



Downtown Development Districts

FISCAL YEAR 2020 ANNUAL REPORT



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18 The Green, Dover, DE 19901

PHONE: (302) 739-4263

FAX: (302) 739-1669

TOLL FREE: 888-363-8808

www.DeStateHousing.com



Summary

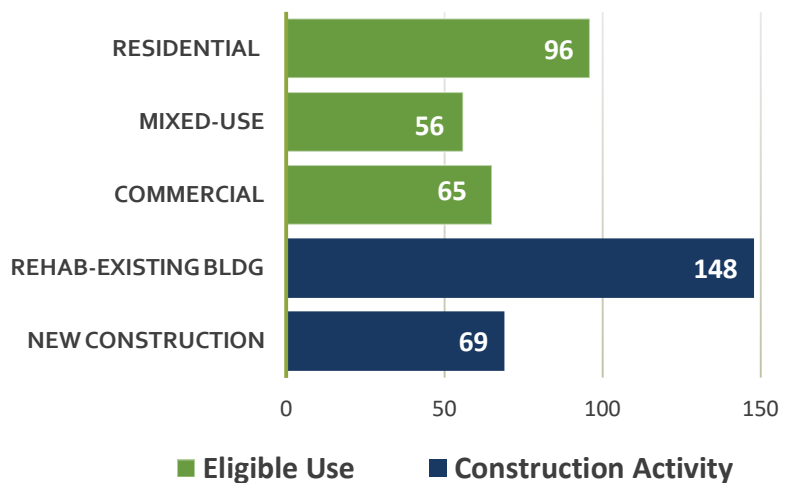
Through strong partnerships and powerful incentives, the Downtown Development District (DDD) Program continues to accelerate private investment in distressed downtown corridors throughout Delaware. In spite of the economic hits from the COVID-19 pandemic, numerous projects are underway and continued strong demand for the DDD rebate reinforce prior downtown success and strengthen neighborhoods. The Division of Small Business, Delaware State Housing Authority, and the Office of State Planning Coordination work in collaboration to bring training, online resources, marketing material and boots-on-the-ground coaching to support Districts in attracting private investment and redevelopment.

This annual report summarized the performance of the DDD program. Since the first reservation award in 2015, the program has been a catalyst for private investment, with \$36 million in state funds leveraging \$630 million in private investment in twelve designated Districts. This activity is creating a range of housing opportunities, new businesses, and jobs through new construction, renovating vacant buildings, and supporting historic preservation.



\$1
State Funds
=
\$18
Private Investment

Eligible Use and Construction Activity



Program Overview

In 2014, General Assembly passed Senate Bill 191, which created the Downtown Development District (DDD) program. By leveraging state and local resources and economic incentives, the program seeks to:

- Spur private capital investment in commercial business districts
- Stimulate job growth and improve commercial vitality
- Build stable communities of long-term residents in downtowns

How it Works

Local governments identify an area in their downtowns for revitalization and develop a District Plan and local incentives. The **Office of State Planning Coordination (OSPC)** facilitates the application process for designation as a District. The Cabinet Committee on State Planning Issues evaluates the applications and makes recommendations to the Governor for final designation. There are currently twelve Districts.

January 2015	August 2016	August 2019
Dover	Georgetown	Clayton
Seaford	Harrington	Delaware City
Wilmington	Laurel	Middletown
	Milford	New Castle
	Smyrna	

Investor Incentives

Once designated, investors making real property investments within a District boundary are eligible for a variety of state and local incentives. The primary state-level incentive is the DDD Rebate Program and is administered by the **Delaware State Housing Authority (DSHA)**. In addition to ensuring State funds are allocated effectively and efficiently, DSHA works with investors from application to project completion.

- **DDD Rebate:** The rebate provides up to 20 percent of capital costs.
- **Historic Preservation Tax Credits:** The Act reserves 30 percent of the State’s yearly allocation of Historic Preservation Tax Credits for projects within a District.
- **Municipal Incentives:** Each municipality implements a package of District-specific incentives specific. Examples include:
 - Reduction or waiver in fees or taxes
 - Permit process reform

- Special zoning districts or exemptions from local ordinances
- Façade improvement grants
- **Partner Incentives:** Other entities, who see value in the program, provide additional incentives, such as grants to support sustainable development, bridge loans, and homeownership counseling.

Rebate Overview

The DDD Rebate provides cash rebates to **Qualified District Investors** who make a **Qualified Real Property Investment (QRPI)** within a District. Rebates are performance-based. As a result, investments must be completed and placed in service prior to applying for the rebate. To qualify, a Qualified District Investor (Investor) must meet a **Minimum Qualified Investment Threshold (MQIT)** of \$25,000 for Small Projects and \$350,000 for Large Projects.

- **Qualified District Investor:** An entity or individual making capitalized Qualified Real Property Investments within a District. This can be:
 - Owners of real property
 - Tenants making capitalized leasehold improvements with owner’s permission
 - For-profit developers, nonprofit organizations, businesses, and homeowners

Federal, state, and local government agencies and quasi-government organization are ineligible to participate in the rebate program in any form.

- **Qualified Real Property Investment:** The amount chargeable to a capital account for eligible improvement costs to rehabilitate, expand, or construct a commercial, residential, or mixed-use building or facility located within a District.

Reservation Process: The reservation process is required for Large Project Investors to provide assurance that funding will be available once their project is completed. Investors have one-year from receiving a Reservation to substantially commence project construction.

Threshold Requirements: DSHA incorporates flexibility regarding eligibility of projects and applicants while also meeting the following program requirements:

- The project must be located within the boundaries of a designated District.
- The project must conform to the District Plan.
- The QRPI must be in excess of the required MQIT.
- The Investor must demonstrate site control.

Small and Large Project Set-Asides: To ensure a variety of projects, DSHA established two funding set-asides for both Small and Large Projects.

Small Project Set-Aside	Large Project Set-Aside
The maximum Rebate is \$70,000 per project, regardless of the actual QRPI. Investors can apply anytime, as long as funding is available.	The maximum Rebate is \$1,500,000 per project. Two application rounds for Reservations are typically held each year.

District Pool: To ensure that Investors from all Districts have reasonable access to DDD funding, the Large Project Set-Aside is further divided into a General Pool and a District Pool. Allocations from the District Pool are then calculated, according to District population.

Priority Consideration: In cases where Reservation requests exceed the funding available, priority consideration is given to the highest quality projects that meet mutual state and local community objectives.

- Readiness to proceed
- Creates permanent jobs
- Provides mixed-use development
- **Expands housing opportunities**
- Protects historic resources
- Actively reuses existing structures
- Promotes sustainable practices



47 East Commerce St, Smyrna
After years of abandonment and disrepair, this 1868 Italianate home was renovated into an event venue and café.

Program Resources

DSHA, works with State and local partners to regularly evaluate impact, consider feedback, and incorporates improvements to ensure program success. Partnerships with OSPC and Delaware Division of Small Business (DSB) have been particularly successful in bringing a variety of resources to District staff and potential Investors.

- **Central Incentives Website:** The OSPC and DSHA created a [centralized website](#) where potential Investors can view all available incentives in DDDs. It links to each municipality's incentives as well as other useful incentives and programs.
- **DDD Story Map:** This [interactive web map](#) highlights private investment for both Large and Small Projects within each District. The Story Map was developed in cooperation with the University of Delaware's Institute of Public Administration.
- **Education and Training:** Both OSPC and DSHA provide technical assistance and share best practices through workshops and meetings.
- **Community Development Coach:** The DSB and DSHA pooled resources to hire a consultant to assist Districts in building capacity to attract new businesses, or expand existing businesses within their District. This was done through the following:
 - An **audit of each District**, which included a tour, interviews, review of plans and policies, and an evaluation of strengths and opportunities for improvement.
 - A **demographic and retail market gap analysis** for each District to identify areas of focus and market opportunities.
 - **One-on-one coaching** of District Administrators.
 - Use a **"Community Inventory of Projects and Prospects,"** tool to help District administrators prioritize opportunities and strategically address redevelopment.

