencies on data-informed approaches to improving policy and services related to homelessness.

In the two years that I have been in Delaware I have been active with the COC as part of the advocacy and the systems performance committees, and am currently working with other COC member on bringing expanded street outreach services to Delaware and reconfiguring Code Purple for this winter in the wake of the COVID-19 pandemic. I am also working with Housing Alliance of Delaware on research that uses CMIS data to get a better understanding of how people use homeless and health care services, and how these services can better respond to corresponding needs.

I am excited at the prospect of serving on the COC board. Were I elected, my priorities on the board would be to continue work on re-establishing comprehensive outreach services in Delaware, to increase coverage and data quality in the COC's CMIS system, and obtaining expanded access to housing and services for all people experiencing homelessness, especially those living in unsheltered situations.



# 2020 CoC Funding Competition

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- The 2020 Notice of Funding Availability release has been delayed due to COVID-19
  - HUD has not released information on a potential release date or competition guidelines
  - No information regarding new funding has been released at this time
- The local competition is underway. CoC Renewal Projects are currently under review by the CoC Scoring Committee.
  - Scoring Committee meetings
    - 10/13/2020
    - 10/26/2020
- New information will be distributed as becomes available

# The CoC in 2020 - Highlights

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- HUD CoC Funding to Delaware: \$8.2m
- COVID-Response
  - Advocacy & Education
  - Enhanced & Streamlined Coordination
- Virtual Candidates Forum

# Presentations

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**H.O.M.E.S.**

**Housing. Opportunity. Mobility. Equity. Stability.**

The H.O.M.E.S campaign firmly believes [Housing is a Human Right](#).

