

Action Plan

Grantee: Delaware

Grant: B-08-DN-10-0001

LOCCS Authorized Amount:	\$ 19,600,000.00
Grant Award Amount:	\$ 19,600,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 9,744,326.24
Total Budget:	\$ 29,344,326.24

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Congress passed Public Law 110-289, the Housing and Economic Recovery Act of 2008 (HERA), which created the Neighborhood Stabilization Program 1 (NSP 1), which provides \$3.92 billion to states, counties and cities in order to acquire, rehabilitate, demolish and redevelop foreclosed and abandoned residential properties. On October 6, 2008, the U.S. Department of Housing and Urban Development (HUD) published the final notice of allocation formula and program regulations in the Federal Register Vol. 73, No. 194. HUD devised a formula to allocate funds based on the number of foreclosures, sub-prime and delinquent loans in each jurisdiction. Hence, a statutory requirement was issued that each state receives a minimum allocation of 0.5% of the total \$3.92 billion, which equates to \$19.6 million. This document is a substantial amendment to the FY 2008 Action Plan submitted by the State of Delaware to HUD for the NSP. The Action Plan is the annual update to the Consolidated Plan for FY 2008 - 2012. This amendment outlines the expected distribution and use of \$19,600,000 allocated to the State of Delaware through the NSP authorized by HERA. The State of Delaware is the only designated recipient of the NSP funds within Delaware. The purpose of the NSP is to assist communities that have been, or are likely to be, affected by foreclosed and abandoned properties, while providing affordable rental and homeownership opportunities to households at or below 120 percent of Area Median Income (AMI) in areas of greatest need. Further, 25 percent of the total NSP funds must be targeted to provide homeownership or rental housing to households whose incomes do not exceed 50 percent of AMI. The Delaware State Housing Authority (DSHA) will implement the SP funds and ensure they are delivered expeditiously to the areas of greatest need across the entire State. DSHA will use the NSP funds for the purposes intended - to promote neighborhood stabilization where subprime lending, foreclosure and housing vacancies have negatively affected the housing market. Eligible uses of the NSP funds must meet a Community Development Block Grant (CDBG) national objective as stated in Title 1 of the Housing and Community Development Act of 1974 - which states the eligible activities must benefit low- and moderate-income persons. For the purposes of these funds, HUD also created a middle-income category for households between 80% and 120% of AMI. The eligible activities for the NSP are as follows: , , Use A: Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-seconds, loan loss reserves, and shared-equity loans for low-, moderate- and middle-income (LMMI) homebuyer , Use B: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell rent or redevelop such homes and properties , Use C: Establish land banks for homes that have been foreclosed upon , Use D: Demolish blighted structures , Use E: Redevelop demolished or vacant properties , , In Delaware, foreclosures have had an impact on many neighborhoods throughout the State. In some urban and other newer suburban communities' foreclosures have increased due to overbuilding of homes not affordable to many residents of that community and recent loose lending practices. In addition, there is some indication that many foreclosures on moderate-cost housing in low-income neighborhoods may be related to people using the equity in their home during a time of increasing home values. This practice led to no resources for homeowners to fall back upon once the home values stopped increasing and they had little or no equity in their homes. , , AREAS OF GREATEST NEED , , DSHA prioritized



the geographic areas of greatest need by zip code u

Distribution and and Uses of Funds:

DSHA utilized a competitive RFP process to allocate the States funds. This process began with the development of a Draft Delaware NSP RFP. This Draft RFP was distributed at a NSP Open Forum held on October 14, 2008; advertised through a Legal Notice in a newspaper of general circulation throughout the State of Delaware; a DSHA Highlights e-mail direct mailing to over 3,000 parties and individuals interested in housing in Delaware; and on the DSHA website. DSHAs NSP Open Forum was open to all interested parties and explained the NSP and DSHAs NSP RFP process. All parties that attended the NSP Open Forum were invited to participate in a NSP Question and Answer Conference Call on October 16, 2008, hosted by a panel from DSHA. The final Delaware Neighborhood Stabilization Program Request for Proposals and Application package was posted on DSHAs website on October 17, 2008. Applications were due to DSHA at 4:00 on Friday, October 31, 2008 at the DSHA offices in either Dover or Wilmington. Eligible applicants included units of local government and nonprofits. DSHA strongly suggested that applicants join together and submit a single application using a strong lead applicant and partners with experience in the areas of expertise that would lead to a strong comprehensive NSP. DSHA received nine applications totaling \$60,485,250.00, of which one application did not meet the minimum threshold requirements. The eight eligible applications were reviewed and ranked by DSHA staff and interested parties by the following criteria: , , Areas of greatest need 25 points , Impact on communities 15 points , Management capacity and partnerships 15 points , Low-income targeting 10 points , Promoting long-term affordability 15 points , Program description 10 points , Budget and leveraging 5 points , Performance measurements 5 points , , ,

100 POINTS TOTAL , Areas of greatest need was given the most weight to ensure that need was the primary factor in recommending funding and the following three areas were considered: , , (A) the number and percentage of home foreclosures in each unit of general local government , (B) the number and percentage of homes financed by a subprime mortgage related loan in each State or unit of general local government , (C) data indicating areas likely

Definitions and Descriptions:

(1) Definition of BLIGHTED STRUCTURE in context of state or local law. Response: According to HUD, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. Further, DSHA considers a structure to be blighted if it does not meet the Delaware State Housing Code or the local building code for each subgrantee. (2) Definition of AFFORDABLE RENTS. *Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability. Response: For any NSP-funded rental activity, affordable rents are defined as 30 percent of the household's monthly gross income, less utility allowances. Total monthly costs (rent plus tenant-paid utilities) cannot exceed 30 percent of the HUD AMI for the appropriate County, household size, bedroom size, and target income group. DSHA annually prepares and updates Utility Allowance Charts for Kent and Sussex Counties that show the applicable utility allowance for each tenant-provided utility. New Castle County prepares a similar chart for New Castle County utility allowances. (3) Describe how the grantee will ensure continued affordability for NSP assisted housing. Response: HUD requires that States ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental or redevelopment of abandoned and foreclosed upon homes and residential properties remain affordable to individuals or families whose incomes do not exceed 120 percent of AMI. Additionally, for units originally assisted with funds to meet the requirement, that 25 percent of the funds be used to assist households with incomes at or below 50 percent of AMI, and that these units remain affordable to households with incomes at or below 50 percent of AMI. All proposals submitted to and accepted by DSHA included at least the minimum long-term affordability restrictions as set forth in the RFP. The following is the threshold criteria:

RESTRICTION	SUBSIDY AMOUNT	MIN. AFFORDABILITY PERIOD	MINIMUM
, , Less than \$10,000	5 Years	Subsidy recapture, reduced by 20% each year ,	
\$10,001 - \$20,000	10 Years	Subsidy recapture, reduced by 15% each year ,	\$20,001 -
\$40,000	15 Years	Subsidy recapture, reduced by 10% each year ,	\$60,000
Years		Subsidy recapture, reduced by 5% each year ,	\$60,001 and above
Years			30

&

Low Income Targeting:

At least \$4,900,000 of the NSP funds will be utilized for housing individuals and families whose incomes do not exceed 50 percent of area median income.

The following is a projected breakdown by subgrantees:

SUBRECIPIENT	TOTAL NUMBER OF UNITS	TARGET POPULATIONS AT OR BELOW 50% AMI
,		
, • Dover	22	6
, • Wilmington	65	13
, • New Castle County	55	11
, • Kent County	25	7
, • Sussex County	25	7
,		

Our current estimate of funds to be used for assisting households with incomes at 50% of the AMI and under would be \$5,407,925 (about 28% of NSP funds). However, this is an estimate and actual use of funds may be higher or lower, but will be no less than \$4,900,000 or 25% of the funds provided to Delaware under the NSP. While DSHA commits to using 25% of the funds for housing for people at or below 50% AMI, we may not be able to deliver 25% of the total units to people in those income ranges due to the higher subsidy needed to serve people with lower incomes.

Acquisition and Relocation:

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., = 80% of area median income). If so, include the number of low- and moderate-income dwelling units - i.e., = 80% of area median income - reasonably expected to be demolished or converted as a direct result of NSP-assisted activities. DSHA expects that nine units of housing in New Castle County (including the City of Wilmington) will be demolished and redeveloped as a direct result of NSP-assisted activities. These units are likely to be in older more urban areas. DSHA will work with the subgrantees to ensure that the demolition activity is limited to those areas identified as redevelopment areas. Units to be demolished will be substandard, vacant units and would not require relocation.

SUBRECIPIENT	TOTAL UNITS	At or below 50% AMI	51% to 120% AMI
Dover	22	6	16
Wilmington	16	11	44
New Castle County	55	11	44
Kent County	25	7	18
Sussex County	25	7	18
TOTAL	192	44	148

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households - i.e., = 120% of area median income - reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule f

Public Comment:

This section provides a summary of public comments received to the proposed NSP Substantial Amendment.

DSHA provided an opportunity to comment on the draft plan from November 12, 2008 through November 26, 2008. DSHA posted the NSP Substantial Amendment on the Agency web-site and provided it at several public locations. DSHA published the notice of the NSP amendments comment period in the States two main Newspapers. Those notices provided the following information:

Persons who would like to comment on this Substantial Amendment may send those comments to Andy Lorenz, Delaware State Housing Authority, 18 The Green, Dover, DE 19901 or Andy@destatehousing.com. Comments must be received by 4:00 p.m. on November 26, 2008.

The Substantial Amendment to the Delaware FY 2008 Annual Action Plan is available on DSHAs website at www.destatehousing.com and at the following locations:

KENT COUNTY

- Delaware State Housing Authority, 18 The Green, Dover, DE 19901
- Kent County Comm. Develop. Section, Kent County Complex, 555 Bay Road, Dover, DE 19901
- City of Dover Public Library, 45 South State Street, Dover, DE 19901

SUSSEX COUNTY

- Sussex County, Sussex County Administrative Building - West Complex, P.O. Box 589, Georgetown, DE 19947
- Seaford Public Library, 402 North Porter Street, Seaford, DE 19973

NEW CASTLE COUNTY

- Delaware State Housing Authority, Carvel State Office Building, 820 North French Street, Tenth Floor, Wilmington, DE 19801
- New Castle County Department of Community Services, Community Development and Housing Division, New Castle County Government Center, 87 Reads Way, New Castle, DE 19720-1603
- Wilmington Public Library, Central Library, 10th and Market Streets, Wilmington, DE 19801

DSHA received comment on 11/25/08 from Van Temple at the Diamond State Community Land Trust, Representative Daniel B. Short, 39th District, State Representative and Ralph W. Peters Jr., President of Sussex County Habitat for Humanity Board of Directors. Copies of the letters are attached as appendix 3. The comments are in italics below, with DSHAs responses:

Comments from Van Temple, Diamond State Community Land Trust

Comment:

Thanks for the opportunity to comment on the Substantial Amendment developed to include the Neighborhood Stabilization Program funding that is to be made available to Delaware. From our telephone conversations since the Substantial Amendment was posted I understand that DSHA intends to submit an NSP plan to HUD that will allow partners like Diamond State CLT to continue in the interim period to pursue financial innovations that may expand the size and scope of not only permanently affordable owner-occupied housing, but all the other initiatives as well. As time goes by, we are seeing more groups across the country work on financing mechanisms that go well beyond the typical leveraging of FHLB funds, for instance.

We strongly encourage DSHA to look at ways to expand this one-time NSP funding stimulusng thelevel with the entire \$19.6 million before it has been distributed to the County/City sub-recipients. Leveraging at the sub-recipient level in smaller dollar amounts is not likely to yield the overall expansion of the funds that are possible at the state level.

DSCLT is continuing to develop its New Markets Tax Credits (NMTC) Leveraging plans. We are very close to having NMTC commitment letters and we already have the key players for our approach in place. Over the next few weeks we intend to present this plan to the County/City sub-recipients and other implementation partners to seek their support. Our intent in pursuing this initiative is to HELP MAKE THE PIE BIGGER for the whole of Delaware and take full advantage of this much needed foreclosure recovery stimulus.