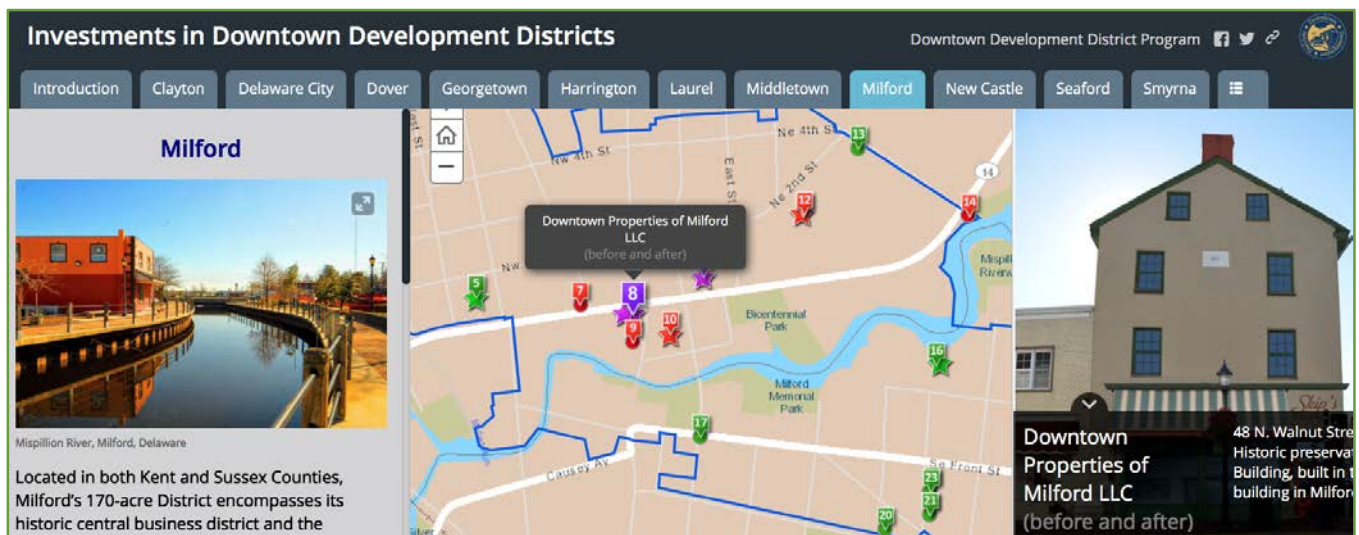


DDD Resources Team: Staff from DSB, OSPC, and DSHA meet regularly to guide the work of the Community Development Coach and develop materials and programming to assist Districts in administering and marketing their program. Highlights from the first year:

- Two **DDD Resource Team Newsletters** provided timely communication and information related to the COVID crises.
- An **Online DDD Workshop** in May addressed topics related to COVID-19 response and recovery, the Community Inventory and tips for working with small investors.
- **DDD promotional materials** developed by the University of Delaware, including templates for printable promotional materials (18" W x 24" L posters, Fliers, Window clings) and digital tools (social media posts and short videos).

New Initiatives: This unique collaboration has been effective and will be even more important as economic hardships brought on by COVID-19 continue to evolve. Building on the first year successes, the DDD Resource Team is developing the following:

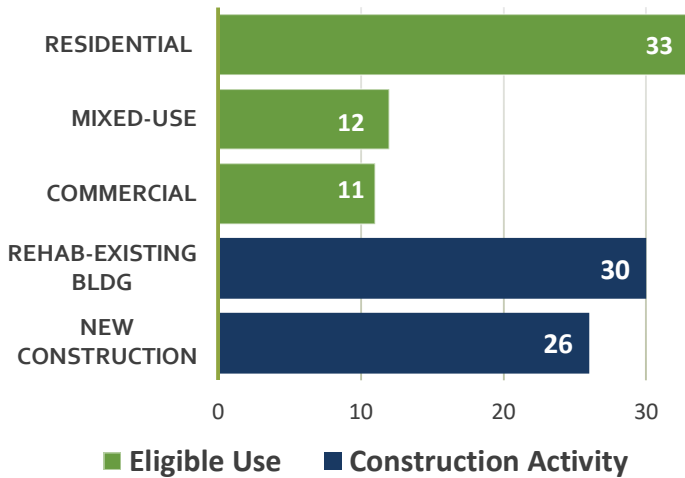
- To assist towns in maintaining current online information, the Team developed an **online template** across Districts where information is provided and updated centrally.
- Expand *completed* 'Community Inventory' into **'Business and Building Inventories'** to match "end-users" of downtown space with available space. Information on now shovel-ready sites can then be incorporated into existing inventories, such as the one maintained by the Delaware Prosperity Partnership.
- **Continue training resources** for different audiences on various topics, such as training for elected officials of Districts and visual resources to better understand Historic Preservation Tax Credits and DDD Rebates.



FY 2020 Program Activity

Over the past fiscal year, \$12.3 million in state funds were reserved for 25 Large Projects and are expected to leverage \$244 million in private investment. In addition, 45 Small Projects and 11 Large Projects were completed receiving a total of \$5.7 million. Altogether, approximately \$18 million in DDD funds is leveraging \$356 million in private investment.

Eligible Use and Construction Activity



Half of all projects were residential creating a range of housing opportunities. The remaining projects were divided between mixed-use or commercial uses. The mixed-use category has also increased the number and type of living options throughout the Districts. For example, first floor commercial space and residential units in the above floors is a common mixed-use project. Most projects were accomplished through

rehabilitation of existing buildings often removing blight. Several historic properties were renovated helping to preserve the character of downtowns. See the Appendix Tables for more information on all FY 2020 projects.



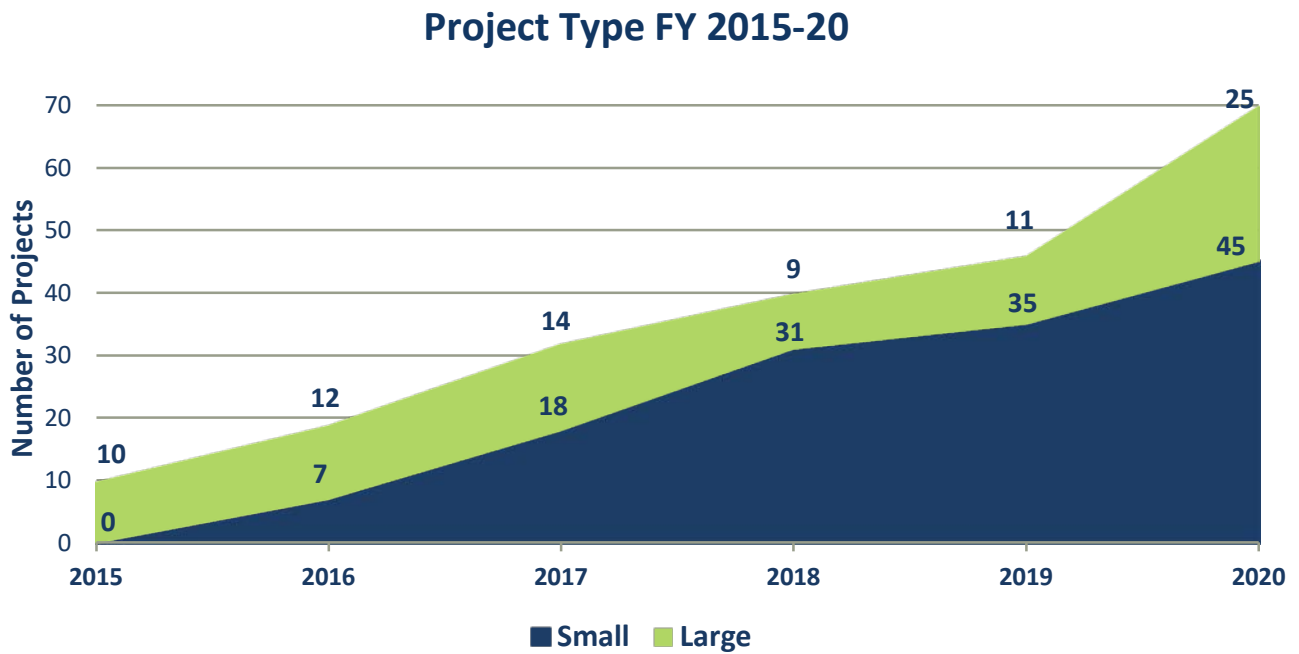
Rendering of Riverwalk Villas in Milford that will create 48 homeownership and rental units on the Mispillion River.

FY 2015-2020 Program Activity

The rebate continues to be extremely successful. Since early 2015, there have been 175 projects completed and placed in service. Despite the COVID-19 crisis, demand for the DDD rebate continues to be strong. Approximately \$35.8 million in DDD rebates and reservations has leveraged nearly \$630 million in private investment. This represents 81 Large Projects and 136 Small Projects for a total of 217 projects.

As indicated in the Summary, the largest percentage of projects has been for residential, followed by commercial and mixed-use. A majority of these projects have been for rehabilitating existing buildings, with the remaining project being new construction.

Each year, the number of Small Projects has grown. In 2020, there were 45 Small Projects completed among the twelve Districts. The table below breaks down the distribution of projects and private investment.



District Usage

Partnerships and strong incentives are facilitating private investment in both Small and Large Projects in most designated Districts. However, Wilmington has seen more Large Projects than all other Districts combined. This is reflected in amount of DDD Rebate funds and amount of private investment leveraged. Most of the Large Projects in Wilmington are the rehabilitation

of existing buildings to incorporate commercial and residential spaces. However, in recent years small-scale mix-use projects have begun to increase. Dover continues to have the majority of Small Projects, as non-profit organizations, such as NCALL, Inc. and Central Delaware Habitat for Humanity, continue to construct new homes for sustainable homeownership.

Overall the initial Districts in Dover, Seaford and Wilmington have seen much of the project activity. However, the active marketing of the DDD program by Milford is resulting in an infusion of projects and private investment. In fact, the amount of private investment Milford is experiencing is second only to Wilmington. Harrington is also experiencing a substantial number of projects, which is impressive given that it is one of the smaller Districts. The amount of private investment leveraged by state dollar spent ranks the top five districts as Wilmington, Milford, Seaford, Dover, and Smyrna. The chart below shows how much state investments have leveraged from FY 2015 through FY 2020.