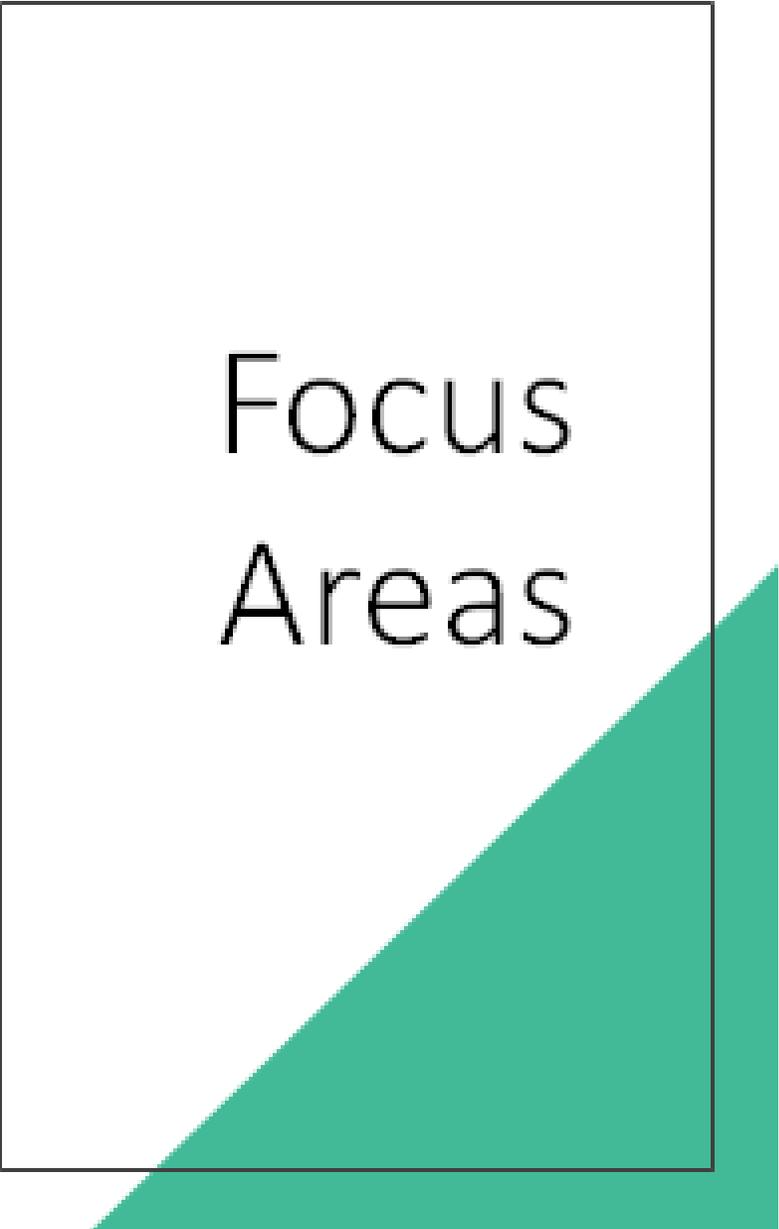
# Who We Are

Local residents, unhoused community members, educators, and advocates working to develop a housing policy agenda that is focused on:

- Creating high quality affordable renter-ship opportunities;
- Creating fair opportunities for home ownership;
- Ending homelessness; and
- Ensuring accessible housing options for returning residents.

Housing is a Human Right, NOT a commodity to be bought and sold for profit.

Renters  
Returning Residents  
Unhoused  
Homeowners



Focus  
Areas

# Current Resident Led/Supported Initiatives

- Renters – Tenant’s Union
- Renters – Establish Tenant Right to Counsel
- Unhoused – Homeless Bill of Rights at the State Policy/Legislative Level
- Unhoused – Housing First, spreading awareness that it is both a model and approach and includes wrap around services
- Returning Residents – Support for and information gathering on the Delaware Family Reentry Program (FRP) pilot

Housing must be accessible to all people—unaccompanied youth, veterans, and groups historically excluded from housing—specifically Black and Brown residents.

# Please Join Us - All Are Welcome

- We welcome individuals
- Community organizers and organizations
- Advocates
- Representatives from organizations/ institutions focused on housing
- Engaged landlords
- Conscientious developers
- Elected representatives

**We Currently Meet the 3<sup>rd</sup> Wednesday of  
Every Month via Zoom**  
***Our Next Meeting is Tonight, 10/21/20  
from 6:00 to 7:30 PM***

# Get In Touch

*We Currently Meet the 3<sup>rd</sup> Wednesday  
of Every Month via Zoom*

**Amy Loder**

[loder.amy@gmail.com](mailto:loder.amy@gmail.com)

**Ann Aviles**

[amaviles@udel.edu](mailto:amaviles@udel.edu)

**Learn More at**

**[Networkde.org](https://Networkde.org)**

Email your contact details to Amy or Ann to :

- Receive HOMES Campaign Updates
- Receive monthly meeting details
- Receive calls to action for support of important housing initiatives and legislation
- Get your questions answered
- To volunteer your time and talents

Housing must be accessible to all people—those experiencing mental health challenges, people with disabilities, and individuals returning from prison.

# Congregate Sheltering Update

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County	Total Shelters	Accepting New Entries	14 Day Quarantine Requirement	Negative Covid Test Required	Bed Availability as 10/19/2020
Sussex	2	2	2	2	46% (13/28)
Kent	5	5	0	3	48% (57/118)
New Castle*	15	15	5	8	60% (199/330)

\*Sunday Breakfast Mission's 100+ beds are open, and not included in the numbers above

# Hotel/Motel Sheltering – Division of State Service Centers

## EMERGENCY SHELTER 2020 Dashboard

Total Client Intake: 1907

Total # of Children:

1636

Total # of Household Members:

3907

Total # of HH with Children:

799

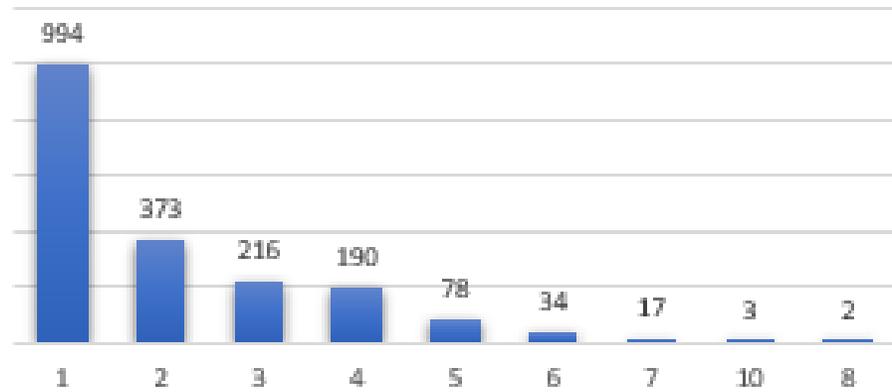
Total # of 65 and older:

