

Eligibility Requirements

All NSP funds are to be used to create affordable homeownership and rental opportunities for households at or below 120% of Area Median Income (AMI). These households must have incomes equal to or less than the amounts shown below for their county and household size.

FY2009 Income Limits at 120 % of Area Median Income (AMI):

New Castle County/Wilmington

1 person \$65,400; 2 persons \$74,640; 3 persons \$84,000; 4 persons \$93,360; 5 persons \$100,800; 6 persons \$108,240

Kent County/Dover

1 person \$50,040; 2 persons \$57,120; 3 persons \$64,320; 4 persons \$71,400; 5 persons \$77,160; 6 persons \$82,800

Sussex County

1 person \$49,200; 2 persons \$56,280; 3 persons \$63,240; 4 persons \$70,320; 5 persons \$75,960; 6 persons \$81,600

Twenty-five percent of the NSP funds are to be used to create homeownership and rental opportunities for households earning below 50% of AMI. These households must have incomes equal to or less than the amounts shown below for their county and number of occupants in the household.

FY 2009 Income Limits at 50% of Area Median Income (AMI):

New Castle County/Wilmington

1 person \$27,250; 2 persons \$31,100; 3 persons \$35,000; 4 persons \$38,900; 5 persons \$42,000; 6 persons \$45,100

Kent County/Dover

1 person \$20,850; 2 persons \$23,800; 3 persons \$26,800; 4 persons \$29,750; 5 persons \$32,150; 6 persons \$34,500

Sussex County

1 person \$20,500; 2 persons \$23,450; 3 persons \$26,350; 4 persons \$29,300; 5 persons \$31,650; 6 persons \$34,000



For more information on the NSP, call

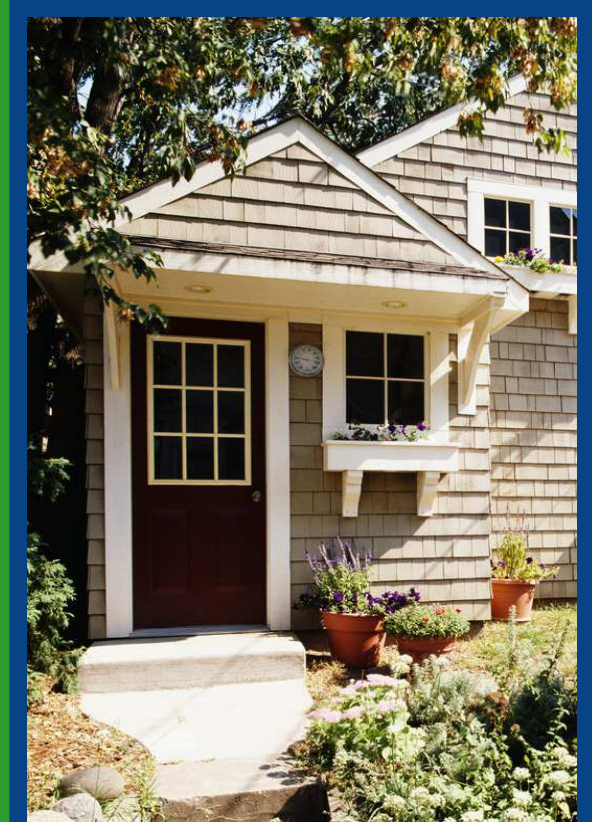
1-888-363-8808

or visit the NSP website at:

www.NSPDelaware.org



Neighborhood Stabilization Program



**Affordable Homes
Strengthening
Communities**

What is the NSP?

The U.S. Department of Housing and Urban Development (HUD) created the new Neighborhood Stabilization Program (NSP) to provide assistance for the acquisition and redevelopment of foreclosed properties that might otherwise become sources of abandonment and blight within their communities.

The NSP provides grants to every state and certain local communities to purchase foreclosed or abandoned homes, and to rehabilitate, resell or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

For the State of Delaware NSP, HUD provided \$19.6 million to Delaware State Housing Authority (DSHA). DSHA, in turn, has allocated funds from the \$19.6 million to local jurisdictions through a competitive process based on need and on each applicant's proposed impact statewide.

The following jurisdictions (sub-grantees) have been awarded funds:

- New Castle County
- Kent County
- Sussex County
- City of Wilmington
- City of Dover

Each sub-grantee has designed its own NSP model, providing opportunities customized to their jurisdictions.

How Do I Participate?

Contact Your Local Housing Counseling Agency.

Each household wishing to purchase a home through the NSP will successfully complete at least eight hours of HUD-certified housing counseling sessions. This will ensure that they are mortgage ready and understand the risks, responsibilities and rewards of homeownership.

First State Community Action Agency (FSCAA)
New Castle.....(302) 498-0454
Dover.....(302) 674-1355
Georgetown.....(302) 856-7761
www.firststatecaa.org

Hockessin Community Center
Hockessin.....(302) 239-2363

Housing Opportunities of Northern Delaware, Inc. (HOND)
Wilmington.....(302) 429-0794
www.hond.org

Interfaith Community Housing of Delaware, Inc.
Wilmington.....(302) 652-3991
Dover.....(302) 741-0142
www.ichde.org

NCALL Research, Inc.
Newark.....(302) 283-7505
Dover.....(302) 678-9400
Georgetown.....(302) 855-1370
www.ncall.org

Neighborhood House, Inc.
Wilmington.....(302) 652-3928
Middletown.....(302) 378-7217
www.neighborhoodhse.org

West End Neighborhood House, Inc.
Wilmington.....(302) 658-4171
www.westendnh.org

YWCA Centers for Homeownership Education
Newark.....(302) 224-4060
www.ywcade.org

Awarded Jurisdictions

Each awarded sub-grantee has its own NSP. For information, please contact the sub-grantee for the area in which you would like to purchase a home:

- **City of Wilmington**
Department of Real Estate and Housing
(302) 576-3000
800 N. French Street
City/County Building
Wilmington, DE 19801
NSPQuestions@wilmingtonde.gov
- **City of Dover**
Department of Community Development
(302) 736-7175
15 E. Loockerman Street
Dover, DE 19901
- **New Castle County Department of Community Services**
(302) 395-5600
77 Reads Way
New Castle, DE 19720
- **Kent County Levy Court**
Department of Planning Services
(302) 744-2480
555 Bay Road
Dover, DE 19901
- **Sussex County Department of Housing and Community Development**
(302) 855-7777
22215 DuPont Boulevard
P. O. Box 589
Georgetown, DE 19947