Project Activity by District FY 2015-20

District	DDD Rebate	Private Investment	Large Projects	Small Projects
Dover	\$ 1,921,810	\$ 14,283,012	6	34
Georgetown	\$ 862,510	\$ 5,328,035	2	4
Harrington	\$ 530,132	\$ 3,155,636	1	16
Laurel	\$ 465,961	\$ 2,759,239	1	5
Middletown	\$ 254,490	\$ 1,880,000	2	0
Milford	\$ 2,620,280	\$ 21,492,917	7	31
New Castle (City)	\$ 181,834	\$ 950,471	1	0
Seaford	\$ 1,678,458	\$ 20,275,998	3	18
Smyrna	\$ 1,025,638	\$ 10,509,629	2	6
Wilmington	\$ 26,267,874	\$ 549,332,950	56	22

NOTE: Only Districts with activity were included in table.

Appendix

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Tables

Table 1: Large Project Reservations - Announced February 2020

Investor	District	Eligible Use	Project Cost	Rebate/ Reservation
Faithwork, LLC	Dover	Mixed Use	\$3,688,540	\$493,346
Greenlea, LLC	Georgetown	Commercial	\$2,439,660	\$360,000
225 West Main Holdings, LLC	Middletown	Commercial	\$600,000	\$105,330
Ninth Street Holdings, LLC	New Castle	Residential	\$950,471	\$181,834
DAD 1220 N. Market Street, LLC	Wilmington	Commercial	\$22,000,000	\$940,000
Ministry of Caring Inc.	Wilmington	Residential	\$1,097,598	\$125,798
Office Partners XIX Brandywine, LLC	Wilmington	Commercial	\$5,382,756	\$540,000
The Warner 927, LLC	Wilmington	Mixed Use	\$1,581,000	\$157,000
LP-Round 10, FY20 TOTAL		8	\$37,740,025	\$2,903,308

Table 2: Large Project Reservations - Announced July 2020

Investor	District	Eligible Use	Project Cost	Rebate/ Reservation
Habitat for Humanity NCC	Middletown	Residential	\$1,280,000	\$149,160
10 Front LLC	Milford	Mixed-Use	\$648,533	\$107,511
200 Front LLC	Milford	Residential	\$2,050,140	\$318,151
Mispillion Street Partners LLC	Milford	Residential	\$8,918,400	\$700,000
9th & Tatnall, LLC	Wilmington	Mixed Use	\$2,053,576	\$231,264
317 Market LLC	Wilmington	Residential	\$5,825,423	\$540,000
517 Shipley LLC	Wilmington	Residential	\$60,987,395	\$1,500,000
608 Market LLC	Wilmington	Commercial	\$3,350,868	\$404,072
901 Market Associates, LLC	Wilmington	Mixed Use	\$32,439,367	\$1,500,000
1313 Owner, LLC	Wilmington	Mixed Use	\$10,953,295	\$580,000
BPG Office Partners VIII, LLC	Wilmington	Residential	\$33,474,977	\$850,000
Compton Towne Preservation Assoc., LLC	Wilmington	Residential	\$18,704,235	\$620,000
Habitat for Humanity NCC	Wilmington	Residential	\$1,400,000	\$146,750
Office Partners XIX Brandywine LLC	Wilmington	Commercial	\$1,672,387	\$243,187

Office Partners XIX Brandywine LLC	Wilmington	Commercial	\$595,094	\$83,418
Wilm Culinary Hotel XLIV LLC	Wilmington	Mixed Use	\$8,549,704	\$620,000
YBTZ, LLC	Wilmington	Mixed Use	\$13,211,056	\$780,000
LP-Round 11, FY20 TOTAL		17	\$206,114,450	\$9,373,513

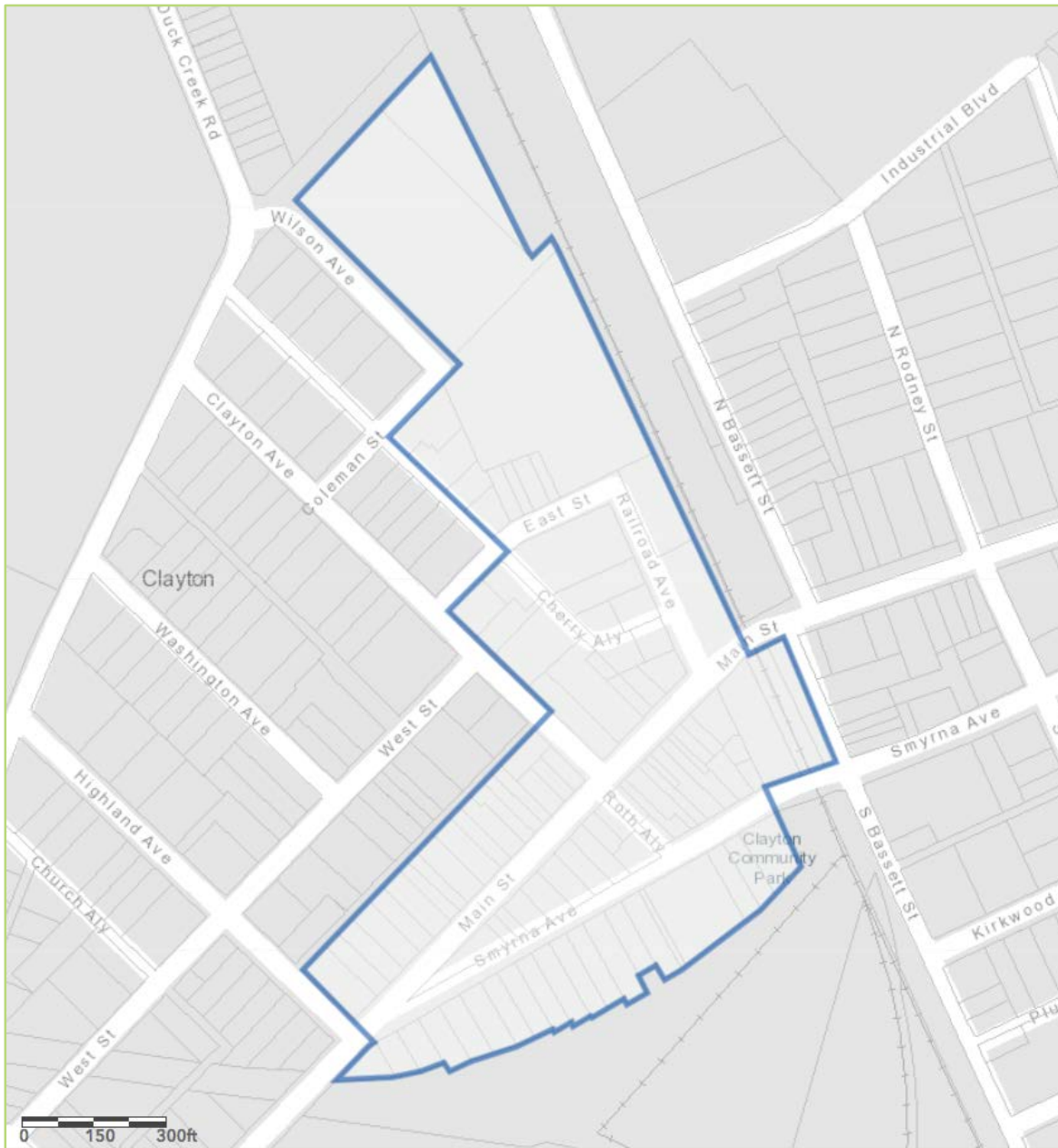
Table 3: Small Projects – Rebates Issued Fiscal Year 2020

Investor	District	Eligible Use	Project Cost	Rebate/Reservation
CD Habitat for Humanity	Dover	Residential	\$85,304	\$15,844
CD Habitat for Humanity	Dover	Residential	\$166,892	\$17,091
CD Habitat for Humanity	Dover	Residential	\$217,409	\$21,953
CD Habitat for Humanity	Dover	Residential	\$119,277	\$22,049
NCALL	Dover	Residential	\$137,129	\$24,594
NCALL	Dover	Residential	\$122,011	\$22,818
NCALL	Dover	Residential	\$128,213	\$23,675
NCALL	Dover	Residential	\$123,761	\$22,657
Anchor Hope Investments LLC	Georgetown	Commercial	\$96,000	\$17,441
Blue Hen Construction	Harrington	Residential	\$120,000	\$21,158
Christopher Radziewicz	Harrington	Residential	\$110,098	\$17,076
Schatz-Messick Enterprises LLC	Harrington	Residential	\$222,064	\$37,474
Schatz-Messick Enterprises LLC	Harrington	Residential	\$187,968	\$36,719
Schatz-Messick Enterprises LLC	Harrington	Residential	\$215,362	\$35,182
Schatz-Messick Enterprises LLC	Harrington	Residential	\$100,336	\$17,994
Schatz-Messick Enterprises LLC.	Harrington	Residential	\$94,798	\$17,830
Schatz-Messick Enterprises LLC.	Harrington	Residential	\$94,854	\$17,855
SC Habitat for Humanity	Laurel	Residential	\$126,644	\$16,441
B. Ray Investments, LLC	Milford	Residential	\$81,019	\$15,041
B. Ray Investments, LLC	Milford	Residential	\$81,019	\$14,657
Bigg Jim's Homes LLC	Milford	Residential	\$77,776	\$15,045
Debbie Perez-Mercado	Milford	Residential	\$194,876	\$33,030
Diamond Dance Company Inc.	Milford	Commercial	\$160,000	\$28,174
Hello Masu LLC	Milford	Mixed Use	\$60,480	\$11,179
Inns on the Mispillion LLC	Milford	Mixed Use	\$123,875	\$23,307

