Grantee: Delaware

Grant: B-11-DN-10-0001

January 1, 2019 thru March 31, 2019 Performance Report
Disasters: 
Declaration Number 
NSP

Narratives
Summary of Distribution and Uses of NSP Funds:
DSHA used the HUD mapping tool to identify census tracts with a score of 13 or higher and would like to use all of the identified census tracts for our program. We feel it is important to include all areas to ensure that areas projected to be in greatest need are targeted, to maintain some choice of homes in neighborhoods throughout the State and to ensure that the funds can be used in a timely way. Most the areas selected are in high-need neighborhoods in New Castle County and in Wilmington, with additional smaller target areas in Kent and Sussex Counties. In addition to the mapping tool, we used 2009 Policy Map data to identify the number of sales and median sales prices in neighborhoods with a need score of 13 or above. Given that home sales numbers have been static for the State since 2008, we assumed that data for sales may be similar moving forward. Policy Map data for 2009 indicated 1,655 sales in these 36 census tracts. It is unlikely that most sales were foreclosure sales, so if we assume a fairly high foreclosure rate of 12%, about 200 of these homes may have been foreclosed upon homes and 20% of these to make an impact would only be around 40 homes, over a three year period DSHA would likely address more than 20% of the foreclosed homes in these census tracts with our downpayment and closing cost assistance. DSHA plans to use our NSP 3 funds to move approximately 145 homes from foreclosure to either homeownership or affordable rental. However, to ensure that we have enough foreclosed homes available to the program DSHA needs to establish multiple and fairly large target areas. While the foreclosure crisis continues to hit Delaware hard with 1,876 Sheriff sales in 2010 compared to 1,209 in 2008 and 6,457 foreclosure filings in 2010 compared to 4,488 in 2008, the problem appears to be scattered. With NSP 1 and NSP 2 still active in targeted Wilmington neighborhoods and areas around New Castle that have the most concentrated foreclosure statistics, it appeared prudent to include all the areas identified as having needs of 13 or above. DSHA looked at acquisitions and sales of NSP 1 homes to determine the level of activity that could be expected. In some areas, NSP 1 and NSP 2 will be active at the same time as NSP 3. The three programs together will be able to make a bigger impact than any one of them alone; however, the competition between the programs for properties may also make larger target areas an important element for our success. We are requesting census tract level target areas. From NORTH to SOUTH our target areas are as follows: JURISDICTION: NEW CASTLE COUNTY Census Tract Locality County Need Score 103.00 Claymont New Castle 13 139.01 Brookside New Castle 13 141.00 8723;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;mp;bsp;Summary of Distribution and Uses of NSP Funds:
Brookside New Castle 13 147.03 Brookside New Castle 13 148.08 Glasgow New Castle 13 149.03 &nbsp
How Fund Use Addresses Market Conditions:

DSHA is establishing two tiers of neighborhood areas of critical need to correspond with the census tracts that have been identified by the HUD user mapping tool as ranking 13 or above. DSHA has identified 36 census tracts. Within a few of these census tracts, there are areas of critical need with neighborhoods that have serious challenges for which DSHA will work with other area efforts to market and create incentives for homeownership in these neighborhoods. Areas of critical need include central Wilmington neighborhoods, East Side Wilmington neighborhoods, Brookside, Brookmont Farms, and central Dover. We hope to work with NSP efforts already underway to add more affordable homeownership to these communities.
Those neighborhoods designated as areas of critical need generally have lower homeownership rates and lower market values than the more general areas of greatest need. To determine areas of critical need, DSHA reviewed 2009 sales data, as well as looked at areas that have other efforts targeted to increase homeownership and efforts directed toward improving the quality of the neighborhood.

**Ensuring Continued Affordability:**

DSHA will ensure that the Long-Term Affordability provisions for NSP 3 funds are at least as rigorous as the HOME requirements for deferred second mortgage loans for downpayments and closing costs.

The prorated amount of NSP 3 funds in the form of second mortgage loans used for downpayments and closing costs are subject to recapture when the initially-assisted homebuyer sells, rents or refinances the NSP 3-assisted property within the recapture period set forth in the following chart:

<table>
<thead>
<tr>
<th>Amount of NSP 3 Funds</th>
<th>Recapture period</th>
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</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>5 Years</td>
</tr>
<tr>
<td>$15,000 to $40,000</td>
<td>10 Years</td>
</tr>
<tr>
<td>Over $40,000</td>
<td>15 Years</td>
</tr>
</tbody>
</table>

NSP 3 mortgage loans shall be forgiven after expiration of the loan recapture period and/or period of affordability. If the NSP 3-assisted property is sold, rented or refinanced during the recapture period, the amount of the repayment required shall be prorated by the number of full years the original NSP 3-assisted owner occupied the property.

Where the net proceeds from a sale (the sales price less mortgage loan repayment and closing costs) are greater than the prorated balance due under the NSP 3 mortgage loan, the balance of the NSP 3 prorated mortgage loan shall be repaid to DSHA. However, where the net proceeds are less than the NSP 3 mortgage loan, the amount of the all net proceeds shall be repaid to DSHA to repay a portion of the NSP 3 Loan. All repaid NSP 3 mortgage funds shall be used to support other NSP-eligible activities.

These recapture provisions shall be included in the note and mortgage evidencing and securing the NSP 3-funded second mortgage loan.

In an effort to increase the stock of permanently affordable homes in Delaware, DSHA is exploring assisting moderate- and low-income families wishing to purchase foreclosed homes in more stable neighborhoods, within target areas, to do so with retention agreements that will provide long-term affordability. In addition, DSHA will consider working with CLT buyers needing more than $20,000 in assistance, but not more than $60,000 in assistance to purchase home

**Ensuring Continued Affordability:**

s using NSP 3 funds.

**Definition of Blighted Structure:**

Delaware has a definition of blighted communities, but not for blighted structures, therefore the NSP definition of blighted structure will be applied: 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 State of Delaware Housing Code or the local building code for each subgrantee.

**Definition of Affordable Rents:**

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.

