

# NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

**Deadline: Wednesday, June 10, 2015**

Visit [ncsha.org/awards](http://ncsha.org/awards) to view the Annual Awards Call for Entries.

**Instructions:** Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at [mcunningham@ncsha.org](mailto:mcunningham@ncsha.org) or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

**Entry Name:** \_\_\_\_\_

**HFA:** \_\_\_\_\_

**Submission Contact:** (Must be HFA Staff Member) \_\_\_\_\_ **Email:** \_\_\_\_\_

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

\_\_\_\_\_

Use this header on the upper right corner of each page:

**HFA:** \_\_\_\_\_

**Entry Name:** \_\_\_\_\_

**Select the appropriate subcategory of your entry and indicate if you are providing visual aids.**

<b>Communications</b>	<b>Homeownership</b>	<b>Legislative Advocacy</b>	<b>Management Innovation</b>
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
<b>Rental Housing</b>	<b>Special Needs Housing</b>	<b>Special Achievement</b>	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

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## Respond to an Important State Need

After decades of losing residents who moved out to the suburbs, Delaware's cities and towns have been working hard to reestablish their downtowns as places where people can live, work, and thrive. However, poor building conditions, socioeconomic challenges, and crime and perception of safety have made redevelopment a daunting task for both communities and potential investors.

These same areas have assets that are becoming highly desirable, such as designated historic districts, traditional commercial corridors, compact walkable neighborhoods, parks, and architecturally beautiful buildings. A 2011 study by the Urban Land Institute, *What's Next? Real Estate in the New Economy*, discusses the convergence of demographic, economic and environmental factors that are increasing the importance of urban areas in meeting residents' and businesses' expectation for livability, amenities, mobility, and ongoing sustainability. Factors that will drive this new economy include accelerating globalization, changing demographics, and ever-evolving technologies. The report also highlights market constraints, such as rising transportation costs and infrastructure deficits that will shape urban investments to maximize efficiency. The Delaware State Housing Authority's recently completed 2015-2020 Housing Needs Assessment confirms a new emerging housing market:

- Households are getting smaller. Adults remain single for longer and there are more couples with no or few children, leading to an increase in single-person households and small families.
- Households are getting older as the Baby Boom generation ages into their senior years. Similarly, older families tend to be smaller in size as children move out of their parents' homes.
- There is an increasing demand for rental housing as more households wait to purchase a home, or have transitioned into the rental market due to the recent foreclosure crisis.
- Also, with the growing senior population and smaller families in general, the demand for large single family homes is waning in lieu of smaller more affordable single family homes and townhomes.

These trends create new market opportunities for downtown areas. However, strong coordinated action by state and local, public and private partners is critical to successful redevelopment. Recognizing this, the Downtown Development Districts (DDD) Act was passed in the Spring of 2014 to leverage state resources in a limited number of designated areas in Delaware's cities and towns to:

- Spur private capital investment in commercial business districts and other neighborhoods;
- Stimulate job growth and improve the commercial vitality of such districts and neighborhoods;
- Help build a stable community of long term residents by improving housing opportunities; and
- Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses and residents from all walks of life.

Local governments are able to take advantage of this program by identifying a Downtown Development District in their communities and developing a District Plan that includes goals, objectives and strategies for the redevelopment of the area.

Completed applications are considered by the Cabinet Committee on State Planning Issues and recommendations are made to the Governor. In January 2015, Governor Markell announced the first

three DDDs: Dover, Seaford, and Wilmington. Additional Districts may be designated in future program years. The number of Districts is limited to 15 at any one time. District designations last for 10 years, and the Committee can consider up to two five-year extensions.

Selection as a Downtown Development District entitles private construction projects within the identified District to receive incentives from the local jurisdiction as well as the DDD Grant to offset up to 20% of their capital construction costs. The DDD Grant fund is administered by the Delaware State Housing Authority (DSHA).

These infusions of partnerships, private investments and public incentives, are strong efforts to overcome the financial, regulatory, and other barriers associated with redevelopment. Promoting new targeted commercial, industrial and residential growth in Delaware's downtown areas will capitalize on emerging market trends while making a long-lasting contribution to the economic vitality and quality of life in these currently distressed areas.