Joseph E. Wiley	Milford	Residential	\$138,283	\$24,940
Joseph E. Wiley	Milford	Residential	\$133,971	\$24,041
Melvin Sayer	Milford	Residential	\$40,186	\$7,723
Milford 2nd Street Players Inc.	Milford	Commercial	\$329,329	\$50,000
Smyrna Rentals, LLC	Milford	Commercial	\$61,587	\$11,752
Wave Crest LLC	Milford	Residential	\$225,314	\$25,847
Yoder Properties LLC	Milford	Residential	\$254,626	\$46,226
Cranston Rentals, LLC	Seaford	Commercial	\$251,958	\$35,599
Seaford Executive Center LLC	Seaford	Mixed Use	\$318,989	\$50,000
Torales Rental Properties, LLC	Seaford	Mixed Use	\$270,370	\$50,000
CenterPoint Church of DE Inc.	Smyrna	Mixed Use	\$140,876	\$27,556
Tim Conley/Lindsay Powell-Conley	Smyrna	Commercial	\$480,000	\$23,795
500 N Market LLC	Wilmington	Mixed Use	\$220,105	\$35,298
C&H Properties LLC	Wilmington	Commercial	\$176,948	\$34,358
Habitat for Humanity NCC	Wilmington	Residential	\$98,291	\$14,970
Habitat for Humanity NCC	Wilmington	Residential	\$98,291	\$14,832
Habitat for Humanity NCC	Wilmington	Residential	\$98,291	\$14,789
Habitat for Humanity NCC	Wilmington	Residential	\$98,291	\$14,979
Inter-Neighborhood Community Builders LLC	Wilmington	Residential	\$294,592	\$42,182
Tabernacle Gospel Baptist Church	Wilmington	Commercial	\$53,402	\$10,680
LP-Round 11, FY20 TOTAL		45	\$6,761,876	\$1,105,851

