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February 22, 2023

Mr. Robert C. Wheatley  
Chairman, Sussex County Planning and Zoning Commission  
PO Box 417  
Georgetown, DE 19947

Dear Chairman Wheatley:

Delaware State Housing Authority (DSHA) is providing this letter of support for Impact Life Recovery Farm in Seaford and aTTack Addiction Recovery Home in Harbeson, Delaware.

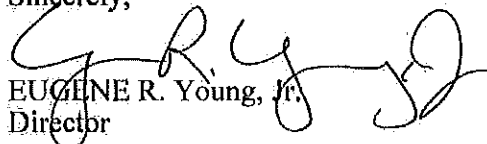
DSHA received funding from the federal government to create recovery housing beginning in 2020 through the Community Development Block Grant (CDBG) Recovery Program. We launched the CDBG Recovery Program in late 2021, and we have been able to provide grants to both non-profits to create this much needed housing. Our partner, the Division of Substance Abuse and Mental Health (DSAMH) will be supporting both homes with oversight and supportive service funding for both recovery homes for the long term.

We have attached summaries on both homes for your review should you have additional questions about DSHA or DSAMH's involvement with both properties and non-profits.

As you may be aware, Delaware has one of the highest opioid overdose rates per capita in the country and Sussex County has the highest rate of overdose death rates of the three counties in Delaware. It is critical for our state to continue to create and support recovery homes and programs like these two innovative examples so that we can combat this epidemic and give those Delawareans affected an opportunity to be productive and happy citizens of Delaware.

If you have any questions, please feel free to contact me at (302)739-4263, or you may contact Devon Manning, DSHA Director of Policy and Planning via e-mail at [Devon@destatehousing.com](mailto:Devon@destatehousing.com).

Sincerely,

  
EUGENE R. Young, Jr.  
Director

cld

Attachment

## **Impact Life Recovery Farm Residential Facility Summary**

### *Introduction:*

Impact Life, Inc. has been approved to acquire and renovate a single-family home and convert it to a residential recovery home and working farm for 10 women at 4973 Boyce Road, Seaford, De.

The members and neighbors of the surrounding community are concerned in regards to perceived lack of communication on the type of housing and transparency from DSHA and Sussex County.

### *Facts/Background:*

- DSHA received about approximately \$2,249,551 over 2 fiscal years in federal dollars through H.R. 6, the SUPPORT for Patients and Communities Act (See FY 2021 RHP Action Plan).
- Impact Life applied to DSHA to acquire a single-family home and convert it into a residential treatment facility also known as a recovery home for 13 residents in Seaford.
  - This home received a grant through HUD's CDBG Recovery Housing Program (RHP) for up to \$965,000. The grant was for acquisition costs and renovations.
  - Impact Life purchased the property back on March 4, 2022.
    - There is a deed restriction on the property with all of the DSAMH, HUD and DSHA requirements.
  - DSAMH will have the ultimate say on how many beds they will pay for at each site as well as funding supportive services
- Sussex County approved a Group Residential Facility application for 10 persons.
  - Due to the facility being considered a single-family residential facility, it did not require a Planning and Zoning hearing.
  - The reasons for approved outlines in the County's approval letter are based on updated zoning regulations as required by the New Horizon's settlement.
- The property is a Sober Living NARR Level 4 home which places a high-level of DSAMH monitoring. Additionally, the residence is considered a Permanent Recovery House which differentiates it from most other recovery homes in Delaware in that the homes are leased and the landlords can terminate the leases as they see fit.
- The current facility, as long as it serves less than 10 or fewer *persons with disabilities*, they are approved by the State, and the residents are not currently using illegal drugs, they are considered zoned-by right (See Title 22, Chapter 3, Subchapter I, § 309). Persons with opioid substance abuse disorder are considered disabled.
- The property has an architect (Architectural Alliance) and DSHA requires full accessibility and sprinkling. The Fire Marshall has not released the permit on the Boyce Road property but should be completed within the next 30 days.

### *DSHA Recommendation:*

The facility will comply with final Sussex County and/or DSAMH approval on the number of persons assisted.

## **AtTack Addiction Harbeson Residential Facility Summary**

### *Introduction*

AtTack Addiction has been approved to acquire and renovate a single-family home and convert it to a residential recovery home for 10 men at 22703 Hurdle Ditch Road in Harbeson.

The members and neighbors of the surrounding community are concerned in regards to perceived lack of communication on the type of housing and transparency from DSHA and Sussex County.

### *Facts/Background:*

- DSHA received about approximately \$2,249,551 over 2 fiscal years in federal dollars through H.R. 6, the SUPPORT for Patients and Communities Act (See FY 2021 RHP Action Plan).
- AtTack Addition and Impact Life (contractor for recovery services) applied to DSHA to acquire a single-family home and convert it into a residential treatment facility also known as a recovery home for 18 residents in Harbeson.
  - This home received a grant through HUD's CDBG Recovery Housing Program (RHP) for up to \$1,166,173. The grant was for acquisition costs and renovations.
  - AtTack Addiction purchased the property back on May 20, 2022.
    - There is a deed restriction on the property with all of the DSAMH, HUD and DSHA requirements.
  - DSAMH will have the ultimate say on how many beds they will pay for at each site as well as funding supportive services
- Sussex County approved a Group Residential Facility application for 10 persons.
  - Due to the facility being considered a single-family residential facility, it did not require a Planning and Zoning hearing.
  - The reasons for approved outlines in the County's approval letter are based on updated zoning regulations as required by the New Horizon's settlement.
- The property is a Sober Living NARR Level 4 home which places a high-level of DSAMH monitoring. Additionally, the residence is considered a Permanent Recovery House which differentiates it from most other recovery homes in Delaware in that the homes are leased and the landlords can terminate the leases as they see fit.
- The current facility, as long as it serves less than 10 or fewer *persons with disabilities*, they are approved by the State, and the residents are not currently using illegal drugs, they are considered zoned-by right (See Title 22, Chapter 3, Subchapter I, § 309). Persons with opioid substance abuse disorder are considered disabled.
- The property has an architect (Architectural Alliance) and DSHA requires full accessibility and sprinkling. The Fire Marshall has not released the permit on the Hurdle Ditch Road property but should be completed within the next 30 days.

### *Recommendation:*

The facility will comply with final Sussex County and/or DSAMH approval on the number of persons assisted.