### **Innovative**

The 'carrot and stick' approach has long been used as an enticement to accomplish objectives. The DDD initiative utilized the same method but with a bit of a twist. Local officials and legislators are much more responsive to the private entrepreneur than the state. The DDD took advantage of this and uses the motivation and drive of the private investor (as well as their market knowledge) as the key to making it successful.

DDD's created a strong desire to keep the program going and growing. As proof, nine towns applied to have a DDD designated in their communities – but only 3 were designated initially. Now these towns (and additional ones) are pressing for a new DDD designation round.

One of the best features of the DDD's is the flexibility that was built in to be a resource for both small and large investors. It was structured to ensure investment was going to occur in each DDD – regardless of District size – via a District Set- Aside.

### **Benefits Outweigh the Costs**

To disperse the funds competitively, DSHA created the DDD Grant Program for investments in recently designated areas of Dover, Seaford and Wilmington that need the rehabilitation, expansion or new construction of commercial, industrial, residential (including multi-family), and mixed-use buildings or facilities located within the boundaries of a District.

Grants are available for up to 20 percent of Qualified Real Property Investments in excess of the Minimum Qualified Investment Threshold of \$25,000. DSHA established two funding set-asides for DDD Grant Awards: one for small projects with an investment of less than \$250,000 and another for investors of over \$250,000.

Eligible expenses and activities:

- Exterior, interior, structural, mechanical or electrical improvements

- Excavations
- Grading and paving
- Installing driveways
- Landscaping or land improvements
- Demolition

The most compelling evidence that the benefit outweighs the cost is the overwhelming response from the private sector: DSHA received a total of 16 applications requesting \$7.7M in funding for the \$5.6M available.

### **Achieve Intended Results**

Most interesting is how the towns saw the huge potential of the program and initiative and ran with it. A key example is the City of Dover; they performed significant outreach to lenders, realtors, business community, local main street partners, potential investors, Rotary and Kiwanis clubs, in addition to other civic and community groups. They also sent mass mailings to all property owners located in the DDD, and held a series of workshops for potential investors. While all three communities with DDDs created very good DDD-only incentives, Dover created (in partnership with local realtors) an interactive web page that showed all the parcels in the Dover DDD, and all of the incentives available to each parcel, and whether it is for sale or rent. Realtors update the for-sale or rent status monthly.

As a result, investors have been coming out of the woodwork to participate. There are several investors and businesses now interested and working in downtown Dover that no one was even aware of. Other partners have stepped up to provide additional DDD incentives such as Kent County, Energize Delaware (Delaware SEU), and Delaware Community Investment Corporation.

**Most importantly, using less than \$6 million in state money, the DDD Grants will leverage more than \$114 million in private investment when these projects are completed.**

**DOWNTOWN DEVELOPMENT DISTRICTS (DDD) GRANT PROGRAM**  
**MARCH 20, 2015 APPLICATION ROUND - RESERVATION AWARDS**

**LARGE PROJECT SET-ASIDE \$5,650,000**

INVESTOR	REAL PROPERTY INVESTMENT ADDRESS	DISTRICT	ELIGIBLE USE	ACTIVITY TYPE	TOTAL DEVELOPMENT COST	RESERVATION AWARD
Central Delaware Habitat for Humanity	28-40 South Kirkwood Street	Dover	Residential	New Construction	\$680,300	\$75,150
G & J Holdings, LLC	152-156 S. State Street; 1,9,15-17, & 19 W. Loockerman St.	Dover	Mixed-Use	Rehab-Existing	\$469,590	\$88,918
The Residences at River Place, LLC	2 acres located @ Water & North Sts, Southwest & Southeast Corner of Water Street	Seaford	Residential	New Construction	\$11,413,235	\$671,000
608 Market LLC	608 N. Market St.	Wilmington	Mixed Use	New Construction	\$7,698,809	\$528,000
627 Market LLC	627 N. Market St.	Wilmington	Mixed Use	Rehab-Existing	\$11,851,171	\$585,000
Connections CSP	822, 816 and 708-710 West Street	Wilmington	Residential	Rehab-Existing	\$3,874,784	\$311,506
Delmar Affordable Housing Partners	225 W. 4th Street	Wilmington	Residential	Rehab-Existing	\$6,310,671	\$400,977
Historical Society of Delaware	504 N. Market Street	Wilmington	Commercial	Rehab-Existing	\$6,800,000	\$362,302
Market Street Village LLC	838 & 839 N. Market Street, 6 E. 3rd St.	Wilmington	Mixed Use	Rehab-Existing	\$29,122,842	\$757,000
Midtown Parking LLC	820 N. Orange St	Wilmington	Commercial	New Construction	\$25,922,644	\$1,000,000
Sacred Heart Village II	625 E. 10th Street	Wilmington	Residential	New Construction	\$8,071,166	\$557,000
STM II	215 N. Market Street (Lofts & Shops at 2nd & LOMA)	Wilmington	Mixed Use	Rehab-Existing	\$327,205	\$60,441
Wilmington Housing Partnership	802,806,808,810,812,828,830,832 Bennett Street	Wilmington	Residential	Rehab-Existing	\$1,934,219	\$243,911
					<b>\$114,476,636</b>	<b>\$5,641,205</b>