**Procedures for Preferences for Affordable Rental Dev.:**

To address the NSP requirement that at least 25% of the funds assist households with incomes at 50% AMI or less, we propose a set-aside of 25% of funds to be used by nonprofit organizations serving special needs populations to purchase homes and rehabilitate them, if necessary.

• Homes will be for low-income rental housing
• Maximum cost of $250,000 investment per house
• Expect to complete at least five homes and provide housing to at least 15 people at a time once completed

DSHA will solicit proposals in June 2011 seeking applications that will provide affordable rental housing to special needs
Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)

Overall

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
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<td>Total Budget</td>
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<tr>
<td>Total Obligated</td>
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<td>$6,961,629.45</td>
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<tr>
<td>Total Funds Drawdown</td>
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<tr>
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<tr>
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Progress Toward Required Numeric Targets

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<th>Requirement</th>
<th>Target</th>
<th>Actual</th>
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<tr>
<td>Overall Benefit Percentage (Projected)</td>
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<tr>
<td>Overall Benefit Percentage (Actual)</td>
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<tr>
<td>Minimum Non-Federal Match</td>
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<tr>
<td>Limit on Public Services</td>
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<tr>
<td>Limit on Admin/Planning</td>
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</tr>
<tr>
<td>Limit on Admin</td>
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<td>$691,425.51</td>
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<tr>
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<td>Progress towards LH25 Requirement</td>
<td>$1,767,185.41</td>
<td>$5,454,163.74</td>
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</table>

Overall Progress Narrative:

Overall:

During this quarter, the State of Delaware drew no NSP 3 Program funds and no Program Income. To date, $6,960,726.34 has been expended in NSP 3 funds.

- NOTE 1: Some totals in DRGR (under Uses) differ from DSHA totals. Upon running the Micro Strategy report 7B, final totals reconcile however the Use totals do not.
- NOTE 2: Under Maintaining addresses, DRGR is not validating addresses.

- New Castle County - To date, sold 41 of 47 homes - 13 of which were sold through their Vacant Homebuyer Assistance Program (VHAP), which provides up to $10,000 in direct homebuyer assistance. 27 were sold to qualified homebuyers and 1 is a permanent rental.

- Rebuilding Our Communities (ROC) - To date, sold 28 of 28 homes.

- Special Needs Rentals - Eleven (11) of the eleven (11) permanent rental homes have been occupied.

Cornerstone West: Occupied 6 of the 6 homes. To date, there has been one separation (Strathaven) and unit was re-occupied.
Connections CSP: Fully occupied 3 of the 3 homes.

Dover Interfaith Mission for Housing: Occupied their home with three (3) tenants. To date, there has been one (1) separation and one (1) replacement.

United Cerebral Palsy: Occupied their home with two (2) tenants in May 2014.

Project Summary

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
<th>This Report Period</th>
<th>To Date</th>
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<td></td>
<td>Program Funds</td>
<td>Project Funds</td>
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<td>Budgeted</td>
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<td>1, Administration</td>
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<tr>
<td>2, Purchase and Rehab</td>
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<td>3, Redevelopment</td>
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Activities

Project # / Title: 1 / Administration

Grantee Activity Number: NSP 3 #00-01
Activity Title: DSHA Administration

Activity Category: Administration

Activity Status: Under Way

Project Number: 1

Project Title: Administration

Projected Start Date: 03/21/2011

Projected End Date: 12/31/2019

Benefit Type: ( )

Completed Activity Actual End Date:

National Objective: N/A

Responsible Organization: Delaware State Housing Authority

Program Income Account: NSP 3 PI - DSHA Admin

Overall

Jan 1 thru Mar 31, 2019 To Date

Total Projected Budget from All Sources N/A $445,972.97
Total Budget $0.00 $445,972.97
Total Obligated $0.00 $445,972.97
Total Funds Drawdown $0.00 $445,972.97
  Program Funds Drawdown $0.00 $445,972.97
  Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $445,972.97
  Delaware State Housing Authority2 $0.00 $445,972.97
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $0.00

Activity Description:

Administration for the entire B-11-DN-10-0001 grant.

Location Description:

n/a

Activity Progress Narrative:

#00-11 Admin - During this quarter, there were no funds expended.
Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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<th>Other Funding Sources</th>
<th>Amount</th>
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**Grantee Activity Number:** NSP 3 #02-01  
**Activity Title:** New Castle Admin

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<tbody>
<tr>
<td>1</td>
<td>Administration</td>
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<table>
<thead>
<tr>
<th>National Objective:</th>
<th>Responsible Organization:</th>
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<tbody>
<tr>
<td>N/A</td>
<td>New Castle County2</td>
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**Program Income Account:**  
PI NSP 3 NCC

**Overall**

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<th>Total Projected Budget from All Sources</th>
<th>To Date</th>
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<tr>
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<th>Total Budget</th>
<th>To Date</th>
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<tr>
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<tr>
<th>Total Obligated</th>
<th>To Date</th>
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<tbody>
<tr>
<td>$0.00</td>
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<tr>
<th>Total Funds Drawdown</th>
<th>Program Income Drawdown</th>
<th>Program Income Received</th>
<th>Program Income Account:</th>
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<tbody>
<tr>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>PI NSP 3 NCC</td>
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<table>
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<th>Total Funds Expended</th>
<th>To Date</th>
</tr>
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<tbody>
<tr>
<td>$0.00</td>
<td>$245,452.54</td>
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</table>

**Activity Description:**

Administrative activities for NSP 3 purchase, rehab and disposition

**Location Description:**

From North to South our target areas are as follows:

Census Tract Locality County Need Score

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Locality</th>
<th>County</th>
<th>Need Score</th>
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</thead>
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<tr>
<td>154.00</td>
<td>New Castle</td>
<td>New Castle</td>
<td>18</td>
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<tr>
<td>156.00</td>
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<tr>
<td>158.00</td>
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<td>160.00</td>
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<td>159.00</td>
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<tr>
<td>149.03</td>
<td>Bear New Castle</td>
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<tr>
<td>150.00</td>
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<td>152.00</td>
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<td>103.00</td>
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<tr>
<td>148.08</td>
<td>Glasgow New Castle</td>
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</table>
Activity Progress Narrative:
#02-01 Admin - No activity to report.