Response:

DSHA encourages all jurisdictions recommended for funding to continue to discuss creative ways to use NSP funds to leverage additional funds to address the needs of neighborhoods impacted by foreclosures. To the extent that jurisdictions would like to work together to use New Market Tax Credits to make a greater impact, DSHA will be supportive and as flexible as possible.

Comment:

From our telephone conversations I understand that DSHA expects a substantial portion of the homes for sale to become a part of the states permanently affordable housing stock. When I read the Amendment I see that reflected in the language. However, I am not sure that the groups understand that same intent. Since the Amendment was issued I have had conversations with two of the five successful sub-recipients and neither one has that understanding. -Diamond State CLT

Response:

DSHA has revised the sections in each of the activities and in the narrative to try and make it clearer that we expect a portion of the homes for sale to become part of the States permanently-affordable housing stock.

Comment:

Permanent Affordability Intent. Part of what makes the Amendment not as clear as it could be is the wording inconsistency between the Threshold Criteria table and the NSP Information by Activity for each County/City group. The Threshold Criteria indicates that for subsidy amounts of \$60,001 and above the subsidy retention period is 30 years. At the same time in each County/City Section G. 11, For housing related activities states - A subsidy of \$60,000 or more would require that the home become a part of Delaware's permanently affordable housing stock. This appears to be an internal inconsistency that should be resolve.

Response:

There was an internal inconsistency within the document as identified above, DSHA has resolved this inconsistency by adding language to section C-3 and revising the language in County/City Section G.11, Duration of term of assistance.

Comment:

A second question within the Section G. 11 wording - "A subsidy of \$60,000 or more..." I assume that this is referring to the net amount of NSP funding that goes into a particular house after the sales proceeds are accounted for and not the total of all subsidy sources going into the house. Is this the proper understanding? I am sure there will be other non-NSP subsidies go into many othshoe-siibptakiqreteeapm/gHml/g&spt;apm;laj;:/&am;;&apt&mt/p>

Response:

This is correct; the affordability restrictions would only apply to the net NSP funding provided to support the home being moved from foreclosure to productive use. The wording has been revised to make it clear that these restrictions only apply to the NSP portion of the subsidy.

Comment:

Zip Code Duplication. Some zip codes that are duplicated in the different jurisdictions. These include 19904, 19802 and 19963. If the allocations for these zip codes could be split based on the percentage of population served by one jurisdiction or another, or be allocated, in full to a single jurisdiction - this would enable the state to expand the program into other areas that are in need, but not currently represented in the plan.

Response:



Several zip codes cross jurisdictions, in the case of 19802, Wilmington and New Castle each indicated that they would be working in the part of the zip code within their jurisdiction. In the case of other zip codes, this was not detailed in the applications, but DSHA will ensure that Governments awarded the NSP funding will work only in those areas that fall within their jurisdiction, unless agreements dictating otherwise are developed between jurisdictions.

Comment:

Opportunity to Review. We request that the RFP applicants are given an opportunity to review their scoring, as well as the proposals and scoring of the other jurisdictions. While the plan submitted to HUD is flexible in nature, it does not detail how each jurisdiction specifically plans to do the work. I would assume that the jurisdictions would like the opportunity to share best practices and ideas as this will be a state-wide effort.

Response:

DSHA would be willing to provide individual feedback on scoring to applicants requesting a debriefing. Applicants are aware of other jurisdictions that have been recommended for funding and are welcome to share information about planned implementation efforts. DSHA does plan to offer opportunities for jurisdictions planning to participate in the NSP to discuss how they plan to implement their activities through future conference calls and meetings.

Comment:

Miscellaneous. Sussex County Consolidated Plan is not listed as an appendix like the other jurisdictions. It would also be helpful if Appendix 1 were made available to the public and the jurisdictions to further understand DSHAs allocation process.

Response:

Sussex County does not prepare a Consolidated Plan for HUD, but is included in the Consolidated Plan submitted by DSHA for Kent and Sussex Counties. It is located at www.destatehousing.com/information/informationmedia/consol_action_plan2008.pdf

Appendix 1 is the zip code information that was provided to all applicants at the public forum held on 10/14/08 and provided on the DSHA web-site as a data source for applicants to use. This is the first data that DSHA had, but is not the only data used in making funding recommendations. On 10/23/08, we were notified that the HUD data, along with other data, was available and mapped on www.Policymaps.com. We reviewed this data as well as at www.houinpolc.org

&a;&m;yp;

Comment:

Using the data provided by DSHA for foreclosure filings in Delaware, the Sussex County zip codes in the States action plan represent 13.45% of the foreclosure filings represented in the plan, yet the county was only allocated 10.75% of the funding. While the subprime lending numbers were less, just 9.82%, a median allocation would be 11.64% or \$2,165,040.

Comparatively, the City of Wilmington's median foreclosure filing and subprime scoring percentage is 17.34% yet they were allocated 30.11% of the resources allocated.

Response:

Throughout the NSP process, Congress, HUD and DSHA have been clear that NSP funding must be targeted to areas of greatest need. As DSHA staff prepared for developing our Substantial Amendment for NSP funding, staff attended a number of meetings and conference calls to get direction on how to allocate funding and consistently received direction that assistance was to be targeted to stabilizing neighborhoods as the name of the program implied. While data was not available at a neighborhood level in all cases, Delaware had good data by zip code. DSHA repeatedly encouraged Sussex County and other applicants to target areas of greatest need where impact could be demonstrated on how NSP assistance improved the current and likely future stability of neighborhoods. We asked that they not try to do one house in every zip code or neighborhood, but concentrate activity in areas of greatest need.

Sussex County began their application: - Sussex County, although largely rural, has not escaped the foreclosure crisis that is affecting the nation. In fact, as the maps reveal, there does not appear to be an area of the County that has not been impacted by foreclosures. Normally, the west and east sides of the County have drastically different real estate markets due to the primarily agricultural nature of the west side and the resort attractiveness of the east. However, the foreclosure crisis is unbiased when it comes to subprime lending, adjustable rate mortgages, and the ripples of an economy going sour - Sussex continued to make an argument that the whole County was an area of greatest need, while other applicants targeted zip codes and neighborhoods and laid out plans as to how NSP funding would stabilize those areas and thereby strengthen the greater community.