## Delaware Downtown Development Districts Grant Program

### Seaford

Project	DDD Grant Amount	Qualified Real Property Investment	Total Development Investment	Project Completion Date	Description
<b>The Residences at River Place, LLC</b>	\$671,000	\$9,089,846	\$11,413,235	July 2017	New construction of 2 four-story apartment buildings with 72 apartment units, clubhouse, pool, gym, 12 boat docks and parking for 124 vehicles.

## Delaware Downtown Development Districts Grant Program

### Dover

Project	DDD Grant Amount	Qualified Real Property Investment	Total Development Investment	Project Completion Date	Description
<b>Central Delaware Habitat for Humanity</b>	\$75,150	\$375,750	\$11,413,235	February 2016	New construction of 5 homes for homebuyers with incomes at or below 60% of area median income.
<b>G &amp; J Holdings, LLC</b>	\$88,918	\$444,590	\$469,590	Spring/Summer 2015	Rehabilitation and renovation of commercial office space, retail, restaurant space and apartments of the mixed-use Priscilla Block Building and Annex at the corner of Loockerman and State Streets.

# Delaware Downtown Development Districts Grant Program

## Wilmington

Project	DDD Grant Amount	Total Development Investment	Project Completion Date	Description
<b>608 Market Street, LLC</b>	\$528,000	\$7,698,809	June, 2015	Mixed-use, ground-up construction project that will provide 24 market rate, one-bedroom apartments and 2,811 square feet of ground floor retail.
<b>627 Market Street, LLC</b>	\$585,000	\$11,851,171	August, 2015	Mixed-use, rehabilitation project that will offer 46 market rate studio, one and two bedroom apartments and 4,470 square feet of ground floor retail.
<b>Connections CSP</b>	\$311,506	\$3,874,784	Jan/Feb 2017	Renovation of three (3) properties along the West Street corridor; updating HVAC, windows, doors and new roofs; expansion of permanent housing for individuals with special needs.
<b>Delmar Affordable Housing Partners</b>	\$400,977	\$6,310,671	January, 2017	Renovation and restructuring of Quaker Village Apartments with new heating systems, flooring, cabinets, appliances, etc., enclosed stairwells, laundry room and tot lot.
<b>Historical Society of Delaware</b>	\$362,302	\$6,800,000	February, 2016	<p>Construction of a physical glass connector between Old Town Hall and the Delaware History Museum; replacement of existing mechanical systems, addition of technological capacity and other improvements, and repurposing of spaces to support mission-related changing exhibits, education programs and performances as well as creating multipurpose meeting, performance and event spaces.</p> <p>Site improvements to enliven the street presence of the buildings and create a new green space out of an unsightly parking lot.</p>