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tbody>
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<td>No Other Funding Sources Found</td>
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<td>Total Other Funding Sources</td>
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Project # / Title: 2 / Purchase and Rehab

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<th>Grantee Activity Number:</th>
<th>NSP 3 #01-01</th>
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<tbody>
<tr>
<td>Activity Title:</td>
<td>Cornerstone Use B LH25</td>
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<table>
<thead>
<tr>
<th>Activity Category:</th>
<th>Rehabilitation/reconstruction of residential structures</th>
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<tbody>
<tr>
<td>Project Number:</td>
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<td>Projected Start Date:</td>
<td>03/14/2011</td>
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<td>Projected End Date:</td>
<td>12/31/2019</td>
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<td>Benefit Type:</td>
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<td>National Objective:</td>
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<tr>
<td>Program Income Account:</td>
<td>NSP 3 PI - Cornerstone West</td>
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<tr>
<td>Activity Status:</td>
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<td>Project Title:</td>
<td>Purchase and Rehab</td>
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<td>Completed Activity Actual End Date:</td>
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| Responsible Organization:     | Cornerstone West                                      |
### Overall Summary

<table>
<thead>
<tr>
<th>Total Projected Budget from All Sources</th>
<th>Jan 1 thru Mar 31, 2019</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
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<tr>
<td>Total Funds Drawdown</td>
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<tr>
<td>Match Contributed</td>
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### Activity Description:

Create low-income rentals for special needs populations in New Castle County - outside of the city limits of Wilmington.

### Location Description:

From North to South our target areas are as follows:

- Census Tract Locality County Need Score
- 154.00 New Castle New Castle 18
- 156.00 New Castle New Castle 18
- 158.00 New Castle New Castle 17
- 160.00 New Castle New Castle 17
- 155.00 New Castle New Castle 16
- 149.03 Bear New Castle 15
- 150.00 New Castle New Castle 15
- 152.00 New Castle New Castle 15
- 159.00 New Castle New Castle 15
- 149.05 Bear New Castle 14
- 103.00 Claymont New Castle 13
- 139.01 Brookside New Castle 13
- 141.00 Brookside New Castle 13
- 147.03 Brookside New Castle 13
- 148.08 Glasgow New Castle 13
- 163.02 Bear New Castle 13

### Activity Progress Narrative:

#01-01 Use B LH25: No activity to report.

### Accomplishments Performance Measures

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<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<td>Total</td>
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### Beneficiaries Performance Measures

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<th>Cumulative Actual Total / Expected</th>
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<td>Mod</td>
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<tr>
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<table>
<thead>
<tr>
<th># Renter Households</th>
<th>This Report Period</th>
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<tbody>
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<td>Mod</td>
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<td># Renter Households</td>
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### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

<table>
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**Grantee Activity Number:** NSP 3 #01-02  
**Activity Title:** Cornerstone Developer's Fee

<table>
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<th>Activity Category:</th>
<th>Rehabilitation/reconstruction of residential structures</th>
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<tbody>
<tr>
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<td>2</td>
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<td>Benefit Type:</td>
<td>Direct (Household)</td>
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<td>National Objective:</td>
<td>NSP Only - LH - 25% Set-Aside</td>
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<td>Program Income Account:</td>
<td>NSP 3 PI - Cornerstone West</td>
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<td>Activity Status:</td>
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<td>Project Title:</td>
<td>Purchase and Rehab</td>
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<td>Projected End Date:</td>
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<td>Responsible Organization:</td>
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<td>$0.00</td>
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<tr>
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<td>$0.00</td>
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<tr>
<td>Program Income Received</td>
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<td>Total Funds Expended</td>
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<td>Cornerstone West</td>
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<td>Match Contributed</td>
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**Activity Description:**
Developer's fee to create Low-Income rentals for special needs population.

**Location Description:**
From North to South our target areas are as follows:
Census Tract Locality County Need Score
154.00 New Castle New Castle 18
156.00 New Castle New Castle 18
158.00 New Castle New Castle 17
160.00 New Castle New Castle 17
155.00 New Castle New Castle 16
149.03 Bear New Castle 15
150.00 New Castle New Castle 15
152.00 New Castle New Castle 15
159.00 New Castle New Castle 15
149.05 Bear New Castle 14
103.00 Claymont New Castle 13
139.01 Brookside New Castle 13
141.00 Brookside New Castle 13
147.03 Brookside New Castle 13
148.08 Glasgow New Castle 13
Activity Progress Narrative:
#01-02 Developer's fee: No activity to report.

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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<th>Amount</th>
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<td>Total Other Funding Sources</td>
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Grantee Activity Number: NSP 3 #02-02
Activity Title: NCC Use B

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
2

Projected Start Date:
09/01/2012

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Program Income Account:
PI NSP 3 NCC

Activity Status:
Under Way

Project Title:
Purchase and Rehab

Projected End Date:
12/31/2019

Completed Activity Actual End Date:

Responsible Organization:
New Castle County2

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2019
N/A
$2,684,865.60

To Date
$2,684,865.60

Total Budget
$0.00
$2,684,865.60

Total Obligated
$0.00
$2,684,865.60

Total Funds Drawdown
$0.00
$2,683,962.49

Program Funds Drawdown
$0.00
$1,150,000.00

Program Income Drawdown
$0.00
$1,533,962.49

Program Income Received
$0.00
$2,104,138.03

Total Funds Expended
$0.00
$2,695,059.38

New Castle County2

Most Impacted and Distressed Expended
$0.00
$0.00

Match Contributed
$0.00
$0.00

Activity Description:
Acquisition and rehabilitation

Location Description:
From North to South our target areas are as follows:
Census Tract Locality County Need Score
154.00 New Castle New Castle 18
156.00 New Castle New Castle 18
158.00 New Castle New Castle 17
160.00 New Castle New Castle 17
155.00 New Castle New Castle 16
149.03 Bear New Castle 15
150.00 New Castle New Castle 15
152.00 New Castle New Castle 15
159.00 New Castle New Castle 15
149.05 Bear New Castle 14
103.00 Claymont New Castle 13
139.01 Brookside New Castle 13
141.00 Brookside New Castle 13
147.03 Brookside New Castle 13
148.08 Glasgow New Castle 13
Activity Progress Narrative:
#02-02 Use B - During this quarter, one (1) home was sold (Chesterfield) 2/22/19 - HHS: 2/ NonF,B-Non, Middle - 85%.