District Boundary Maps

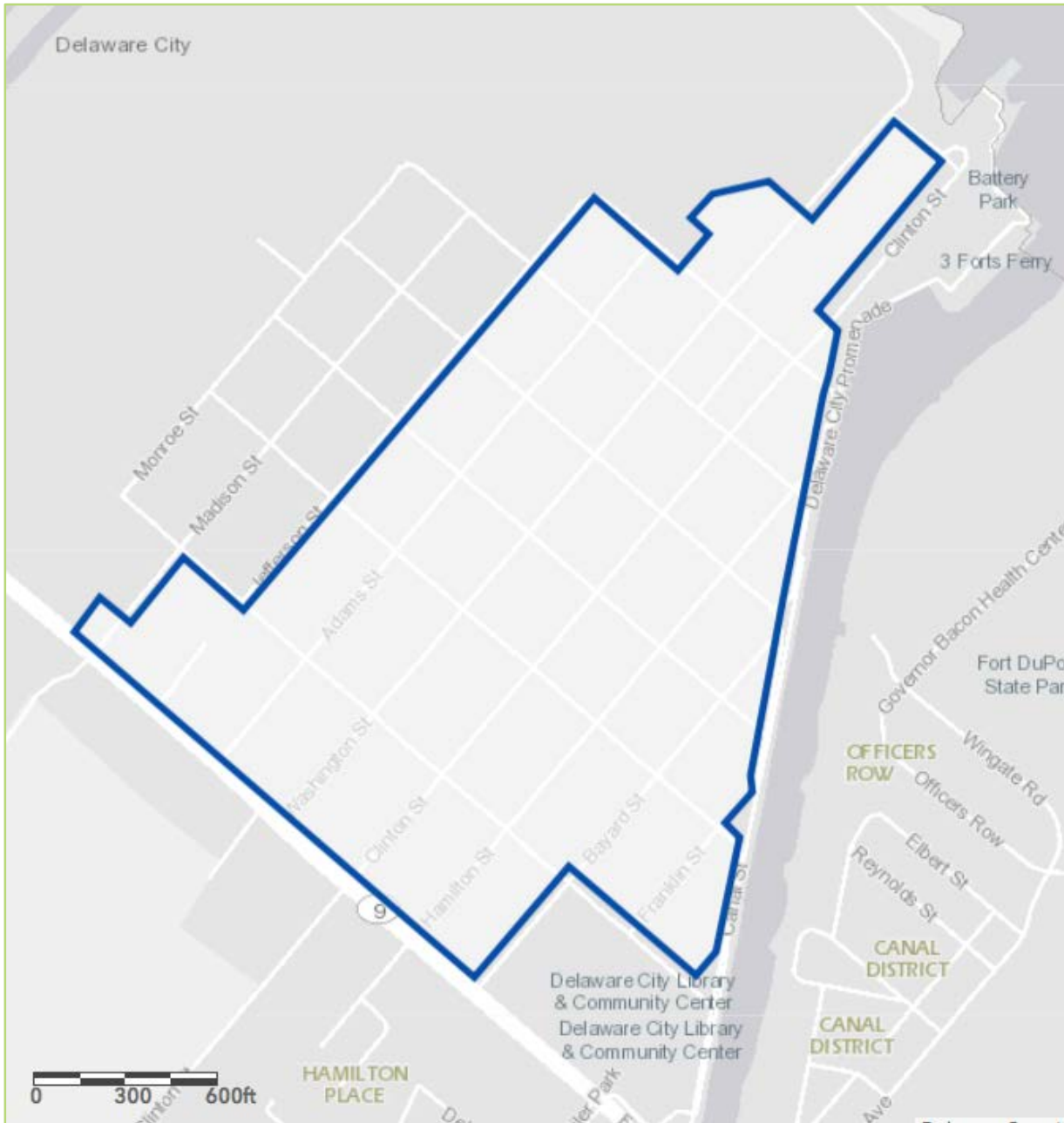
Clayton



 Downtown Development District Boundary



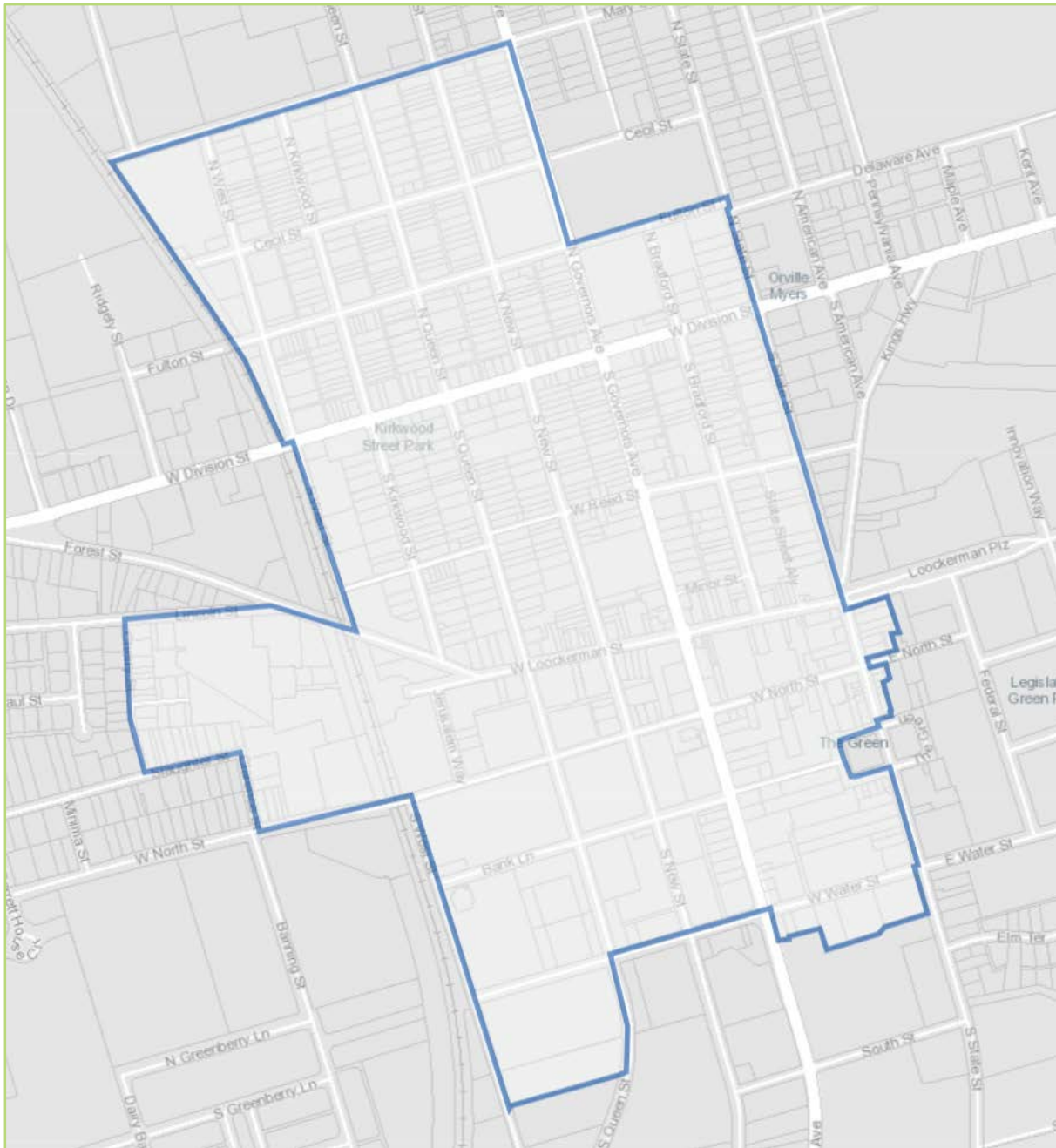
Delaware City



 Downtown Development District Boundary



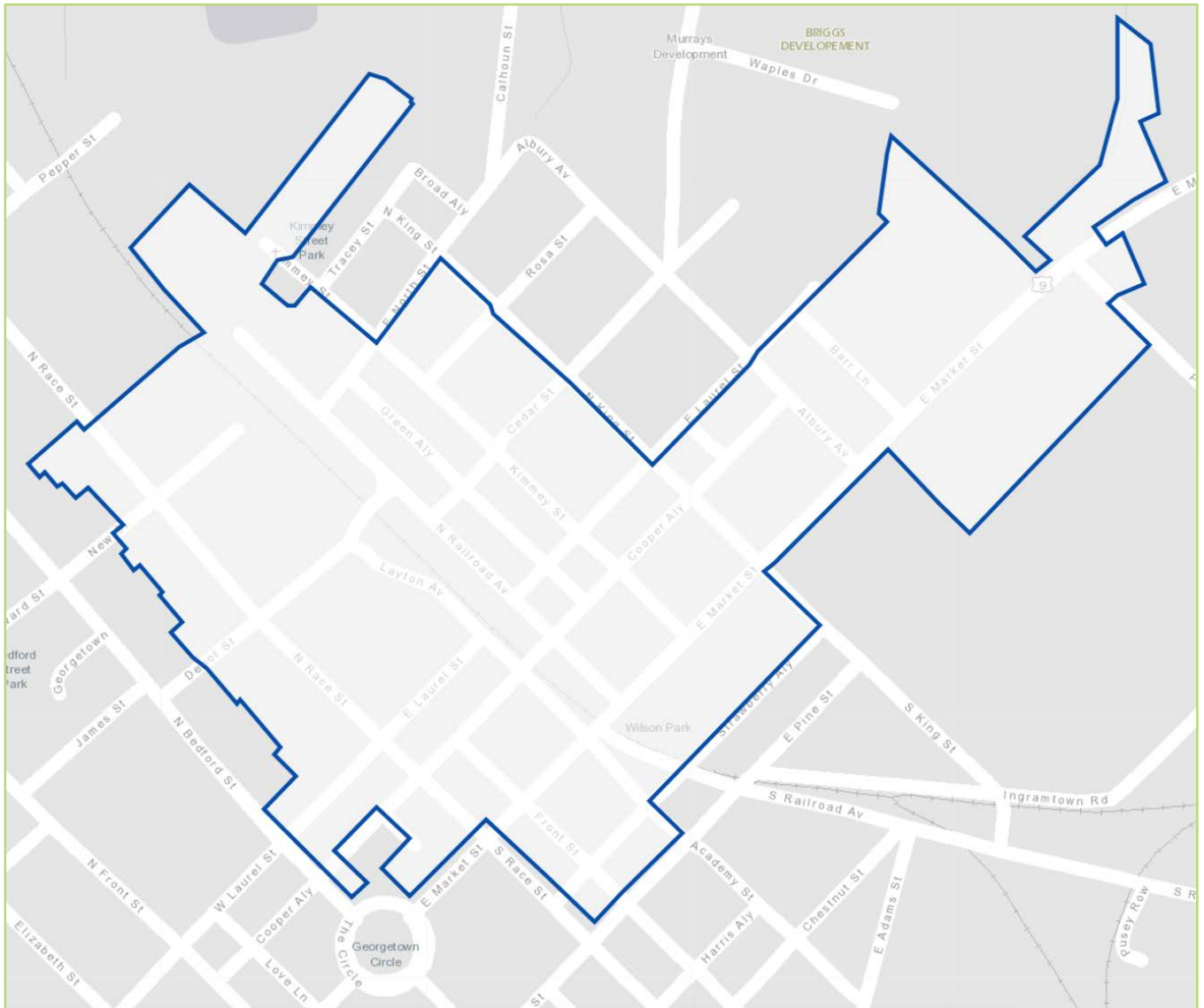
Dover



 Downtown Development District Boundary



Georgetown



 Downtown Development District Boundary



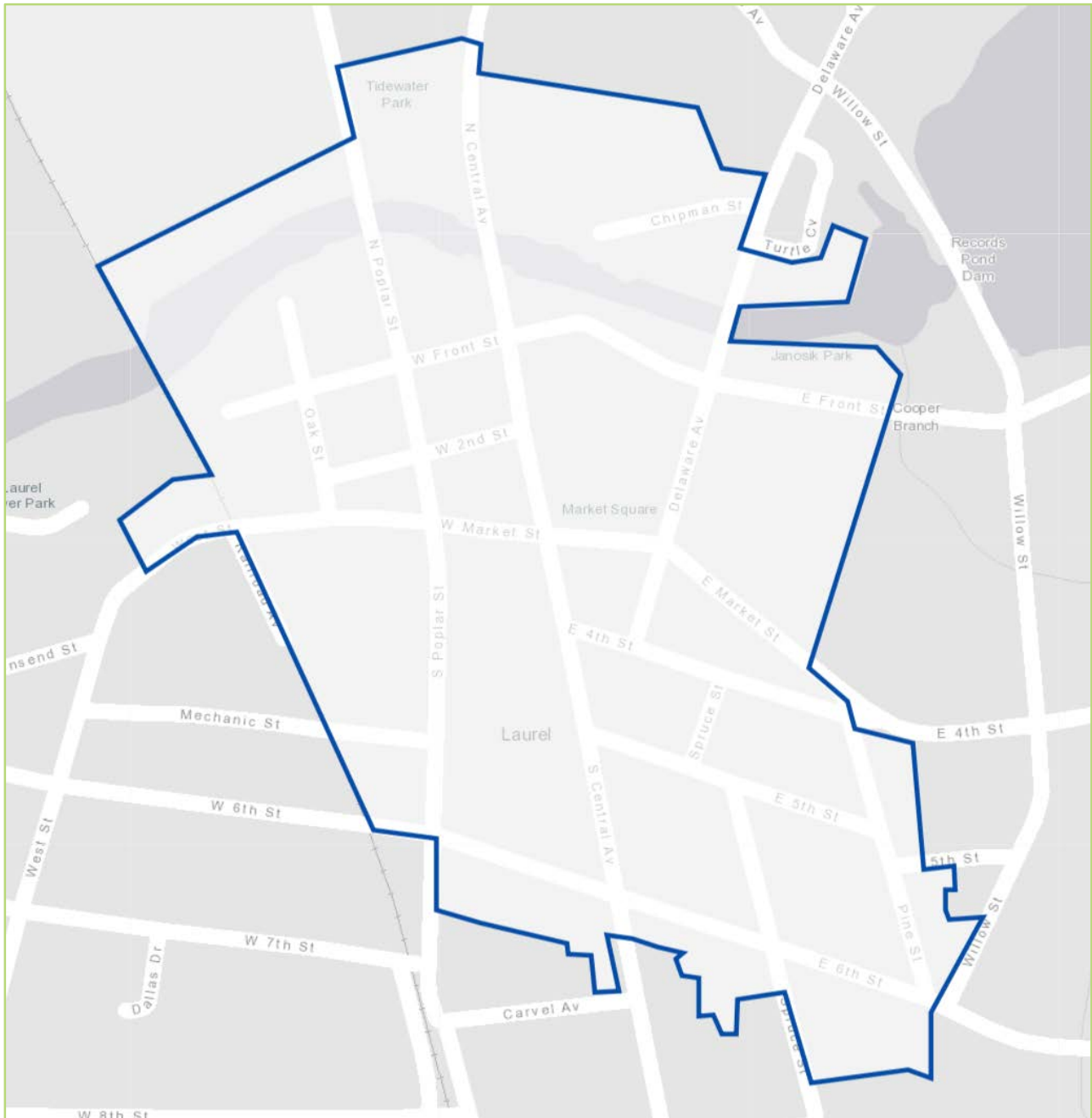
Harrington



 Downtown Development District Boundary



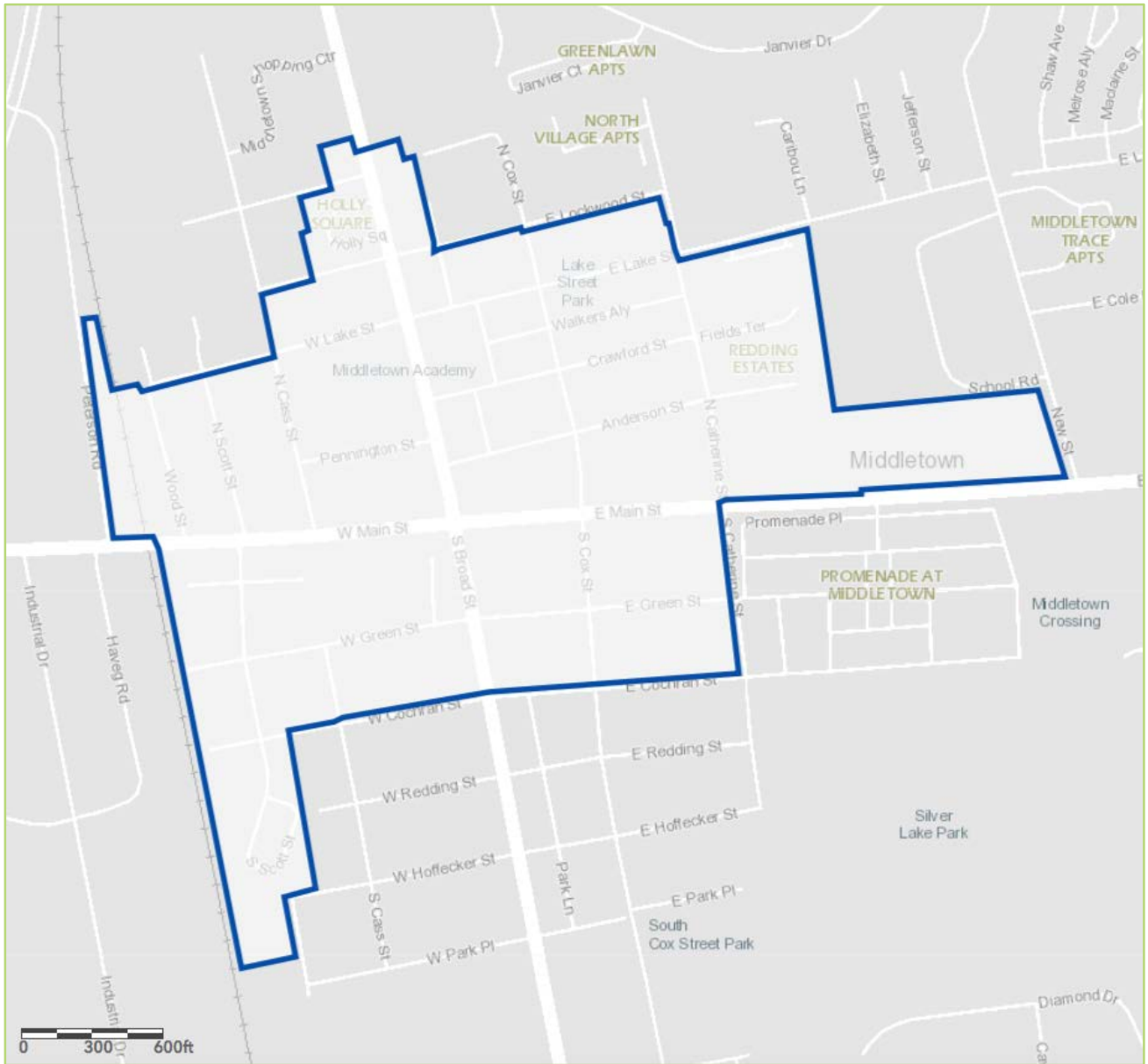
Laurel



 Downtown Development District Boundary



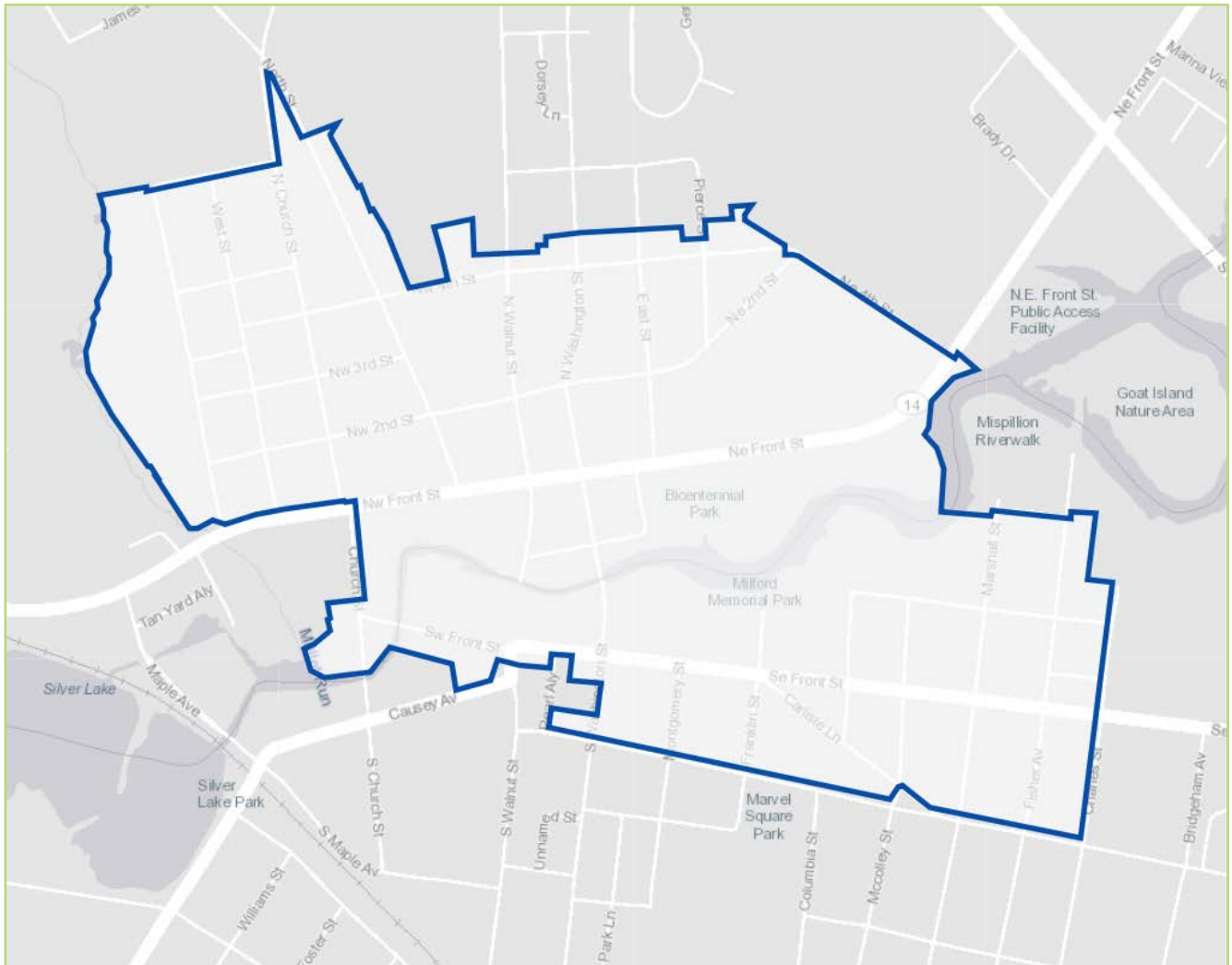
Middletown



 Downtown Development District Boundary



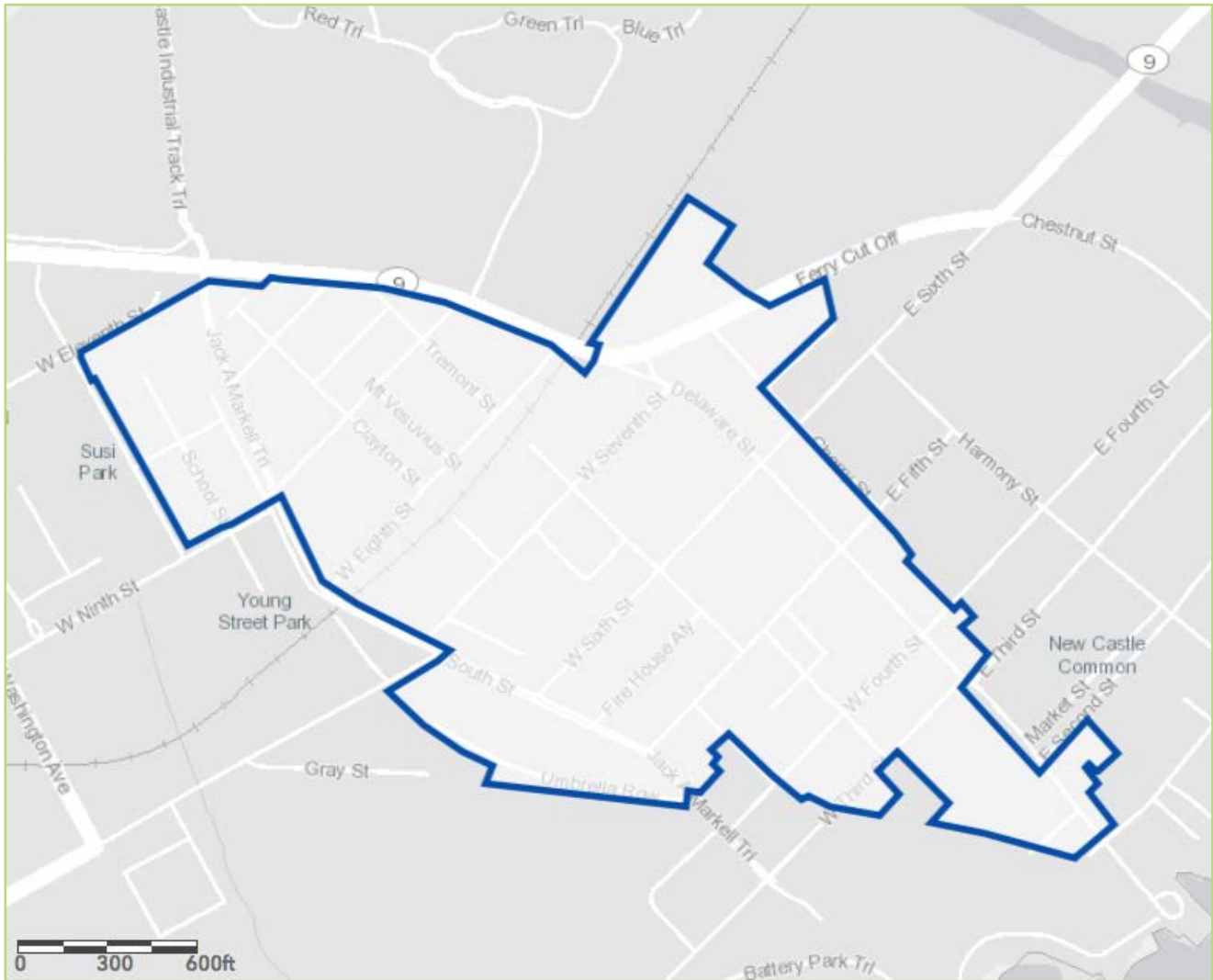
Milford



 Downtown Development District Boundary



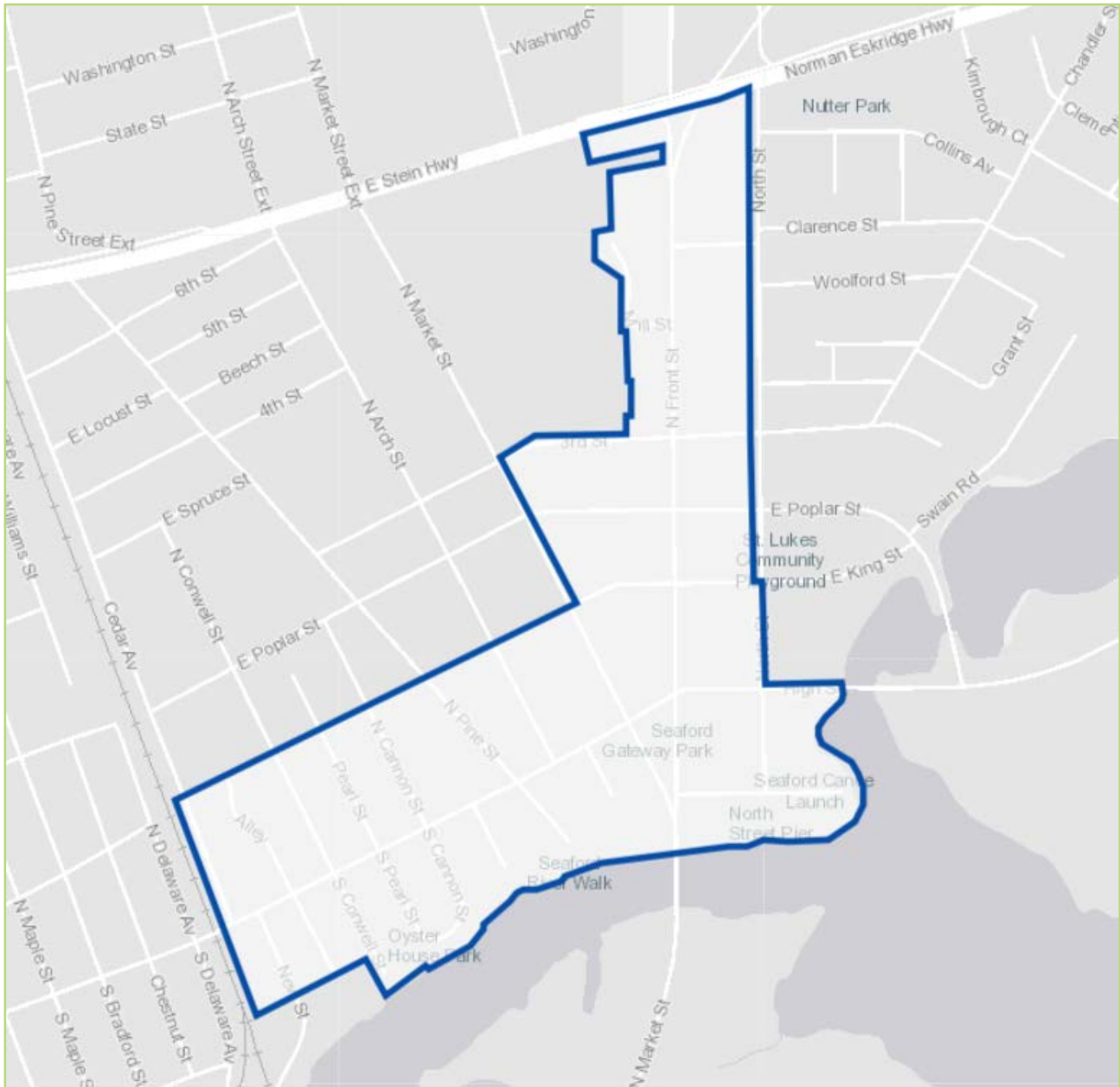
New Castle




 Downtown Development District Boundary



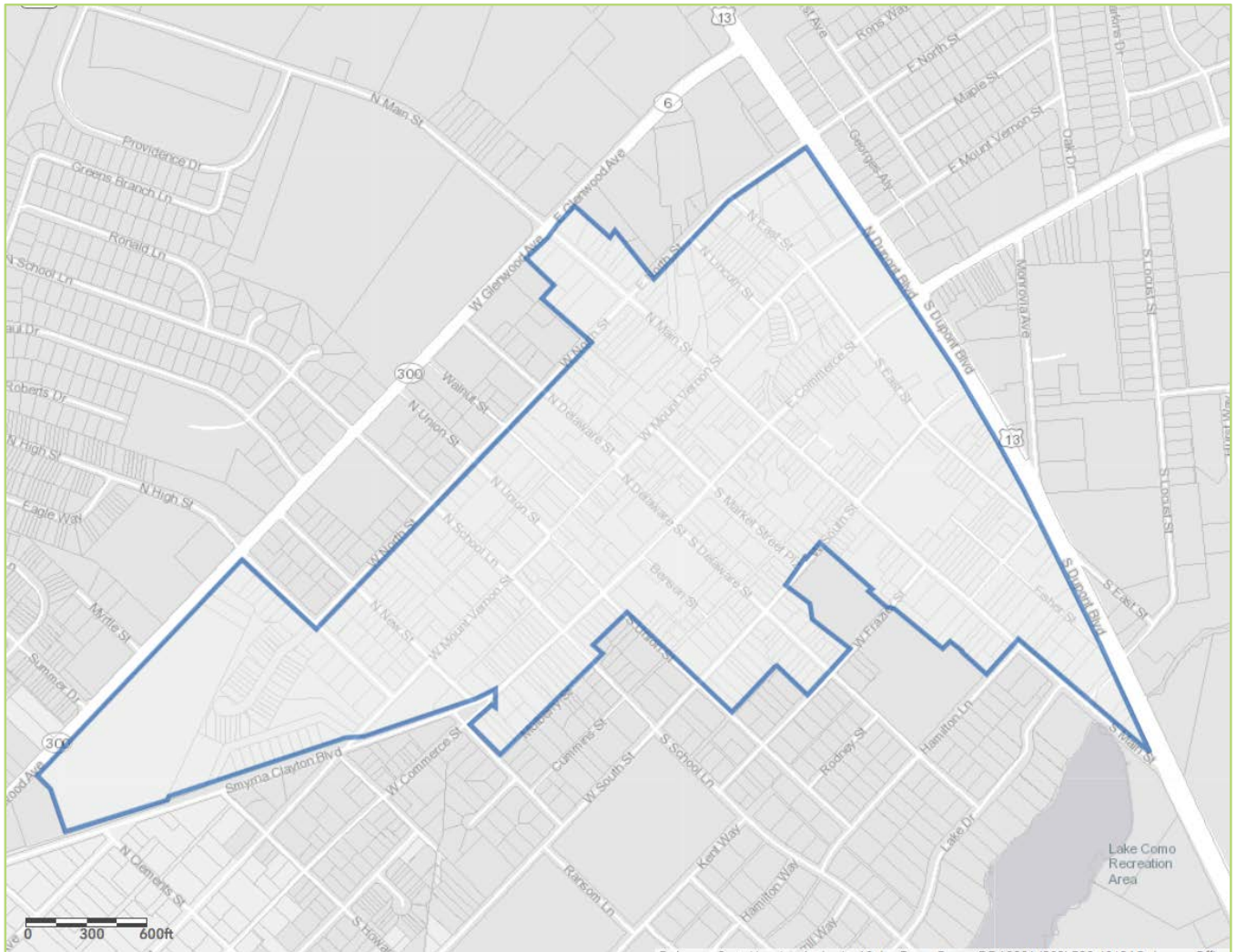
Seaford



 Downtown Development District Boundary



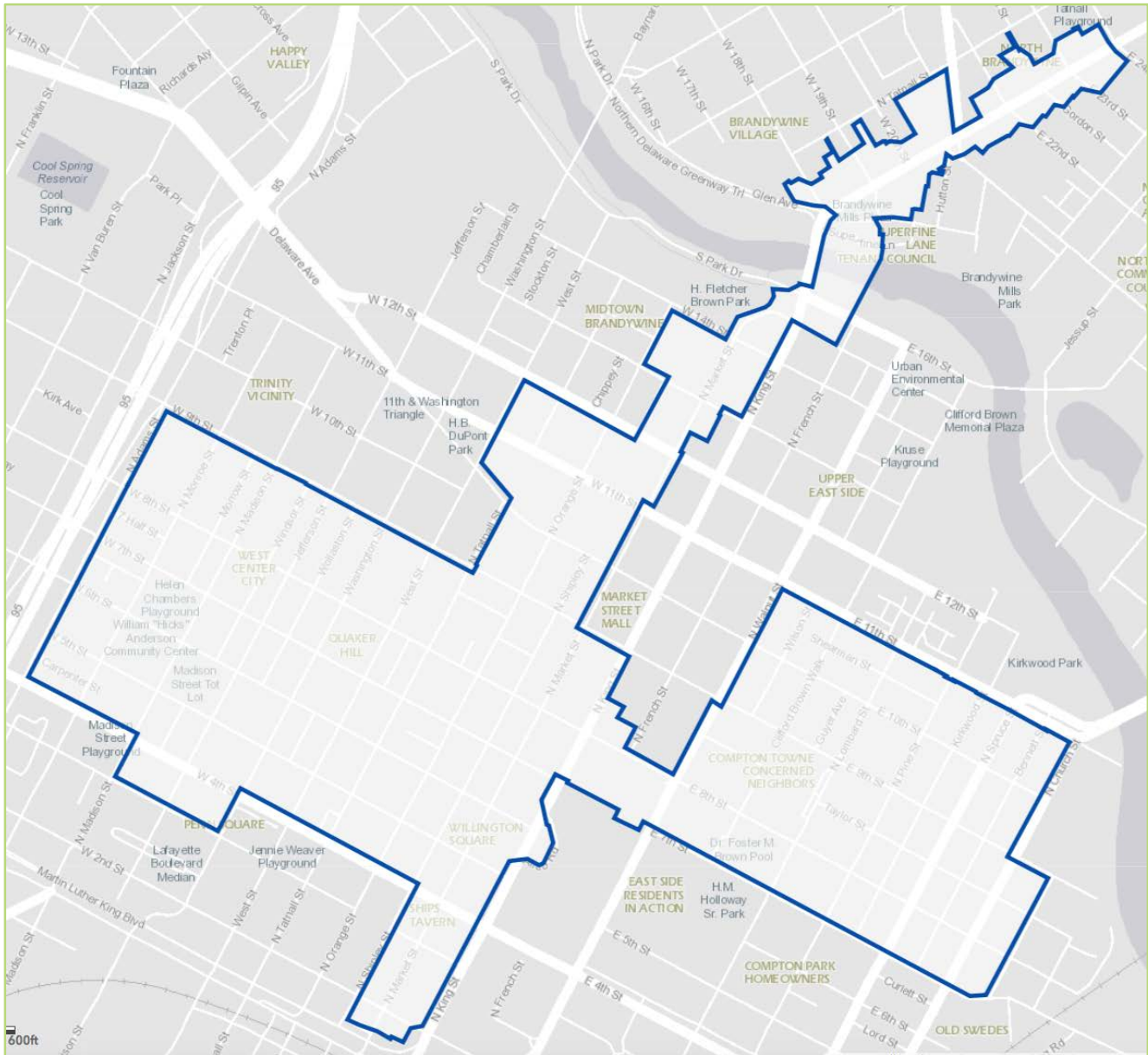
Smyrna



Downtown Development District Boundary



Wilmington



 Downtown Development District Boundary



Project Highlights



45 South Kirkwood Street

District: Dover
Applicant: Central Delaware Habitat for Humanity
Project Type: Small Project
Eligible Use: Residential
Project Cost: \$85,304
DDD Rebate: \$15,844
Project Description: New construction of single-family home for the purpose of affordable homeownership.



22 North New Street

District: Dover
Applicant: Central Delaware Habitat for Humanity
Project Type: Small Project
Eligible Use: Residential
Project Cost: \$217,409
DDD Rebate: \$21,953
Project Description: New construction of single-family home for the purpose of affordable homeownership.



22 North New Street

District: Dover
Applicant: NCALL
Project Type: Small Project
Eligible Use: Residential
Project Cost: \$217,409
DDD Rebate: \$21,953
Project Description: New construction of single-family home for the purpose of affordable homeownership.