## Delaware Downtown Development Districts Grant Program

### Wilmington

Project	DDD Grant Amount	Total Development Investment	Project Completion Date	Description
<b>Market Street Village, LLC</b>	\$757,000	\$29,122,842	August, 2015	Historic mixed-use rehabilitation project. Buildings that were once used for commercial purposes will be adapted and used for residential and commercial purposes. Investment will result in a total of 76 studio and one-bedroom apartments across the three properties, with shared amenities housed in one central location, which serves the function of the Community Center.
<b>Midtown Parking, LLC</b>	\$1,000,000	\$25,922,644	December, 2015	New construction, subterranean parking structure that will be constructed at 820 N. Orange Street in the City of Wilmington. The 3-level, parking garage provide 150 parking spaces for Midtown Apartment residents and an additional 355 spaces to the general public in the form of monthly passes and hourly rates.
<b>Sacred Heart Village II, Inc.</b>	\$557,000	\$8,071,166	March, 2016	New construction of a three-story, four level building that will offer 25 independent living apartments for very-low-income seniors (50% AMI or below) and one unit for a live-in manager.
<b>STM II, LLC</b>	\$60,441	\$327,205	June, 2015	Equipment purchase and installation of an upgraded fire suppression system to create safer housing in a historic building that is comprised of 86 residential units and 20 commercial units.
<b>Wilmington Housing Partnership</b>	\$243,911	\$1,934,219	March, 2016	Undersized homes will be demolished and parcels will be combined for the new construction of seven larger and more functional, modern-homes for families. Homes will be sold to homebuyers with incomes at 120% AMI or below.

# Downtown Development District Grants unveiled

New Dover restaurant in Priscilla Block Building among planned projects

By Arshon Howard  
Delaware State News

DOVER — The Priscilla Block Building at the corner of State and Loockerman streets, viewed by many as a major gateway to downtown Dover, may be home to a new restaurant in the near future.

Joe Petrosky, owner of the building, said that's one of his goals after being selected as one of the recipients of Gov. Jack Markell's Downtown Development District Grants, designed to leverage private money to spur development in Delaware's downtowns.

"I hope to find a restaurant tenant to occupy this space on the first floor," Mr. Petrosky said. "Our plan is to renovate the building. The first phase is to do a tenant renovation on the second floor and provide new office space of 9,000 square feet to a new company. Potentially 35 to 38 jobs will be coming downtown."

A total of 13 projects in Downtown Development Districts statewide have been selected to receive \$5.6 million in funding.

The state's \$5.6 million is expected to leverage more than \$114 million in private investments in a variety of new development projects.

Earlier this year Gov. Markell chose Dover, Seaford and Wilmington as the state's first districts.

Mr. Petrosky will receive \$88,918 for his revitalization efforts.

The Priscilla building has had many tenants throughout the years.

It was known as the Loockerman Exchange and closed in 1992. Next it was known as "The Lex," as it called itself, which opened in December 2006 and closed its doors a year later due to financial hardships.

Then the building was a restaurant and bar known as the Leone's Loockerman Exchange, but closed in 2012.

"It's been vacant for a few years," Mr. Petrosky said. "I think it will be terrific for me personally and for the city of Dover to have another restaurant downtown. It brings people downtown and gives them an opportunity to eat drink and shop at the other stores."

Gov. Markell continues to be excited about the opportunity.

"The money has been allocated for large projects and we're very hopeful that more people in Dover and the other two cities will continue to take advantage," Gov. Markell said.

Also receiving a grant was Central Delaware Habitat for Humanity, which plans to build five affordable homes for low-income individuals on



Delaware State Housing Authority director Anas Ben Addi introduces Central Delaware Habitat For Humanity executive director Jocelyn Tice, who was one of the successful applicants for grant funding, to speak during Wednesday's press event at the old Loockerman Exchange restaurant/bar.

Kirkwood Street in Dover.

It will receive \$75,150.

"This funding helps fill a gap for us, said Jocelyn Tice, executive director of CDHFH.

"We are so thankful that residential development was included in the DDD program. Housing, whether it's owner occupied or rental, it's key to development in downtown areas."

Ms. Tice said they've started clearing property and plan to break ground on June 8.

CDHFH wants to build two houses in one week. The third house will be an "apostle" building, which will be in partnership with 10 local churches that help fund and build one of the homes.

The fourth house is going to be for a veteran. Habitat currently is working on qualifying a veteran, who will be placed in the home.

"Our fifth home will be our 25th anniversary home," Ms. Tice said "Habitat has been here for 25 years in Kent County and have housed 40 families. We're going to recognize that home to celebrate the work that we've been doing here in Kent County."

Mr. Petrosky is confident about the revitalization of downtown moving forward.



Dover Mayor Robin Christiansen and Gov. Jack Markell unveil a new sign which motorists will soon be seeing around the Downtown Development District.

"I believe in Dover," Mr. Petrosky said. "I believed in Dover 20 years ago when I bought this place. It's been a struggle ever since then. I believe we're making progress and I believe the grants are really helpful." Staff writer Arshon Howard can be reached at 741-8230 or ahoward@newszap.com.