Accomplishments Performance Measures

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<td>Total</td>
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<td>20/9</td>
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<td># of Singlefamily Units</td>
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Beneficiaries Performance Measures

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<td>Low</td>
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<td># of Households</td>
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<td># Owner Households</td>
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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
No Other Funding Sources Found
Total Other Funding Sources
Grantee Activity Number: NSP 3 #02-03
Activity Title: NCC Use B LH25

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
2

Projected Start Date:
09/01/2012

Benefit Type:
Direct (Household)

National Objective:
NSP Only - LH - 25% Set-Aside

Program Income Account:
PI NSP 3 NCC

Activity Status:
Under Way

Project Title:
Purchase and Rehab

Projected End Date:
12/31/2019

Completed Activity Actual End Date:

Regional Objective:
Program Income Drawdown

Activity Category:
Under Way

Program Income Account:
New Castle County2

National Objective:
NSP Only - LH - 25% Set-Aside

Program Income Account:
PI NSP 3 NCC

Overall

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<td>$0.00</td>
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<tr>
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<tr>
<td>Program Funds Drawdown</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Program Income Account</td>
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<tr>
<td>Program Income Drawdown</td>
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<td>$0.00</td>
</tr>
<tr>
<td>Program Income Received</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Obligated</td>
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<td>$0.00</td>
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<td>Total Funds Expended</td>
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<tr>
<td>New Castle County2</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Most Impacted and Distressed Expended</td>
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<td>$0.00</td>
</tr>
<tr>
<td>Match Contributed</td>
<td>$0.00</td>
<td>$0.00</td>
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Activity Description:
Acquisition and rehabilitation for populations at or below 50% AMI.

Location Description:
From North to South our target areas are as follows:
Census Tract Locality County Need Score
154.00 New Castle New Castle 18
156.00 New Castle New Castle 18
158.00 New Castle New Castle 17
160.00 New Castle New Castle 17
155.00 New Castle New Castle 16
149.03 Bear New Castle 15
150.00 New Castle New Castle 15
152.00 New Castle New Castle 15
159.00 New Castle New Castle 15
149.05 Bear New Castle 14
103.00 Claymont New Castle 13
139.01 Brookside New Castle 13
141.00 Brookside New Castle 13
147.03 Brookside New Castle 13
148.08 Glasgow New Castle 13
**Activity Progress Narrative:**

#02-03 Use B LH25 - No activity to report.

**Accomplishments Performance Measures**
No Accomplishments Performance Measures

**Beneficiaries Performance Measures**
No Beneficiaries Performance Measures found.

**Activity Locations**
No Activity Locations found.

**Other Funding Sources Budgeted - Detail**
No Other Match Funding Sources Found

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<th>Other Funding Sources</th>
<th>Amount</th>
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Grantee Activity Number: NSP 3 #06-01
Activity Title: ROC Use B

Activity Category:
Homeownership Assistance to low- and moderate-income

Project Number:
2

Projected Start Date:
03/21/2011

Projected End Date:
03/14/2014

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Program Income Account:
PI NSP 3 ROC

Overall

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<tr>
<td>Total Funds Drawdown</td>
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<td>$49,030.25</td>
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<tr>
<td>Program Funds Drawdown</td>
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<td>$49,030.25</td>
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<td>Program Income Drawdown</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>Program Income Received</td>
<td>$0.00</td>
<td>$0.00</td>
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<td>Total Funds Expended</td>
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<td>Delaware State Housing Authority2</td>
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Activity Status:
Completed

Project Title:
Purchase and Rehab

Completed Activity Actual End Date:
03/21/2011

Program Funds Drawdown

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<tbody>
<tr>
<td>Program Income Drawdown</td>
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<td>$0.00</td>
</tr>
<tr>
<td>Match Contributed</td>
<td>$0.00</td>
<td>$0.00</td>
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</table>

Activity Description:

DSHA has elected to take direct State action and plans to use NSP along with our first-time homebuyer bond programs and FHA 203(k) product to provide downpayment and closing cost assistance to low- and moderate-income homebuyers, purchasing foreclosed homes in targeted areas. While NSP1 & NSP2 were supply driven programs, NSP3 will address the demand side of the market.

This will be a buyer-driven program, as DSHA provides financial resources to make available homeownership opportunities. Buyers will be given a high level of assistance from Housing Counselors, FHA consultants, lenders, and DSHA staff to ensure compliance with NSP regulations. DSHA's experience with prior NSP programs has found that more than 80% of the buyers have been first-time homebuyers. DSHA's first-time homebuyer program has a current 30-year fixed rate loan for 4.125% with 0-points. DSHA plans to provide up to $20,000 in assistance to buyers using the first-time buyer bond program without the FHA 203K program which is expected to comprise about 70% of the NSP program. We expect to assist over 100 buyers with down payment and closing cost assistance under this program. DSHA is considering pairing higher levels of NSP assistance, up to $60,000 per home, for homes that will become permanently affordable through a CLT model or other retention agreements.

DSHA has recently introduced a FHA 203K loan product that provides a loan for purchase and rehabilitation with a 30-year fixed term. In an effort to promote opportunities for homeownership with housing stock that may need repair, DSHA released this product with a special interest rate of 3.49% with a 1% origination fee. This set-aside has the lowest mortgage rate in agency history. DSHA plans to provide up to $40,000 in assistance to buyers using the 203K program, which is expected to comprise about 30% of the NSP program.

DSHA plans to assist over 20 buyers with down payment and closing cost assistance under this program.

DSHA is especially excited to be able to offer the 203K loans in combination with the NSP3 financing assistance. Many of the targeted neighborhoods have homes that are more than 30 years old and in need of
rehabilitation. In the City of Wilmington, many homes are 50 to 100 years old and in need of significant rehabilitation. The 203K loan product in combination with the NSP financing will allow homebuyers to bring these homes up to modern standards, including energy improvements that will make these homes more sustainable for low- and moderate-income families. Combining these products and additional downpayment and closing cost assistance, DSHA strives to increase affordability of homes for low- and moderate-income buyers and increase homeownership in targeted areas. DSHA will monitor the assistance amounts with each program and may adjust the maximum amounts of closing cost and down payment assistance provided to ensure that the program is efficiently utilized by buyers in the targeted income range.