413 East Market Street

D District: Georgetown
Applicant: Anchor Hope Investments, LLC
Project Type: Small Project
Eligible Use: Commercial
Project Cost: \$96,000
DDD Rebate: \$17,441
Project Description: Renovation of a building for new offices and bring up to current code requirements.



30 Reed Street

District: Harrington
Applicant: Schatz-Messick Enterprises, LLC
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: \$100,336
DDD Rebate: \$17,994
Project Description: New construction of three-bedroom home.



105 Commerce Street

District: Harrington
Applicant: Christopher Radzewicz
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: \$110,098
DDD Rebate: \$17,076
Project Description: Substantial rehabilitation of residential building.



13 A/B Thorpe Street

District: Harrington
Applicant: Schatz-Messick Enterprises, LLC
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: \$222,064
DDD Rebate: \$37,474
Project Description: New construction of two-story, four-bedroom duplex.



Photo credit: SussexCountian.com

208 Oak Street

District: Laurel
Applicant: Sussex County Habitat for Humanity
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: \$126,644
DDD Rebate: \$16,441
Project Description: New construction of single-family home for the purpose of affordable homeownership.



225 West Main Street

District: Middletown
Applicant: 225 West Main Holdings, LLC
Project Type: Large Project
Eligible Use: Commercial
Total Development Cost: \$600,000
DDD Rebate: \$105,330
Project Description: Rehabilitation of 1933 building, which subleases space to vendors of goods.



401 Mispillion Street

District: Milford
Applicant: Mispillion Street Partners, LLC
Project Type: Large Project
Eligible Use: Residential
Total Development Cost: \$8,918,400
DDD Rebate: \$700,000
Project Description: New construction of four 12-unit buildings totaling 48-units on the Mispillion River. Mix of rentals and homeownership.