# \$5.6 million in downtown grants set

## 13 projects approved

**JON OFFREDO**  
THE NEWS JOURNAL

Thirteen projects in the three Downtown Development Districts designated earlier this year by Gov. Jack Markell will receive \$5.6 million in state money.

The projects – commercial, mixed-used and residential developments – were selected as part of Markell’s initiative to revitalize Delaware’s downtowns that have been blighted by crime, vacant buildings and neglect.

Dover, Seaford and Wilmington are the first districts. Officials expect the grants to leverage more than \$114 million in private investment across the different locations.

“The grants announced today will help fund the development of a variety of projects, ranging from an affordable senior housing facility to a 200-unit apartment building to a marina,” Markell said in a state-

ment.

Recipients of the grants will receive up to 20 percent of their construction costs in the form of a rebate, which is awarded only when the projects are completed. The grants are administered by the Delaware State Housing Authority. Sixteen applications were received requesting almost \$8 million in funding.

There is also a separate pot of nearly \$2 million for smaller projects, like façade improvements, that interested parties can apply for. So far there have been no applications for that money.

Projects awarded money include:

» Central Delaware Habitat for Humanity’s plan to build five new residential units along Kirkwood Street in Dover. They will receive \$75,150.

» A plan to build new residential construction at the corner of Water Street in Seaford. The \$11.4 million, 72-apartment project will receive \$671,000 in state money.

» A \$29.1 million plan, backed by developer Robert Buccini, co-president



JASON MINTO/THE NEWS JOURNAL

A state program is providing incentives to developers in downtown Dover as well as Seaford and Wilmington.

of Buccini/Pollin Group, for mixed-use development along Market Street in Wilmington will receive \$757,000 in grants. Buccini submitted applications for five projects and received funds for four.

In Dover on Wednesday, Markell, state and city officials stood inside the Priscilla Building, a 1900s structure that once housed a popular bar. The main part of the property, which also includes office, retail and residential space, has long been vacant, said owner Joseph Petrosky. The News Journal leases office space from Petrosky in Dover.

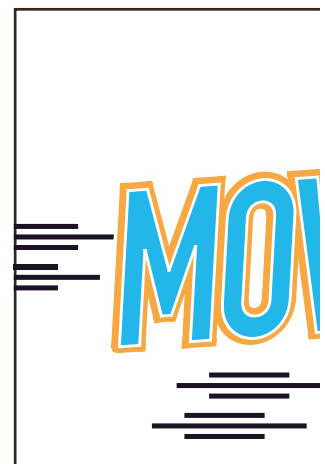
“There have been various efforts to get it leased,” Petrosky said. “My hope is, now is the time.”

The funds will be used to renovate and refurbish two apartment buildings, as well as 9,000 square feet of office space on the building’s second floor, he added, as well as several other attached offices. Pe-

trosky said he’s working to secure a tenant for the upstairs space that would bring 35 to 38 new jobs to the downtown area.

Markell said after the event that the initiative will bring more investment to Dover. He said his long-term hope for the capital city is to see more people living, working and enjoying downtown’s offerings.

“The bones of this town are amazing,” he said.



# \$5.6 million in downtown grants set for 13 projects



**Jon Offredo, The News Journal** 3:15 p.m. EDT April 29, 2015



(Photo: JASON MINTO/THE NEWS JOURNAL)

Thirteen projects in the three Downtown Development Districts designated earlier this year by Gov. Jack Markell will receive \$5.6 million in state money.

The projects – which range from commercial, mixed-used, and residential developments – were selected as part of Markell's Downtown Development District initiative, which aims to revitalize Delaware's downtowns that have been blighted by crime, vacant buildings and neglect. Earlier this year Markell chose Dover, Seaford and Wilmington as the state's first districts. Officials expect the grants to leverage more than \$114 million in private investment across the different locations.

"The Downtown Development Districts program was designed to leverage private money to spur development in Delaware's downtowns and I am pleased to see those efforts are starting to bear fruit in a big way," Markell said in a statement. "The grants announced today will help fund the development of a variety of projects, ranging from an affordable senior housing facility to a 200-unit apartment building to a marina."