Comment:

It is my understanding that Sussex County was restricted to focusing on just five zip codes, while other jurisdictions were allowed to focus on as many as seven. Given that 20% of foreclosure filings in the State are in Sussex County, an expanded geographic focus may have constituted a greater need during the DSHA scoring process.

Response:

DSHA did not restrict Sussex County to five zip codes, but encouraged them to target zip codes of greatest need and tried to provide assistance by identifying the zip codes that appeared to be areas of greatest need. Recognizing that Sussex County has areas of significant need, DSHA staff did strongly suggest that Sussex County target zip codes so that their application would meet threshold criteria which included that the applicant tag the areas of greatest need. Therefore, we were able to identify more zip codes as areas of highest need.

Comment:

There are a number of zip codes in the different jurisdictions. These include 19904, 19802 and 19963. It is my thought that the allocations for these zip codes could be split based on the percentage of population served by one jurisdiction or another.

Response:

Several zip codes cross jurisdictions, in the case of 19802, Wilmington and New Castle each indicated that they would be working in the part of the zip code within their jurisdiction. In the case of other zip codes this, was not detailed in the applications, but DSHA will ensure that Governments awarded the NSP funding will work only in those areas that fall within their jurisdiction, unless agreements dictating otherwise are developed between jurisdictions.

Comment:

According to the Delaware Housing Coalition's WHO CAN AFFORD TO LIVE IN DELAWARE, the average home price in Kent County is \$205,000, compared to \$279,000 in Sussex County, yet the States NSP plan assumes that both counties will complete 32 total unit. This is particularly concerning considering that Kent County received an allocation that is \$500,000 more than Sussex County.

Response:

The chart in Section E assumes that both Kent and Sussex Counties will address a total of 25 units with 7 of them being for people earning 50% of AMI or less and 18 being for people earning between 50% and 120% of AMI. DSHA used information in the Sussex and Kent County Plans to develop targets based on costs and activities in their applications. Sussex County provided information indicating an average subsidy of \$57,500 per unit. With a total actual allocation of \$2,000,000, and with \$100,000 set aside for administration, the estimated units would now be 33 units. Kents cost estimates included several units of special needs housing that were to have significant NSP investments and reduced the overall number of homes that would be assisted.

Comment:

I would also like to request that the RFP applicants are given an opportunity to review their scoring, as well as the proposals and scoring of the other jurisdictions. While the plan submitted to HUD is flexible in nature, it does not detail how each jurisdiction specifically plans to do the work. I would assume that the jurisdictions would like the opportunity to share best practices and ideas as this will be a state-wide effort.

Response:

DSHA would be willing to provide individual feedback on scoring to applicants requesting a debriefing. Applicants are aware of other jurisdictions that have been recommended for funding and are welcome to share information about planned implementation efforts. DSHA does plan to offer opportunities for jurisdictions planning to participate in NSP to discuss how they plan to implement their activities through future conference calls and meetings.

Comment:

Please note that Delawares Plan exceeds the maximum 10% allowance for administration and that Sussex County Consolidated Plan is not listed as an appendix like the other jurisdictions. I also think it would be helpful to have a table of the allocations for each jurisdiction.

ENTITY	AWARD	5% reserved for Administrative Costs
• New Castle County	7,000,000.00	350,000.00
• Wilmington	5,600,000.00	280,000.00
• Kent County	2,500,000.00	125,000.00
• Dover	1,500,000.00	75,000.00
• Sussex	2,000,000.00	100,000.00
SUBTOTAL	18,600,000.00	930,000.00
DSHA, Admin.	1,000,000.00	
TOTAL	19,600,000.00	1,930,000.00
MAX 10% Admin	1,960,000.00	

The allowable administration for Delawares program would be \$1,960,000; DSHA intends to use \$1,930,000 for administration as indicated in the chart above. This would be approximately 9.8% of the NSP allocation.

Appendix 1 is the zip code information that was provided to all applicants at the public forum held on 10/14/08 and provided on the DSHA web-site as a data source for applicants to use. This is the first data that DSHA had, but is not the only data used in making funding recommendations. On 10/23/08, we were notified that the HUD data, along with other data, was available and mapped on ww.Policymaps.com. We reviewed this data as well as data on ww.housingpolicy.org and found the data fairly consistent.

Comments from Mr. Ralph W. Peters Jr., President of Sussex County Habitat for Humanity Board of Directors.

Response:

Mr. Peters comments center around the great affordable housing needs in Sussex County including foreclosures, cost burdened homeowners and substandard housing and how those needs appear to be a greater issue in Sussex than in Kent County, but Kent County received more NSP funding than Sussex County. While DSHA would agree that Sussex County has affordable housing needs, the NSP is directed towards making an impact in neighborhoods by moving foreclosed properties back into the occupied inventory in a way that stabilizes neighborhoods. Sussex County, either by the fact of foreclosure patterns or in an effort to spread the NSP funds around, did not provide an application that demonstrated a plan to use NSP funds to stabilize communities in a strategic way. Sussex County asked for a large percentage of the NSP State allocation to purchase and resale properties throughout the County. DSHA provided adequate funding to allow Sussex County to make a major impact in a few areas of greatest need.

Comments from Brandy A. Bennett, Sussex County Housing Coordinator

Response:

Many of the issues identified in Ms. ennetts letter have been addressed elsewhere in the comments. Our clear understanding is that NSP funding needs to be targeted to areas of greatest need and directed to pockets of critical need. While we understand Sussex Countys desire for flexibility in targeting the funding based on actual foreclosure activity at the time the funding is available, we need to target the funds in our Plan to HUD due December 1, 2008 to a much more local level than Countywide.