400 North East 4th Street

District: Milford
Applicant: Big Jim's Homes LLC
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: \$77,776
DDD Rebate: \$15,045
Project Description: Renovation of single family home.



112 North West Front Street

District: Milford
Applicant: Inns on the Mispillion, LLC
Project Type: Small Project
Eligible Use: Mixed-use
Total Development Cost: \$123,875
DDD Rebate: \$23,307
Project Description: Interior and exterior renovations to The Marshall House historic mixed-use building.



107 North West Front Street

District: Milford
Applicant: Wave Crest, LLC
Project Type: Small Project
Eligible Use: Residential
Project Cost: \$225,314
DDD Rebate: \$25,847
Project Description: Historic renovation of residential building in Milford's Historic District.



24 Marshall Street

District: Milford
Applicant: Joseph E. Wiley
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: \$133,971
DDD Rebate: \$24,041
Project Description: New construction of three-bedroom single-family home.



28 South Walnut Street

District: Milford
Applicant: Smyrna Rentals, LLC
Project Type: Small Project
Eligible Use: Commercial
Project Cost: \$61,587
DDD Rebate: \$11,752
Project Description: Renovation of two offices and addition of conference room and reception area.



306 North High Street

District: Seaford
Applicant: Cranston Rentals, LLC
Project Type: Small Project
Eligible Use: Commercial
Project Cost: \$251,958
DDD Rebate: \$35,599
Project Description: Renovation of building to establish a food and beverage business.



328 High Street

District: Seaford
Applicant: Torales Rental Properties, LLC
Project Type: Small Project
Eligible Use: Mixed-use
Project Cost: \$270,370
DDD Rebate: \$50,000
Project Description: Substantial rehabilitation of mixed-use building for commercial and residential use.



47 East Commerce Street

District: Smyrna