95

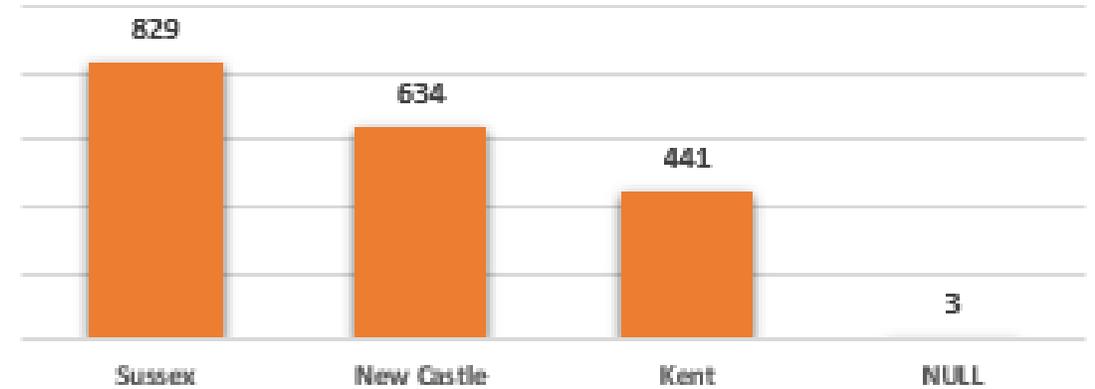


# Hotel/Motel Sheltering – Division of State Service Centers

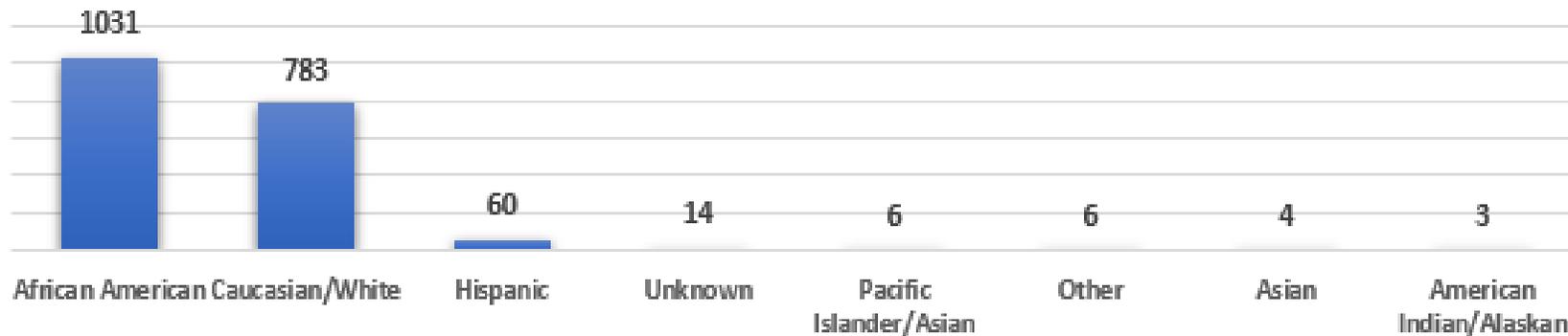
### Household Size



### County



### Race Totals





# Cold Weather Sheltering

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# DE Housing Assistance Program (DE HAP)

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Delaware State Housing Authority  
18 The Green  
Dover, DE 19901  
[www.destatehousing.com](http://www.destatehousing.com)

# DE Housing Assistance Program (DE HAP)

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Up to \$5,000 in arrears, current rent due, and up to one month in advance