**DELAWAREONLINE**

[Claymont eager for steel mill property redevelopment](#)

[\(http://www.delawareonline.com/story/news/local/2015/04/27/claymont-eager-steel-mill-property-redevelopment/26452079/\)](http://www.delawareonline.com/story/news/local/2015/04/27/claymont-eager-steel-mill-property-redevelopment/26452079/)

Recipients of the grants will receive up to 20 percent of their construction costs in the form of a rebate, which is only awarded when the projects are completed. The grants are administered by the Delaware State Housing Authority.

"Sixteen applications were received requesting nearly \$8M in funding," DSHA Director Anas Ben Addi said in a statement. "While we were unable to fund them all in this round, it is very encouraging to see that there is such a large interest and we look forward to working with all our partners to continue our work revitalizing downtown areas."

Some of the projects awarded money include:

- Central Delaware Habitat for Humanity's plan to build several new residential units along Kirkwood Street in Dover. They will receive \$75,150.
- A plan to build new residential construction at the corner of Water Street in Seaford. The \$11.4 million project will receive \$671,000 in state money.
- A \$29.1 million plan for mixed-use development along Market Street in Wilmington will receive \$757,000 in grants.

*This is developing story. Check back at [delawareonline](#) for updates.*

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## Article

### Governor Announces Downtown Development District Grant Funding Awards

**Date Posted: Wednesday, April 29th, 2015**

Categories: [News \(http://news.delaware.gov/category/news/\)](http://news.delaware.gov/category/news/)

[Office of Governor Markell \(http://news.delaware.gov/category/gov\\_markell/\)](http://news.delaware.gov/category/gov_markell/)

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**Photos from events (<https://www.flickr.com/photos/delawaregovernor/sets/72157651802450597/>)**

**More than \$5M in grant funding will leverage over \$114M in private investments**

**Wilmington, DE** – Downtown revitalization efforts in Seaford, Dover and Wilmington will soon get a boost, as Governor Jack Markell today announced the recipients of the Delaware’s inaugural round of Downtown Development District (DDD) Grants. A total of 13 projects in DDDs statewide have been selected to receive \$5.6 million in funding. The state’s \$5.6 million is expected to leverage more than \$114 million in private investment in a variety of new development projects.

**Full list of recipients available here** ([http://governor.delaware.gov/docs/DDD\\_Grant\\_Funding\\_Chart.pdf](http://governor.delaware.gov/docs/DDD_Grant_Funding_Chart.pdf))

“The Downtown Development Districts program was designed to leverage private money to spur development in Delaware’s downtowns and I am pleased to see those efforts are

starting to bear fruit in a big way," said Governor Markell. "The grants announced today will help fund the development of a variety of projects, ranging from an affordable senior housing facility to a 200-unit apartment building to a marina. Most importantly, using less than \$6 million in state money, the DDD Grants will leverage more than \$100 million in private investment when these projects are completed. Such investments in our downtowns are key to boosting the economy."

(<http://news.delaware.gov/files/2015/04/fDSCF2317.jpg>)

The DDD program

(<http://stateplanning.delaware.gov/ddd/>) was created by legislation proposed by the Governor and passed unanimously by the General Assembly last year

(<http://news.delaware.gov/2014/06/05/governor-markell-signs-bill-to-revitalize-urban-areas-spur-economic-development/>). In

January, Governor Markell designated the downtown areas of Seaford, Dover, and Wilmington as Delaware's first three Downtown Development Districts.

To incentivize development in these areas, applicants receiving DDD Grants will receive up to 20 percent of their construction costs in the form of a rebate. To minimize the risk to state money, DDD Grants may only be awarded when projects are completed. The grants will be administered by the Delaware State Housing Authority (DSHA).

As part of the program, additional State and local incentives were made available to businesses and district investors who invest within the Downtown Development District boundaries.

"Sixteen applications were received requesting nearly \$8M in funding," added DSHA Director Anas Ben Addi. "While we were unable to fund them all in this round, it is very encouraging to see that there is such a large interest and we look forward to working with all our partners to continue our work revitalizing downtown areas."