Location Description:
From North to South our target areas are as follows:

Census Tract Locality County Need Score
154.00 New Castle New Castle 18
156.00 New Castle New Castle 18
158.00 New Castle New Castle 17
160.00 New Castle New Castle 17
155.00 New Castle New Castle 16
149.03 Bear New Castle 15
150.00 New Castle New Castle 15
152.00 New Castle New Castle 15
159.00 New Castle New Castle 15
149.05 Bear New Castle 14
103.00 Claymont New Castle 13
139.01 Brookside New Castle 13
141.00 Brookside New Castle 13
147.03 Brookside New Castle 13
148.08 Glasgow New Castle 13
163.02 Bear New Castle 13

Wilmington

Census Tract Locality County Need Score
7.00 Wilmington New Castle 19
8.00 Wilmington New Castle 18
3.00 Wilmington New Castle 17
5.00 Wilmington New Castle 17
6.01 Wilmington New Castle 17
21.00 Wilmington New Castle 17
26.02 Wilmington New Castle 16
17.00 Wilmington New Castle 16
22.00 Wilmington New Castle 16
27.00 Wilmington New Castle 16
23.00 Wilmington New Castle 15
9.00 Wilmington New Castle 14
16.00 Wilmington New Castle 14
26.00 Wilmington New Castle 14
15.00 Wilmington New Castle 13

Kent

Census Tract Locality County Need Score
408.00 Dover Kent 13
414.00 Dover Kent 13
430.00 Harrington Kent 13

Sussex

Census Tract Locality County Need Score
502.00 Ellendale Sussex 14
518.02 Laurel Sussex 14

Activity Progress Narrative:

#06-01 Use B: No activity to report.
Accomplishments Performance Measures

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<th>Cumulative Actual Total / Expected</th>
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<tr>
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<td># of Singlefamily Units</td>
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<td>3/3</td>
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Beneficiaries Performance Measures

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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

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<td>Total Other Funding Sources</td>
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Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)
Grantee Activity Number: NSP 3 #06-02

Activity Title: ROC Use B LH25

Activity Category: Rehabilitation/reconstruction of residential structures

Project Number: 2

Projected Start Date: 03/21/2011

Benefit Type: Direct (Household)

National Objective: NSP Only - LH - 25% Set-Aside

Program Income Account: PI NSP 3 ROC

Overall

<table>
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<tr>
<th>Description</th>
<th>Jan 1 thru Mar 31, 2019</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
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<td>$0.00</td>
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<tr>
<td>Match Contributed</td>
<td>$0.00</td>
<td>$0.00</td>
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Activity Status: Completed

Project Title: Purchase and Rehab

Projected End Date: 03/14/2014

Completed Activity Actual End Date:

Responsible Organization: Delaware State Housing Authority2

Activity Description:

DSHA intends to conduct a request for proposals process to find nonprofits interested in purchasing and rehabilitating foreclosed properties for the purpose of housing very low-income populations. DSHA will rate the applications based on need of population served, other leveraged resources, including services if supportive housing is proposed, capacity and experience of the applicant(s), sustainability, cost effectiveness, and clarity of proposal including realistic timeline. DSHA will make all applicants aware of Section 3 and encourage a solid plan to hire low-income people from the neighborhoods served as well as encourage the use of minority and woman owned businesses. DSHA will enter into a contract with selected nonprofits and will work with them to identify suitable homes which will be purchased and rehabilitated by the nonprofit to meet the needs of the target population. DSHA will set-aside $1,250,000 for this housing and expects to develop at least five homes that will serve people with incomes at or below 50% of AMI. DSHA intends to include criterion in the RFP that will encourage more units than five units to be completed, but will complete a minimum of five units.

Location Description:

From North to South our target areas are as follows:

Census Tract Locality County Need Score
154.00 New Castle New Castle 18
156.00 New Castle New Castle 18
158.00 New Castle New Castle 17
160.00 New Castle New Castle 17
155.00 New Castle New Castle 16
149.03 Bear New Castle 15
150.00 New Castle New Castle 15
152.00 New Castle New Castle 15
159.00 New Castle New Castle 15
149.05 Bear New Castle 14
103.00 Claymont New Castle 13
139.01 Brookside New Castle 13
141.00 Brookside New Castle 13
147.03 Brookside New Castle 13
148.08 Glasgow New Castle 13
163.02 Bear New Castle 13

Kent
Census Tract Locality County Need Score
408.00 Dover Kent 13
414.00 Dover Kent 13
430.00 Harrington Kent 13

Sussex
Census Tract Locality County Need Score
502.00 Ellendale Sussex 14
518.02 Laurel Sussex 14

**Activity Progress Narrative:**

#06-02 Use B LH25: No activity to report.

**Accomplishments Performance Measures**

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**Beneficiaries Performance Measures**

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<th>Cumulative Actual Total / Expected</th>
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<td></td>
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</tr>
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<td># Owner Households</td>
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**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

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</table>
**Project # / Title: 3 / Redevelopment**

**Grantee Activity Number:** NSP 3 #02-04  
**Activity Title:** NCC Use E

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
3

**Projected Start Date:**  
09/01/2012

**Benefit Type:**  
Direct (Household)

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
NSP 3 PI - Use E

**Total Projected Budget from All Sources**  
$391,501.89  
**NSP Only - LMMI**

**Total Budget**  
$0.00

**Total Obligated**  
$0.00

**Total Funds Drawdown**  
$0.00

**Program Funds Drawdown**  
$0.00

**Program Income Drawdown**  
$0.00

**Program Income Received**  
$0.00

**Total Funds Expended**  
$0.00

**New Castle County2**  
$0.00

**Most Impacted and Distressed Expended**  
$0.00

**Match Contributed**  
$0.00

**Activity Description:**

Redevelopment of vacant properties and down payment assistance through VHAP

**Location Description:**

From North to South our target areas are as follows:  
Census Tract Locality County Need Score  
154.00 New Castle New Castle 18  
156.00 New Castle New Castle 18  
158.00 New Castle New Castle 17  
160.00 New Castle New Castle 17  
155.00 New Castle New Castle 16  
149.03 Bear New Castle 15  
150.00 New Castle New Castle 15  
152.00 New Castle New Castle 15  
159.00 New Castle New Castle 15  
149.05 Bear New Castle 14  
103.00 Claymont New Castle 13  
139.01 Brookside New Castle 13
Activity Progress Narrative:

#02-04 Use E - No activity to report.