Our Request for Proposals specifically indicated that targeting areas of greatest need was a priority and was the factor receiving the most points in our scoring process. DSHA staff encouraged Sussex County to target the zip codes with high foreclosures and subprime loans and even provided direction as to which zip codes in Sussex appeared to have significant need. Using www.HousingPolicy.org information on foreclosures which has a rating of relative need Statewide, Sussex County has no zip codes in the top 10 areas of need for Delaware and only one zip code in the top 15 areas of need. However, DSHA considered other data including foreclosure data provided by Sussex County and elected to fund additional zip codes beyond the two that appear to have greater relative need using HUD's methodology for establishing relative need.

Comments from Kevin Gilmore, Executive Director, Sussex County Habitat for Humanity

Response:

All of the issues identified in Mr. Gilmore's letter have been addressed elsewhere in the comments.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP #01-08-01	Kent Use A	<i>No activities in this project</i>		
NSP #01-08-02	Kent Use B	NSP #01-08-02	Kent Use B	
NSP #01-08-03	Kent Admin	NSP #01-08-03	Kent Admin	
NSP #01-08-04	Kent Use B LH25	NSP #01-08-04	Kent Use B LH25	
NSP #02-08-01	Dover Use A	NSP #02-08-01	Dover Use A	
NSP #02-08-02	Dover Use B	NSP #02-08-02	Dover Use B	
NSP #02-08-03	Dover Admin	NSP #02-08-03	Dover Admin	
NSP #02-08-04	Dover Use B LH25	NSP #02-08-04	Dover Use B LH25	
NSP #02-08-05	Dover Use E	NSP #02-08-05	Dover Use E	
NSP #03-08-01	Sussex Use A	NSP #03-08-01	Sussex Use A	
NSP #03-08-02	Sussex Admin	NSP #03-08-02	Sussex Admin	
NSP #03-08-03	Sussex Use A LH25	NSP #03-08-03	Sussex Use A LH25	
NSP #04-08-01	Wilmington Use A	<i>No activities in this project</i>		
NSP #04-08-02	Wilmington Use B	NSP #04-08-02	Wilmington Use B	
NSP #04-08-03	Wilmington Demolition	NSP #04-08-03	Wilmington Demolition	
NSP #04-08-04	Wilmington Admin	NSP #04-08-04	Wilmington Admin	
NSP #04-08-05	Wilmington Use B LH25	NSP #04-08-05	Wilmington Use B LH25	



NSP #04-08-06	Wilmington Use E	NSP #04-08-06	Wilmington Use E
NSP #04-08-07	Wilmington Use E LH25	NSP #04-08-07	Wilmington Use E LH25
NSP #05-08-01	NCC Use B	NSP #05-08-01	NCC Use B
NSP #05-08-02	NCC Admin	NSP #05-08-02	NCC Admin
NSP #05-08-03	NCC Use B LH25	NSP #05-08-03	NCC Use B LH25
NSP #05-08-04	NCC Use E	NSP #05-08-04	NCC Use E
NSP #05-08-05	NCC Use E LH25	NSP #05-08-05	NCC Use E LH25
NSP #06-08-01	DSHA Admin	NSP #06-08-01	DSHA Admin



Activities

Project # / NSP #01-08-02 / Kent Use B

Grantee Activity Number: NSP #01-08-02

Activity Title: Kent Use B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #01-08-02

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Kent Use B

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,505,019.18

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,505,019.18

Program Income Account:

PI NSP 1 Kent

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10	2	8	100.00
10	2	8	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Kent County Levy Court1

Organization Type

Unknown

Proposed Budget

\$ 2,505,019.18



Location Description:

The Kent County NSP purchase, rehab and resale activity will focus on zip codes 19934, 19977, 19904 (part), 19938, 19952, 19962, and 19963 (part).

Activity Description:

This activity will purchase and rehabilitate foreclosed properties for resale, rent, or redevelopment.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #01-08-03 / Kent Admin



Grantee Activity Number: NSP #01-08-03

Activity Title: Kent Admin

Activity Type:

Administration

Project Number:

NSP #01-08-03

Projected Start Date:

03/31/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Kent Admin

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 255,258.11

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 255,258.11

Program Income Account:

PI NSP 1 Kent

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Kent County Levy Court1	Unknown	\$ 255,258.11

Location Description:

The Kent County NSP Administration activity will focus on zip codes 19934, 19977, 19904 (part), 19938, 19952, 19962, and 19963 (part).

Activity Description:

This activity will be to administer Kent County's NSP, which will provide finance mechanisms for the purchase of foreclosed homes, and will purchase and rehabilitate foreclosed homes for resale and rent by low-, moderate-, and middle-income households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Project # / NSP #01-08-04 / Kent Use B LH25



Grantee Activity Number: NSP #01-08-04**Activity Title: Kent Use B LH25****Activity Type:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP #01-08-04

Project Title:

Kent Use B LH25

Projected Start Date:

03/31/2009

Projected End Date:

12/30/2021

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 1,123,799.07**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,123,799.07**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Program Income Account:

PI NSP 1 Kent

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
# of Properties	3

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Kent County Levy Court1	Unknown	\$ 1,123,799.07

Location Description:

The Kent County Neighborhood Stabilization Program will focus on zip codes 19934, 19977, 19904 (part), 19938, 19952, 19962, and 19963 (part)



Activity Description:

This activity will purchase and rehabilitate foreclosed properties for resale, rent, or redevelopment.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #02-08-01 / Dover Use A



Grantee Activity Number: NSP #02-08-01

Activity Title: Dover Use A

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP #02-08-01

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Dover Use A

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 30,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 30,000.00

Program Income Account:

PI NSP 1 Dover

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
-------	-----	-----	----------

3		3	100.00
---	--	---	--------

of Households

3		3	100.00
---	--	---	--------

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Dover

Organization Type

Unknown

Proposed Budget

\$ 30,000.00

Location Description:

The City of Dover Neighborhood Stabilization Program will focus on zip codes 19901 and 19904 (part).

