

New Castle County Council Community Services Committee Meeting

Housing Development Fund Grant

March 22, 2016

3:00 p.m.



Thomas P. Gordon
County Executive

Housing Development Fund

The purpose of the **Housing Development Fund (HDF)** is to provide affordable, decent, safe and sanitary housing to responsible very low-, low- and moderate- income households.

- Administered by the Delaware State Housing Authority (DSHA)
- Grants and Loans
- For the first time, New Castle County was eligible to apply for funding

Housing Development Fund Requirements

- Grant funds for homeownership preservation
- Funding must be used in highly distressed Census Tracts as defined by the 2014 Delaware Housing Needs Assessment Market Value Analysis
- Funding must be targeted by blocks or communities

Housing Development Fund Requirements

- New Castle County analyzed current waiting list
 - Identified Garfield Park/Overview Gardens
 - Market Area H
 - 69 homeowners on the home repair waiting lists
- Many clients had been turned down due to federal program loan underwriting criteria
- Competitive application due to Strong Neighborhood Housing Program Funding

Garfield Park/Overview Gardens Emergency Repair Program

- \$100,000 awarded
- 18 homeowners living in Garfield Park/Overview Gardens
- Up to a \$5,000 grant for one emergency repair/accessibility item
- Heaters, roofs, electric, plumbing, ramps
- One year grant

Garfield Park/Overview Gardens Owner Occupied Rehab Program

- \$200,000
- 20 homeowners living in Garfield Park/Overview Gardens
- Up to a \$20,000 loan for critical home repairs
- 0% interest – leverage Community Development Block Grant Program funding
- Modeled after the Homeowner Incentive Program (HIP)
- Two year grant

Strong Neighborhood Housing Fund

Garfield Park Strong!

19 Memorial Drive – Before



19 Memorial Drive - After