Accomplishments Performance Measures

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<th>Cumulative Actual Total / Expected</th>
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Beneficiaries Performance Measures

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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources
Grantee Activity Number: NSP 3 #02-05
Activity Title: NCC Use E LH25

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
3

Projected Start Date:
09/01/2012

Benefit Type:
Direct ( HouseHold )

National Objective:
NSP Only - LH - 25% Set-Aside

Program Income Account:
PI NSP 3 NCC

Activity Status:
Under Way

Project Title:
Redevelopment

Projected End Date:
12/31/2019

Completed Activity Actual End Date:

Responsible Organization:
New Castle County2

Overall
Jan 1 thru Mar 31, 2019
To Date
Total Projected Budget from All Sources
N/A
$389,809.42
Total Budget
$0.00
$389,809.42
Total Obligated
$0.00
$389,809.42
Total Funds Drawdown
$0.00
$389,809.42
  Program Funds Drawdown
$0.00
$221,938.36
  Program Income Drawdown
$0.00
$167,871.06
Program Income Received
$0.00
$20,020.85
Total Funds Expended
$0.00
$389,809.42
  New Castle County2
$0.00
$389,809.42
Most Impacted and Distressed Expended
$0.00
$0.00
Match Contributed
$0.00
$0.00

Activity Description:
Redevelopment of vacant properties and direct homeownership assistance to household at or below 50% AMI

Location Description:
From North to South our target areas are as follows:
Census Tract Locality County Need Score
154.00 New Castle New Castle 18
156.00 New Castle New Castle 18
158.00 New Castle New Castle 17
160.00 New Castle New Castle 17
155.00 New Castle New Castle 16
149.03 Bear New Castle 15
150.00 New Castle New Castle 15
152.00 New Castle New Castle 15
159.00 New Castle New Castle 15
149.05 Bear New Castle 14
103.00 Claymont New Castle 13
139.01 Brookside New Castle 13
141.00 Brookside New Castle 13
147.03 Brookside New Castle 13
148.08 Glasgow New Castle 13
Activity Progress Narrative:

#02-05 Use E LH25 - No activity to report.

Accomplishments Performance Measures

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<td># of Singlefamily Units</td>
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Beneficiaries Performance Measures

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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

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Grantee Activity Number: NSP 3 #03-01
Activity Title: Connections Use E LH25

Activity Category: Rehabilitation/reconstruction of residential structures

Project Number: 3

Projected Start Date: 01/11/2013

Benefit Type: Direct (HouseHold)

National Objective: NSP Only - LH - 25% Set-Aside

Program Income Account: NSP PI - Connections CSP

Activity Status: Under Way

Project Title: Redevelopment

Projected End Date: 12/31/2019

Completed Activity Actual End Date: 01/11/2013

Activity Progress Narrative:

#03-01 Use E LH25: No activity to report.

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2019
To Date
N/A
$775,000.00

Total Budget: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $0.00
Program Funds Drawdown: $0.00
Program Income Drawdown: $0.00
Program Income Received: $0.00
Total Funds Expended: $0.00
Connections CSP: $0.00
Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Activity Description:
Create low-income rentals for special needs populations in Kent and/or Sussex County.

Location Description:
From North to South our target areas are as follows:
Census Tract Locality County Need Score
408.00 Dover Kent 13
414.00 Dover Kent 13
430.00 Harrington Kent 13
502.00 Ellendale Sussex 14
518.02 Laurel Sussex 14

Activity Progress Narrative:

#03-01 Use E LH25: No activity to report.
### Accomplishments Performance Measures

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<td># of Housing Units</td>
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<td># of Singlefamily Units</td>
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### Beneficiaries Performance Measures

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<tr>
<td># Renter Households</td>
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### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Grantee Activity Number: NSP 3 #04-01
Activity Title: UCP Use E LH25

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
3

Projected Start Date:
01/11/2013

Benefit Type:
Direct (Household)

National Objective:
NSP Only - LH - 25% Set-Aside

Program Income Account:
NSP 3 PI - UCP

Activity Status:
Under Way

Project Title:
Redevelopment

Projected End Date:
12/31/2019

Completed Activity Actual End Date:

Responsible Organization:
United Cerebral Palsy of DE

Overall
Total Projected Budget from All Sources
N/A

To Date
Jan 1 thru Mar 31, 2019
$275,000.00

Total Budget
$0.00

$275,000.00

Total Obligated
$0.00

$275,000.00

Total Funds Drawdown
$0.00

$275,000.00

Program Funds Drawdown
$0.00

$275,000.00

Program Income Drawdown
$0.00

$0.00

Program Income Received
$0.00

$0.00

Total Funds Expended
$0.00

$275,000.00

United Cerebral Palsy of DE

$0.00

$275,000.00

Most Impacted and Distressed Expended
$0.00

$0.00

Match Contributed
$0.00

$0.00

Activity Description:
Create low-income rentals for special needs populations in Kent and/or Sussex County.