Activity Description:

The City of Dover will provide settlement assistance at \$10,000.00 each for three households to buy foreclosed upon homes and to help stabilize neighborhoods.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #02-08-02 / Dover Use B



Grantee Activity Number: NSP #02-08-02

Activity Title: Dover Use B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #02-08-02

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Dover Use B

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,109,306.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,109,306.00

Program Income Account:

PI NSP 1 Dover

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4	2	2	100.00
# of Households	4	2	2	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

of Properties

4

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Dover

Organization Type

Unknown

Proposed Budget

\$ 1,109,306.00

Location Description:

The City of Dover Neighborhood Stabilization Program will focus on stabilizing neighborhoods in zip codes 19901 and 19904 (part).

Activity Description:

The City of Dover Neighborhood Stabilization Program will purchase and rehabilitate foreclosed upon residential properties for resale and rent to low-, moderate-, and middle-income households.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #02-08-03 / Dover Admin



Grantee Activity Number: NSP #02-08-03

Activity Title: Dover Admin

Activity Type:

Administration

Project Number:

NSP #02-08-03

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Dover Admin

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 127,150.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 127,150.58

Program Income Account:

PI NSP 1 Dover

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Dover	Unknown	\$ 127,150.58

Location Description:

The City of Dover Neighborhood Stabilization Program will focus on stabilizing neighborhoods in zip codes 19901 and 19904 (part).

Activity Description:

The general administration activity of the City of Dover's Neighborhood Stabilization Program will oversee the stabilization of neighborhoods in Dover, Delaware.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP #02-08-04

Activity Title: Dover Use B LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #02-08-04

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Dover Use B LH25

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 887,432.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 887,432.31

Program Income Account:

PI NSP 1 Dover

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
# of Properties	4

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Dover	Unknown	\$ 887,432.31



Location Description:

The City of Dover Neighborhood Stabilization Program will focus on stabilizing neighborhoods in zip codes 19901 and 19904 (part)

Activity Description:

The City of Dover Neighborhood Stabilization Program will purchase and rehabilitate foreclosed upon residential properties for resale and rent to low income households that at or below 50% Area Median Income

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #02-08-05 / Dover Use E



Grantee Activity Number: NSP #02-08-05

Activity Title: Dover Use E

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP #02-08-05

Projected Start Date:

10/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Dover Use E

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 234,087.70

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 234,087.70

Program Income Account:

PI NSP 1 Dover

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

6

6

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Dover

Organization Type

Unknown

Proposed Budget

\$ 234,087.70

Location Description:

19904 and 19901

Activity Description:

Provide up to \$20,000 per household at or below 120% AMI toward downpayment and closing costs



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #03-08-01 / Sussex Use A



Grantee Activity Number: NSP #03-08-01

Activity Title: Sussex Use A

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP #03-08-01

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Sussex Use A

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,344,796.34

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,344,796.34

Program Income Account:

NSP 1 Sussex County

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
20	10	10	100.00
20	10	10	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

20

of Housing Units

20

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Sussex County1

Organization Type

Unknown

Proposed Budget

\$ 1,344,796.34

Location Description:

The Sussex County Neighborhood Stabilization Program will focus on zip codes 19973, 19956, 19963 (part), 19947, and 19950.

Activity Description:

The Sussex County Neighborhood Stabilization Program will establish finance mechanisms for low-, moderate-, and middle-income households to purchase foreclosed upon homes.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #03-08-02 / Sussex Admin



Grantee Activity Number: NSP #03-08-02**Activity Title: Sussex Admin****Activity Type:**

Administration

Project Number:

NSP #03-08-02

Projected Start Date:

03/23/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Sussex Admin

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 176,863.19**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 176,863.19**Program Income Account:**

NSP 1 Sussex County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Sussex County1	Unknown	\$ 176,863.19

Location Description:

The Sussex County Neighborhood Stabilization Program will focus on stabilizing neighborhoods in zip codes 17773, 19956, 19963 (part), 19947, and 19950.

Activity Description:

General administration of Sussex County's Neighborhood Stabilization Program will establish finance mechanisms to assist low-, moderate-, and middle-income households purchase foreclosed upon homes, and stabilize neighborhoods. Sussex County has requested an additional \$30,000 for administration funds due to legal fees for their agreements with their partners. DSHA has granted an additional \$30,000 from DSHA administration funds budgeted for \$1,000,000. DSHA has revised our administration budget to reflect \$970,000.00.

Environmental Assessment: EXEMPT**Environmental Reviews:** None**Activity Attributes:** None

Environmental Reviews: None

Activity Supporting Documents: None

Project # / NSP #03-08-03 / Sussex Use A LH25



Grantee Activity Number: NSP #03-08-03

Activity Title: Sussex Use A LH25

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP #03-08-03

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Sussex Use A LH25

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,031,985.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,031,985.86

Program Income Account:

NSP 1 Sussex County

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
7	7		100.00
7	7		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

7

of Housing Units

7

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Sussex County1

Organization Type

Unknown

Proposed Budget

\$ 1,031,985.86

Location Description:

The Sussex County Neighborhood Stabilization Program will focus on zip codes 19973, 19956, 19963 (part), 19947, and 19950

Activity Description:

The Sussex County Neighborhood Stabilization Program will establish finance mechanisms for low income households that are at or below 50% area media income to purchase foreclosed upon homes.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #04-08-02 / Wilmington Use B



Grantee Activity Number: NSP #04-08-02

Activity Title: Wilmington Use B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #04-08-02

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Wilmington Use B

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 2,688,520.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,688,520.95

Program Income Account:

NSP 1 COW

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
-------	-----	-----	----------

26

26

100.00

of Households

26

26

100.00

Proposed Accomplishments

of Singlefamily Units

Total

26

of Housing Units

26

of Properties

26

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Wilmington1

Organization Type

Unknown

Proposed Budget

\$ 2,688,520.95

Location Description:

The City of Wilmington Neighborhood Stabilization Program will located in zip codes 19801, 19802 (Part), and 19805 (Part).

