Neighborhood Stabilization Program 3 (NSP 3)
Developer Interest Meeting

Date:
Thursday, November 15, 2012

Time:
1:00 PM – 3:00 PM

Locations:
Via Video Conference
18 The Green, Dover, DE 19901
- AND -
820 N. French Street, Wilmington, DE 19801

RSVP:
By Wednesday, November 14, 2012
Keanna Faison at Keanna@destatehousing.com

Delaware State Housing Authority (DSHA) cordially invites you to join us to learn about NSP 3 funding availability.

Funds are currently available for the acquisition and rehabilitation to generate rental housing targeting special needs populations in Kent and Sussex counties.

We are seeking entities that can meet the following criteria:

- Project readiness
  - Preference will be given to those who have identified foreclosed or vacant properties in qualified NSP 3 census tracts* in Kent and Sussex counties.

- Capacity
  - Personnel available to administer and enforce compliance with NSP regulations.

- Tenant Selection and Property Management
  - Ability to quickly occupy property with special needs individuals and provide supportive services.

- Scope of Work
  - Detailed rehabilitation write-up of one (1) home.
  - Property must be made fully accessible and have sprinkler system installed.
  - DSHA construction standards apply.
  - Use of Energy Star Qualified products highly encouraged.

Definitions:

Foreclosed: A home or residential property has been foreclosed upon if any of the following conditions apply:
- The property's current delinquency status is at least 60 days delinquent under the Mortgage Bankers of America delinquency calculation and the owner has been notified; or
- The property owner is 90 days or more delinquent on tax payments; or
- Foreclosure proceedings have been initiated or completed; or
- Foreclosure proceedings have been completed and title has been transferred to the Lender or Servicer or Developer; or
- Property has been vacant for 90 days or more.

Vacant: A home or residential property has been certified as uninhabited for at least 90 days.

*Qualified NSP 3 Census Tracts include:
- 408.00 Dover
- 414.00 Dover
- 430.00 Harrington
- 502.00 Ellendale
- 518.02 Laurel

Maps are available upon request. According to 2010 Census data.