Location Description:
From North to South our target areas are as follows:
Census Tract Locality County Need Score
408.00 Dover Kent 13
414.00 Dover Kent 13
430.00 Harrington Kent 13
502.00 Ellendale Sussex 14
518.02 Laurel Sussex 14

Activity Progress Narrative:
#04-01 Use E LH25: No activity to report.
Accomplishments Performance Measures

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<tr>
<td># of Housing Units</td>
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<tr>
<td># of Singlefamily Units</td>
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<td>1/1</td>
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Beneficiaries Performance Measures

<table>
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<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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</tr>
<tr>
<td># Renter Households</td>
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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<th>Other Funding Sources</th>
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<td>Total Other Funding Sources</td>
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</table>
Grantee Activity Number: NSP 3 #05-01
Activity Title: Dover Interfaith Use E LH25

Activity Category: Rehabilitation/reconstruction of residential structures

Project Number: 3
Projected Start Date: 01/11/2013
Benefit Type: Direct (HouseHold)

National Objective: NSP Only - LH - 25% Set-Aside

Program Income Account: NSP 3 PI - Dover Interfaith

Overall
Total Projected Budget from All Sources N/A $150,000.00
Total Budget $0.00 $150,000.00
Total Obligated $0.00 $150,000.00
Total Funds Drawdown $0.00 $150,000.00
  Program Funds Drawdown $0.00 $150,000.00
  Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $150,000.00
  Dover Interfaith Mission for Housing, Inc. $0.00 $150,000.00
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $0.00

Activity Status: Under Way
Project Title: Redevelopment
Projected End Date: 12/31/2019
Completed Activity Actual End Date: 01/11/2013

Responsibility Organization: Dover Interfaith Mission for Housing, Inc.

Activity Description:
Create low-income rentals for special needs populations in Kent and/or Sussex County.

Location Description:
From North to South our target areas are as follows:
Census Tract Locality County Need Score
408.00 Dover Kent 13
414.00 Dover Kent 13
430.00 Harrington Kent 13
502.00 Ellendale Sussex 14
518.02 Laurel Sussex 14

Activity Progress Narrative:
05-01 Use E LH25: No activity to report.
Accomplishments Performance Measures

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<th>This Report Period</th>
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<td># of Housing Units</td>
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<td># of Singlefamily Units</td>
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Beneficiaries Performance Measures

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<tr>
<td># Renter Households</td>
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

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Grantee Activity Number: NSP 3 #06-03
Activity Title: ROC Use E

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
3

Projected Start Date:
03/14/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Program Income Account:
PI NSP 3 ROC

Overall

Jan 1 thru Mar 31, 2019
To Date

Total Projected Budget from All Sources
N/A
$374,604.95

Total Budget
$0.00
$374,604.95

Total Obligated
$0.00
$374,604.95

Total Funds Drawdown
$0.00
$374,604.95

Program Funds Drawdown
$0.00
$374,604.95

Program Income Drawdown
$0.00
$0.00

Program Income Received
$0.00
$0.00

Total Funds Expended
$0.00
$374,604.95

Delaware State Housing Authority2
$0.00
$374,604.95

Most Impacted and Distressed Expended
$0.00
$0.00

Match Contributed
$0.00
$0.00

Activity Status:
Completed

Project Title:
Redevelopment

Projected End Date:
03/14/2014

Completed Activity Actual End Date:

Responsible Organization:
Delaware State Housing Authority2

Activity Description:

DSHA has elected to take direct State action and plans to use NSP along with our first-time homebuyer bond programs and FHA 203(k) product to provide downpayment and closing cost assistance to low- and moderate-income homebuyers, purchasing foreclosed homes in targeted areas. While NSP1 & NSP2 were supply driven programs, NSP3 will address the demand side of the market. This will be a buyer-driven program, as DSHA provides financial resources to make available homeownership opportunities. Buyers will be given a high level of assistance from Housing Counselors, FHA consultants, lenders, and DSHA staff to ensure compliance with NSP regulations. DSHA’s experience with prior NSP programs has found that more than 80% of the buyers have been first-time homebuyers. DSHA’s first-time homebuyer program has a current 30-year fixed rate loan for 4.125% with 0-points. DSHA plans to provide up to $20,000 in assistance to buyers using the first-time buyer bond program without the FHA 203K program which is expected to comprise about 70% of the NSP program. We expect to assist over 100 buyers with down payment and closing cost assistance under this program. DSHA is considering pairing higher levels of NSP assistance, up to $60,000 per home, for homes that will become permanently affordable through a CLT model or other retention agreements.

DSHA has recently introduced a FHA 203K loan product that provides a loan for purchase and rehabilitation with a 30-year fixed term. In an effort to promote opportunities for homeownership with housing stock that may need repair, DSHA released this product with a special interest rate of 3.49% with a 1% origination fee. This set-aside has the lowest mortgage rate in agency history. DSHA plans to provide up to $40,000 in assistance to buyers using the 203K program, which is expected to comprise about 30% of the NSP program.

DSHA plans to assist over 20 buyers with down payment and closing cost assistance under this program. DSHA is especially excited to be able to offer the 203K loans in combination with the NSP3 financing assistance. Many of the targeted neighborhoods have homes that are more than 30 years old and in need of
In the City of Wilmington, many homes are 50 to 100 years old and in need of significant rehabilitation. The 203K loan product in combination with the NSP financing will allow homebuyers to bring these homes up to modern standards, including energy improvements that will make these homes more sustainable for low- and moderate-income families. Combining these products and additional downpayment and closing cost assistance, DSHA strives to increase affordability of homes for low- and moderate-income buyers and increase homeownership in targeted areas. DSHA will monitor the assistance amounts with each program and may adjust the maximum amounts of closing cost and down payment assistance provided to ensure that the program is efficiently utilized by buyers in the targeted income range.

Location Description:

From North to South our target areas are as follows:

Census Tract Locality County Need Score
154.00 New Castle New Castle 18
156.00 New Castle New Castle 18
158.00 New Castle New Castle 17
160.00 New Castle New Castle 17
155.00 New Castle New Castle 16
149.03 Bear New Castle 15
150.00 New Castle New Castle 15
152.00 New Castle New Castle 15
159.00 New Castle New Castle 15
149.05 Bear New Castle 14
103.00 Claymont New Castle 13
139.01 Brookside New Castle 13
141.00 Brookside New Castle 13
147.03 Brookside New Castle 13
148.08 Glasgow New Castle 13
163.02 Bear New Castle 13