Activity Description:

The City of Wilmington will use NSP funds to purchase and rehabilitate residential properties for resale, rent, and redevelopment to low-, moderate-, and middle-income households. The acquisitions and rehab of these



properties fit under eligible Use B under the NSP eligible use by property type. The City of Wilmington will also provide closing cost assistance to eligible NSP homebuyers.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #04-08-03 / Wilmington Demolition



Grantee Activity Number: NSP #04-08-03

Activity Title: Wilmington Demolition

Activity Type:
Clearance and Demolition

Project Number:
NSP #04-08-03

Projected Start Date:
04/01/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
NA

Activity Status:
Under Way

Project Title:
Wilmington Demolition

Projected End Date:
12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 216,420.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 216,420.00

Program Income Account:
NSP 1 COW

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

5

5

5

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Wilmington1

Organization Type

Unknown

Proposed Budget

\$ 216,420.00

Location Description:

The City of Wilmington Neighborhood Stabilization Program focuses on zip codes 19801, 19802 (Part), and 19805 (Part).

Activity Description:

The City of Wilmington will demolish five dilapidated residential dwelling units.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None

Project # / NSP #04-08-04 / Wilmington Admin



Grantee Activity Number: NSP #04-08-04

Activity Title: Wilmington Admin

Activity Type:

Administration

Project Number:

NSP #04-08-04

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Wilmington Admin

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 471,117.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 471,117.25

Program Income Account:

NSP 1 COW

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Wilmington1	Unknown	\$ 471,117.25

Location Description:

The City of Wilmington Neighborhood Stabilization Program is focusing on zip codes 19801, 19802 (Part), and 19805 (Part).

Activity Description:

General Administration of the City of Wilmington's Neighborhood Stabilization Program.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP #04-08-05

Activity Title: Wilmington Use B LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #04-08-05

Projected Start Date:

03/31/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Wilmington Use B LH25

Projected End Date:

12/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,212,922.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,212,922.73

Program Income Account:

NSP 1 COW

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	15	15		100.00
# of Households	15	15		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

	Total
# of Singlefamily Units	15
# of Housing Units	15
# of Properties	15

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Wilmington1

Organization Type

Unknown

Proposed Budget

\$ 1,212,922.73



Location Description:

The City of Wilmington Neighborhood Stabilization Program will be located in zip codes 19801, 19802 (Part), and 19805 (Part).

Activity Description:

The City of Wilmington Neighborhood Stabilization Program use funds to purchase and rehabilitate residential properties for resale, rent, and redevelopment to low income households that are at or below 50% area median income. The activities fall under eligible use B under the NSP eligibly uses of property types to serve the low income households. The City of Wilmington will also provide closing cost assistance for eligible NSP homebuyers under Use B.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #04-08-06 / Wilmington Use E



Grantee Activity Number: NSP #04-08-06

Activity Title: Wilmington Use E

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #04-08-06

Projected Start Date:

10/14/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Wilmington Use E

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,955,429.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,955,429.04

Program Income Account:

NSP 1 COW

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
-------	-----	-----	----------

21

21

100.00

of Households

21

21

100.00

Proposed Accomplishments

of Singlefamily Units

Total

21

of Housing Units

21

of Properties

21

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Wilmington1

Organization Type

Unknown

Proposed Budget

\$ 2,955,429.04

Location Description:

The City of Wilmington will be working in zip codes 19801, 1902 (part), and 19805 (part) when using NSP funds.

Activity Description:

The City of Wilmington, under Eligible Use E, will be redeveloping vacant and abandoned lots to provide housing to 51%-120% AMI households. The redevelopment of the lots will be a mixture of new construction,



rehabilitation, and demolish of existing abandon structures. Primary focus for use E is to demolish the abandoned VFW site and re-zone to residential, construct new housing units that will be for homeownership. This activity will stabilize the neighborhood surrounding the abandon property.
The City's original plan did not include funds for this use, a substantial amendment was conducted, no public comments received, approved on October 14 2009.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #04-08-07 / Wilmington Use E LH25



Grantee Activity Number: NSP #04-08-07

Activity Title: Wilmington Use E LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #04-08-07

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Wilmington Use E LH25

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 600,015.51

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 600,015.51

Program Income Account:

NSP 1 COW

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Wilmington2

Organization Type

Local Government

Proposed Budget

\$ 600,015.51

Location Description:

19801, 19803, and parts of 19805

Activity Description:

City of Wilmington will redevelop one home targeting low income populations



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #05-08-01 / NCC Use B



Grantee Activity Number: NSP #05-08-01

Activity Title: NCC Use B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #05-08-01

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

NCC Use B

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 7,644,480.06

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 7,644,480.06

Program Income Account:

PI NSP 1 NCC

Proposed Beneficiaries

Owner Households

Total **Low** **Mod** **Low/Mod%**

23 11 12 100.00

of Households

23 11 12 100.00

Proposed Accomplishments

of Singlefamily Units

Total

23

of Housing Units

23

of Properties

23

Proposed budgets for organizations carrying out Activity:

Responsible Organization

New Castle County1

Organization Type

Unknown

Proposed Budget

\$ 7,644,480.06

Location Description:

New Castle County neighborhoods with foreclosed upon residential properties in zip codes 19720, 19709, 19802, 19805, and 19701.

Activity Description:

The New Castle County Neighborhood Stabilization Program will purchase and rehabilitate residential properties for resale, rent or redevelopment and will focus on foreclosed, vacant or blighted properties in the primary zip



code of 19720 but may also include the zip codes of 19709, 19802, 19805 and 19701.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #05-08-02 / NCC Admin

Grantee Activity Number: NSP #05-08-02

Activity Title: NCC Admin

Activity Type:

Administration

Project Number:

NSP #05-08-02

Projected Start Date:

03/23/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NCC Admin

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 708,871.03

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 708,871.03

Program Income Account:

PI NSP 1 NCC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
New Castle County1	Unknown	\$ 708,871.03

Location Description:

New Castle County's Neighborhood Stabilization Program will focus on the primary zip code of 19720 but may also include the zip codes of 19709, 19802, 19805, and 19701.