March 1, 2020 – December 31, 2020 only

Funding Source: Coronavirus Relief Fund

## Eligibility

- Delaware resident
- Not federally or state subsidized
- Employment or income affected by COVID-19
- 60% of AMI



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# DE Housing Assistance Program (DE HAP)

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	<b>Households/ Applications</b>	<b>Assistance</b>
DEHAP 1.0	1,237	\$2,044,666
DEHAP 2.0 – Approved or Conditional Approval	386	\$1,443,098
DEHAP 2.0 – Pending/Under Review	932	\$3,013,308
<b>Total</b>	<b>2,555</b>	<b>\$6,501,072</b>

# What's Next

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CRF Funding – December deadline

- Program and Funding implications

Program changes to be announced soon

Expanding outreach

# DE Emergency Mortgage Assistance Program (DEMAP)

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Up to \$5,000

Applications taken through housing counseling agencies

112 applications approved & pending

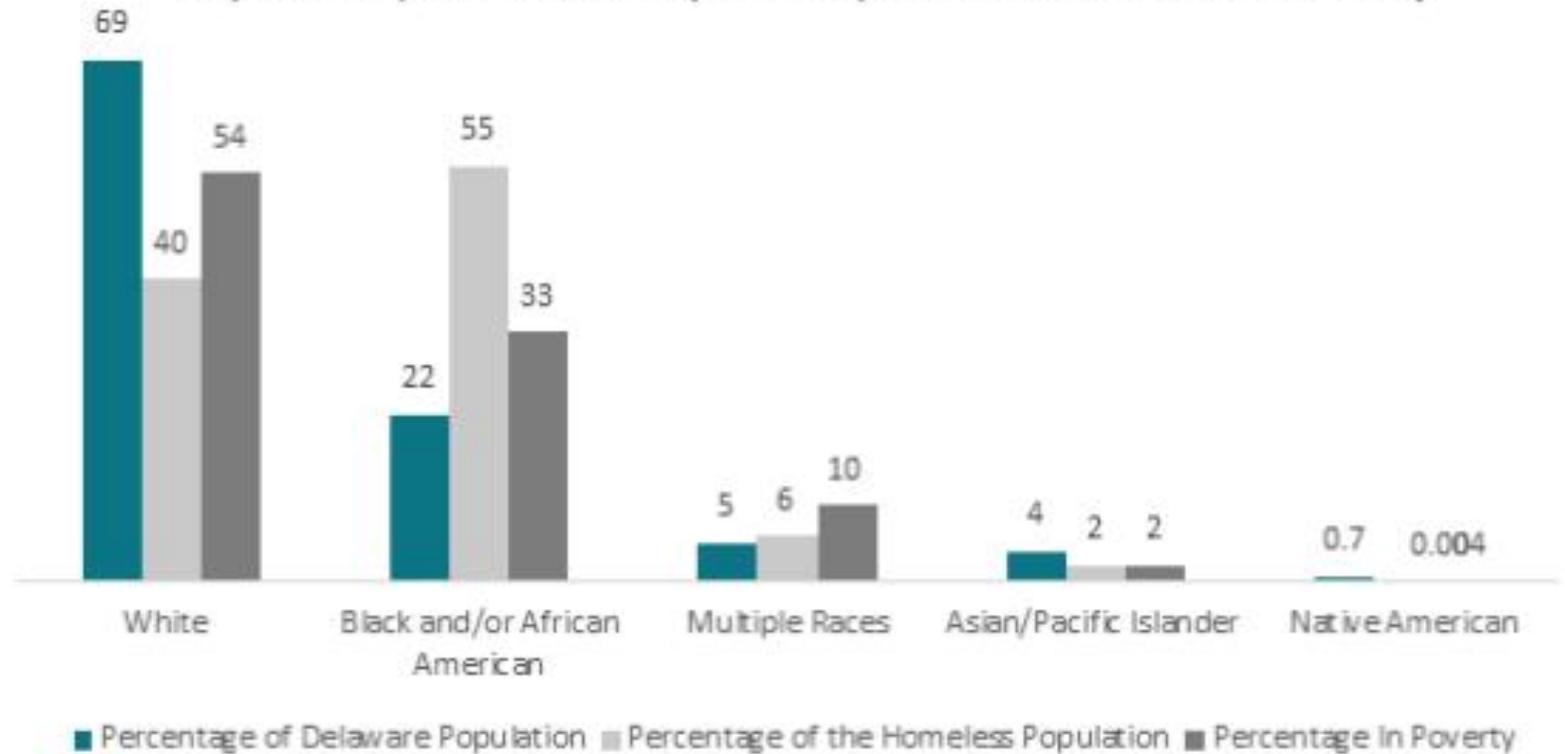


# Homelessness & Racial (In)Equity in DE

In Delaware, White households are less likely to experience homelessness than Black/African American households, regardless of their poverty status.

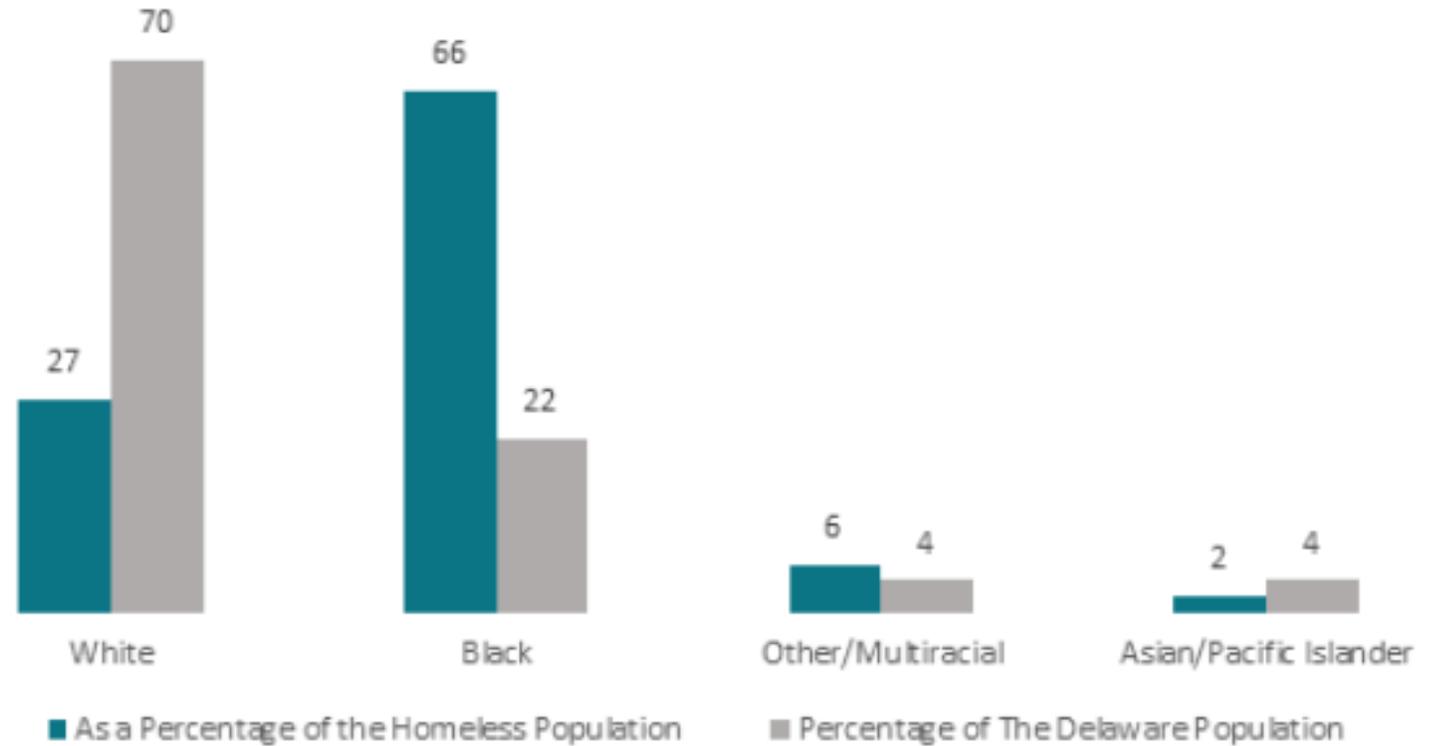
While race and economic status are associated, economic disparities and poverty rate are inadequate explanations of the racial disparities among Black/African American households experiencing homelessness in Delaware.