Wilmington
Census Tract Locality County Need Score
7.00 Wilmington New Castle 19
8.00 Wilmington New Castle 18
3.00 Wilmington New Castle 17
5.00 Wilmington New Castle 17
6.01 Wilmington New Castle 17
21.00 Wilmington New Castle 17
6.02 Wilmington New Castle 16
17.00 Wilmington New Castle 16
22.00 Wilmington New Castle 16
27.00 Wilmington New Castle 16
23.00 Wilmington New Castle 15
9.00 Wilmington New Castle 14
16.00 Wilmington New Castle 14
26.00 Wilmington New Castle 14
15.00 Wilmington New Castle 13

Kent
Census Tract Locality County Need Score
408.00 Dover Kent 13
414.00 Dover Kent 13
430.00 Harrington Kent 13

Sussex
Census Tract Locality County Need Score
502.00 Ellendale Sussex 14
518.02 Laurel Sussex 14

Activity Progress Narrative:

#06-03 Use E: No activity to report.
### Accomplishments Performance Measures

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<tr>
<td># of Housing Units</td>
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<tr>
<td># of Singlefamily Units</td>
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### Beneficiaries Performance Measures

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<tr>
<td># Owner Households</td>
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### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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<th>Other Funding Sources</th>
<th>Amount</th>
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Grantee Activity Number: NSP 3 #06-04
Activity Title: ROC Use E LH25

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
3

Projected Start Date:
03/14/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Program Income Account:
PI NSP 3 ROC

Activity Status:
Completed

Project Title:
Redevelopment

Projected End Date:
03/14/2014

Completed Activity Actual End Date:

Responsible Organization:
Delaware State Housing Authority2

National Objective:
NSP Only - LH - 25% Set-Aside

Program Income Account:
PI NSP 3 ROC

Overall Jan 1 thru Mar 31, 2019 To Date
Total Projected Budget from All Sources N/A $141,674.83
Total Budget $0.00 $141,674.83
Total Obligated $0.00 $141,674.83
Total Funds Drawdown $0.00 $141,674.83
Program Funds Drawdown $0.00 $141,674.83
Program Income Drawdown $0.00 $141,674.83
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $141,674.83
Delaware State Housing Authority2 $0.00 $141,674.83
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $0.00

Activity Description:
DSHA has elected to take direct State action and plans to use NSP along with our first-time homebuyer bond programs and FHA 203(k) product to provide downpayment and closing cost assistance to low- and moderate-income homebuyers, purchasing foreclosed homes in targeted areas. While NSP1 & NSP2 were supply driven programs, NSP3 will address the demand side of the market. This will be a buyer-driven program, as DSHA provides financial resources to make available homeownership opportunities. Buyers will be given a high level of assistance from Housing Counselors, FHA consultants, lenders, and DSHA staff to ensure compliance with NSP regulations. DSHA’s experience with prior NSP programs has found that more than 80% of the buyers have been first-time homebuyers. DSHA’s first-time homebuyer program has a current 30-year fixed rate loan for 4.125% with 0-points. DSHA plans to provide up to $20,000 in assistance to buyers using the first-time buyer bond program without the FHA 203K program which is expected to comprise about 70% of the NSP program. We expect to assist over 100 buyers with down payment and closing cost assistance under this program. DSHA is considering pairing higher levels of NSP assistance, up to $60,000 per home, for homes that will become permanently affordable through a CLT model or other retention agreements.

DSHA has recently introduced a FHA 203K loan product that provides a loan for purchase and rehabilitation with a 30-year fixed term. In an effort to promote opportunities for homeownership with housing stock that may need repair, DSHA released this product with a special interest rate of 3.49% with a 1% origination fee. This set-aside has the lowest mortgage rate in agency history. DSHA plans to provide up to $40,000 in assistance to buyers using the 203K program, which is expected to comprise about 30% of the NSP program. DSHA plans to assist over 20 buyers with down payment and closing cost assistance under this program.

DSHA is especially excited to be able to offer the 203K loans in combination with the NSP3 financing assistance. Many of the targeted neighborhoods have homes that are more than 30 years old and in need of
rehabilitation. In the City of Wilmington, many homes are 50 to 100 years old and in need of significant rehabilitation. The 203K loan product in combination with the NSP financing will allow homebuyers to bring these homes up to modern standards, including energy improvements that will make these homes more sustainable for low- and moderate-income families. Combining these products and additional downpayment and closing cost assistance, DSHA strives to increase affordability of homes for low- and moderate-income buyers and increase homeownership in targeted areas. DSHA will monitor the assistance amounts with each program and may adjust the maximum amounts of closing cost and down payment assistance provided to ensure that the program is efficiently utilized by buyers in the targeted income range.

Location Description:
From North to South our target areas are as follows:
Census Tract Locality County Need Score
154.00 New Castle New Castle 18
156.00 New Castle New Castle 18
158.00 New Castle New Castle 17
160.00 New Castle New Castle 17
155.00 New Castle New Castle 16
149.03 Bear New Castle 15
150.00 New Castle New Castle 15
152.00 New Castle New Castle 15
159.00 New Castle New Castle 15
149.05 Bear New Castle 14
103.00 Claymont New Castle 13
139.01 Brookside New Castle 13
141.00 Brookside New Castle 13
147.03 Brookside New Castle 13
148.08 Glasgow New Castle 13
163.02 Bear New Castle 13

Wilmington
Census Tract Locality County Need Score
7.00 Wilmington New Castle 19
8.00 Wilmington New Castle 18
3.00 Wilmington New Castle 17
5.00 Wilmington New Castle 17
6.01 Wilmington New Castle 17
21.00 Wilmington New Castle 17
6.02 Wilmington New Castle 16
17.00 Wilmington New Castle 16
22.00 Wilmington New Castle 16
27.00 Wilmington New Castle 16
23.00 Wilmington New Castle 15
9.00 Wilmington New Castle 14
16.00 Wilmington New Castle 14
26.00 Wilmington New Castle 14
15.00 Wilmington New Castle 13

Kent
Census Tract Locality County Need Score
408.00 Dover Kent 13
414.00 Dover Kent 13
430.00 Harrington Kent 13

Sussex
Census Tract Locality County Need Score
502.00 Ellendale Sussex 14
518.02 Laurel Sussex 14

Activity Progress Narrative:
#06-04 Use E LH25: No activity to report.
## Accomplishments Performance Measures

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## Beneficiaries Performance Measures

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## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

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