Activity Description:

This activity is for the general administration of New Castle County's Neighborhood Stabilization Program.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP #05-08-03

Activity Title: NCC Use B LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #05-08-03

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

NCC Use B LH25

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,371,782.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,371,782.82

Program Income Account:

PI NSP 1 NCC

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
# ELI Households (0-30% AMI)	
# of Properties	8

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
New Castle County1	Unknown	\$ 1,371,782.82



Location Description:

New Castle County Neighborhood Stabilization Program will focus on zip codes 19702, 19709, 19802, 19085, and 19701

Activity Description:

New Castle County Neighborhood Stabilization Program will purchase and rehabilitate residential properties for resale, rent or redevelopment and will focus on foreclosed, vacant or blighted propertis for low-income households at or below 50% area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #05-08-04 / NCC Use E



Grantee Activity Number: NSP #05-08-04

Activity Title: NCC Use E

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #05-08-04

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

NCC Use E

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,281,449.27

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,281,449.27

Program Income Account:

PI NSP 1 NCC

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5	2	3	100.00
5	2	3	100.00

of Households

Proposed Accomplishments

of Properties

Total

5

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

New Castle County2

Organization Type

Local Government

Proposed Budget

\$ 1,281,449.27

Location Description:

New Castle County neighborhoods with vacant/demolished residential properties in zip codes 19720, 19709, 19802, 19805, and 19701.

Activity Description:

The New Castle County Neighborhood Stabilization Program will provide assistance to buyer purchasing vacant residential properties and will focus on vacant or blighted/demolished properties in the primary zip code of 19720 but may also include the zip codes of 19709, 19802, 19805 and 19701.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #05-08-05 / NCC Use E LH25



Grantee Activity Number: NSP #05-08-05**Activity Title: NCC Use E LH25****Activity Type:**

Rehabilitation/reconstruction of residential structures

Project Number:

NSP #05-08-05

Projected Start Date:

03/14/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

NCC Use E LH25

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 396,919.14**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 396,919.14**Program Income Account:**

PI NSP 1 NCC

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	6	6		100.00
# of Households	6	6		100.00
Proposed Accomplishments		Total		
# of Singlefamily Units	6			
# of Housing Units	6			

6

6

100.00

of Households

6

6

100.00

Proposed Accomplishments

of Singlefamily Units

6

of Housing Units

6

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

New Castle County2

Organization Type

Local Government

Proposed Budget

\$ 396,919.14

Location Description:

The New Castle County Neighborhood Stabilization Program will provide assistance to buyer purchasing vacant residential properties and will focus on vacant or blighted/demolished properties in the primary zip code of 19720 but may also include the zip codes of 19709, 19802, 19805 and 19701.

Activity Description:

The New Castle County Neighborhood Stabilization Program will provide assistance to buyer purchasing vacant residential properties through direct homebuyer subsidy through their NSP funded VHAP program and/or



through acquisition-rehabilitation-resale.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP #06-08-01 / DSHA Admin



Grantee Activity Number: NSP #06-08-01**Activity Title: DSHA Admin****Activity Type:**

Administration

Project Number:

NSP #06-08-01

Projected Start Date:

03/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

DSHA Admin

Projected End Date:

12/31/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 970,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 970,000.00**Program Income Account:**

NSP 1 PI - DSHA Admin

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Delaware State Housing Authority1

Organization Type

Unknown

Proposed Budget

\$ 970,000.00

Location Description:

The State of Delaware Neighborhood Stabilization Program administered by the Delaware State Housing Authority (DSHA) will focus on neighborhoods in the targeted zip codes approved by DSHA for each of the five Delaware subgrantees.

Activity Description:

The State of Delaware general administration activity will oversee the State's Neighborhood Stabilization Program by providing: training, a policies and procedures manual, technical assistance, contracts, record keeping, reporting, monitoring, a statewide NSP media campaign for potential homebuyers, and general program oversight.

Environmental Assessment: COMPLETED**Environmental Reviews:** None**Activity Attributes:** None

Environmental Reviews: None

Activity Supporting Documents: None

Action Plan Comments:

Reviewer - Action Plan approved.



Action Plan History

Version	Date
B-08-DN-10-0001 AP#40	06/23/2021
B-08-DN-10-0001 AP#39	04/19/2021
B-08-DN-10-0001 AP#38	01/05/2021
B-08-DN-10-0001 AP#37	10/21/2020
B-08-DN-10-0001 AP#36	04/17/2020
B-08-DN-10-0001 AP#35	01/24/2020
B-08-DN-10-0001 AP#34	06/25/2019
B-08-DN-10-0001 AP#33	04/02/2019
B-08-DN-10-0001 AP#32	02/26/2019
B-08-DN-10-0001 AP#31	10/12/2018
B-08-DN-10-0001 AP#30	06/22/2018
B-08-DN-10-0001 AP#29	04/10/2018
B-08-DN-10-0001 AP#28	12/28/2017
B-08-DN-10-0001 AP#27	09/28/2017
B-08-DN-10-0001 AP#26	06/26/2017
B-08-DN-10-0001 AP#25	04/04/2017
B-08-DN-10-0001 AP#24	01/25/2017
B-08-DN-10-0001 AP#23	12/22/2016
B-08-DN-10-0001 AP#22	12/07/2016
B-08-DN-10-0001 AP#21	06/02/2016
B-08-DN-10-0001 AP#20	08/20/2015
B-08-DN-10-0001 AP#19	08/19/2014
B-08-DN-10-0001 AP#18	08/06/2014
B-08-DN-10-0001 AP#17	07/09/2014
B-08-DN-10-0001 AP#16	03/21/2014
B-08-DN-10-0001 AP#15	03/11/2014
B-08-DN-10-0001 AP#14	01/14/2014
B-08-DN-10-0001 AP#13	09/26/2013
B-08-DN-10-0001 AP#12	09/19/2013
B-08-DN-10-0001 AP#11	09/13/2013
B-08-DN-10-0001 AP#10	09/09/2013
B-08-DN-10-0001 AP#9	06/17/2013



B-08-DN-10-0001 AP#8	12/18/2012
B-08-DN-10-0001 AP#7	12/06/2012
B-08-DN-10-0001 AP#6	10/26/2012
B-08-DN-10-0001 AP#5	09/27/2012
B-08-DN-10-0001 AP#4	08/23/2012
B-08-DN-10-0001 AP#3	01/30/2012
B-08-DN-10-0001 AP#2	11/21/2011
B-08-DN-10-0001 AP#1	09/07/2010