Applicant: Tim Conley and Lindsay Powell-Conley
Project Type: Small Project
Eligible Use: Commercial
Project Cost: \$480,000
DDD Rebate: \$23,795
Project Description: Renovate blighted single-family home into event venue and café.



5 West Commerce Street

District: Smyrna
Applicant: CenterPoint Church of Delaware Inc.
Project Type: Small Project
Eligible Use: Mixed-use
Project Cost: \$140,876
DDD Rebate: \$27,556
Project Description: Renovation of building for church and office/conference room space.



510 Washington Street

District: Wilmington
Applicant: Tabernacle Gospel Baptist Church Project
Type: Small Project
Eligible Use: Commercial
Project Cost: \$53,402
DDD Rebate: \$10,680
Project Description: Rehabilitation to exterior including rake, soffit and fascia of historic church building.



1220 North Market Street

District: Wilmington
Applicant: DAD 1220 N Market Street, LLC
Project Type: Large Project
Eligible Use: Commercial
Project Cost: \$22,000,000
DDD Rebate: \$940,000
Project Description: Rehabilitation of an office building into a 134-key extended stay hotel.



703 North Market Street

District: Wilmington
Applicant: C&H Properties, LLC
Project Type: Small Project
Eligible Use: Commercial
Project Cost: \$176,948
DDD Rebate: \$34,358
Project Description: Renovation of Cavanaugh's Restaurant. Built in 1923.



925 Church Street

District: Wilmington
Applicant: Habitat for Humanity New Castle County
Project Type: Small Project
Eligible Use: Residential
Project Cost: \$98,291
DDD Rebate: \$14,970
Project Description: New construction of single-family home for the purpose of affordable homeownership.



1000 West Street

District: Wilmington
Applicant: Office Partners XIX Brandywine, LLC
Project Type: Large Project
Eligible Use: Commercial
Project Cost: \$5,382,756
DDD Rebate: \$540,000
Project Description: Rehabilitation of 8th/9th floors of 19-story Brandywine Building to house BPG offices.