Members of Racial Groups as a Percentage of Delaware Population, Homeless Population, and Households in Poverty



Based on 2020 Point in Time Count Results, families with children where the head of household is Black/African American are eight times more likely to experience homelessness than families with a White head of household.

## Households with Children in Delaware



- Overall, Black/African American households in Delaware experience homelessness at significantly higher rates than other racial groups.
- The most readily accessible data in the homeless response system reflects similar rates of service rates of use for the Black/African American homeless population compared to other groups.
- Economic disparity in our communities does not appear to sufficiently explain the higher rates of homelessness among Black/African American households in Delaware.

## Major Takeaways from Racial Inequity Report

# Evictions in DE: Delaware's Looming Eviction Crisis?

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**John S. Whitelaw**

**Advocacy Director**

**Community Legal Aid society, Inc.**

**100 W. 10 th Street**

**Suite 801**

**Wilmington, DE 19801**

**302.575.0663**

**[jwhitelaw@declasi.org](mailto:jwhitelaw@declasi.org)**

# Where are we now?

- Modification 23 from Governor
  - No eviction unless in the “interest of justice”
- Court Order from JP Court
  - <https://courts.delaware.gov/jpcourt/covid.aspx>
    - Administrative Order 2020-1 (September 9, 2020)
    - What is the “Interest of Justice Standard”
    - <https://courts.delaware.gov/forms/download.aspx?ID=123708>
- CDC Declaration

# New Processes

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Pre Trial Conferences

ADR

Video trials

Additional standard – “in the interest of justice”

# Dispute Resolution Process

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In process

Very difficult to engage Ls and Ts

Melanie George Smith is implementing program

# Number of evictions filed in Delaware

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- July: 522
- August: 490
- September: 720

“Normal” volume: 1,500

Thanks to Dr. Stephen Metraux, PhD, Director, Center for Community Research and Service, Joseph R. Biden, Jr. School of Public Policy and Administration, University of Delaware for compiling this data

# What is the “interest of justice”?

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Interest of Justice Standard A Practical Understanding for Landlord/Tenant Eviction

Requests Landlords seeking eviction must:

- Have been awarded possession in the judgment
- Show additional factor(s) satisfying the interest of justice standard

Such factors may include:

Landlord applied for rental assistance with the Delaware State Housing Authority (DSHA) (if they qualify)

Landlord complied with Federal CARES Act

Emergency issues consistent with forthwith summons standards, see 25 Del. C. § 5702

Substantial economic injury affecting the ability to provide housing

Other influencing factors.

# Interest of Justice (2)

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Examples are:

tenant vacated the property or is deceased

tenant failed to communicate

tenant did not pay rent although financially unaffected by COVID

tenant refused to discuss payment plan options or seek rental assistance

Other grounds for a summary possession action exist against this tenant

# Interest of Justice (3)

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Tenants seeking to stay eviction must:

- Demonstrate that a stay satisfies the interest of justice standard
- Factors related to that standard are likely to include:

COVID19 financial factors

COVID19 quarantine requirements

COVID19-related employment difficulties, including childcare challenges

COVID 19-related health factors

# Interest of Justice (4)

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Credible Evidence must support any position. Evidence must be:

- In the form of a written motion, if not presented during a hearing
- Sworn/Under the Penalty of Perjury

All evidence must meet this standard.

- If not the judge will not consider it

“In the interest of justice” requires judges to balance all factors and determine if eviction should be allowed to proceed.

**QUESTIONS?**

Thank  
you

## Q & A

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For any additional questions, please contact Erin Gallaher at [egallaher@housingalliance.org](mailto:egallaher@housingalliance.org) or Rachel Stucker at [rstucker@housingalliance.org](mailto:rstucker@housingalliance.org)