### Comments from Successful Applicants:

"Being able to participate in the DDD grant process has enabled our organization to push forward with our project and help jumpstart the transformation of the City of Seaford's downtown business district," said **David Perlmutter**, Managing Member of the Residences at River Place, which will be located in Seaford. ([http://news.delaware.gov/files/2015/04/fIMG\\_9185.jpg](http://news.delaware.gov/files/2015/04/fIMG_9185.jpg))

"We are so thankful that residential development was included in the DDD program. This





rebate will allow Central Delaware Habitat for Humanity to continue our work in downtown Dover as we reinvest it in additional homes which allow us to transform lives and neighborhoods," said **Jocelyn Tice**, Executive Director of CDHFFH.

"I am very much appreciative to have received the Downtown Development District Grant," said **Joseph Petrosky** of G & J Holdings LLC, another successful Dover applicant. "The grant will enable us to finance the improvements necessary to

prepare our property for future tenants, adding jobs and foot traffic to the downtown area. I am hopeful this renovation will lead the way for future investment in downtown Dover."

"This is terrific news," said **Brother Ronald Giannone**, executive director of Ministry of Caring, Inc., one of ten successful applications in the City of Wilmington. "Former Mayor Jim Baker, who is one of Ministry of Caring's board members and a long-time resident of the city, was shocked to know that Sacred Heart Village II project, which is being built on the East Side, hit so much granite that it has taken close to five months to remove, at an expense that has reached over \$400,000. Sadly the meter is still ticking, and hopefully will soon come to an end. This award from DSHA will cover an expense that was impossible to anticipate. We are most grateful to DSHA, not only for this grant, but for their commitment to building quality and affordable housing for seniors. Governor Markell and DSHA should be commended for making quality housing a priority in the State of Delaware, especially for the poor and marginalized seniors."

###

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(<http://governor.delaware.gov>)

Governor Markell's Website (<http://governor.delaware.gov/>). Journalists contact our press team (<http://smu.governor.delaware.gov/cgi-bin/mail.php?pressinquiry>) with inquiries. Also, feel free to use photos posted on Flickr. (<http://www.flickr.com/photos/delawaregovernor/collections>)

**Related Topics:** DDD (<http://news.delaware.gov/tag/ddd/>) • DDDawardrecipients

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"We are so thankful that residential development was included in the DDD program. This rebate will allow Central Delaware Habitat for Humanity to continue our work in downtown Dover as we reinvest it in additional homes which allow us to transform lives and neighborhoods," said **Jocelyn Tice**, Executive Director of CDHFH.

"I am very much appreciative to have received the Downtown Development District Grant," said **Joseph Petrosky** of G & J Holdings LLC, another successful Dover applicant. "The grant will enable us to finance the improvements necessary to prepare our property for future tenants, adding jobs and foot traffic to the downtown area. I am hopeful this renovation will lead the way for future investment in downtown Dover."

"This is terrific news," said **Brother Ronald Giannone**, executive director of Ministry of Caring, Inc., one of ten successful applications in the City of Wilmington. "Former Mayor Jim Baker, who is one of Ministry of Caring's board members and a long-time resident of the city, was shocked to know that Sacred Heart Village II project, which is being built on the East Side, hit so much granite that it has taken close to five months to remove, at an expense that has reached over \$400,000. Sadly the meter is still ticking, and hopefully will soon come to an end. This award from DSHA will cover an expense that was impossible to anticipate. We are most grateful to DSHA, not only for this grant, but for their commitment to building quality and affordable housing for seniors. Governor Markell and DSHA should be commended for making quality housing a priority in the State of Delaware, especially for the poor and marginalized seniors."

**Dover Downtown Development District  
Incentive Value Examples**

<b>Historic Property Renovation for Offices</b>			
		Value of Incentives	
<b>Construction Cost</b>	<b>\$ 350,000</b>		
Building Permit Fee		\$ 2,417	Permit Issuance
Tax on the Value of Improvement		\$ 22,883	Over 10 years
Business Licenses		\$ 5,634	Over 3 years
Transfer Tax		\$ 5,100	At C.O.
State Rebate		\$ 65,000	At C.O.
County Rebate		\$ 10,000	At C.O.
City Historic Prop. Tax Credit		\$ 6,000	Over 10 years
State Historic Pres. Tax Credit		\$ 15,000	
		<b>\$ 132,034</b>	
<b>New Retail Building</b>			
		Value of Incentives	
<b>Construction Cost</b>	<b>\$ 861,868</b>		
Building Permit Fee		\$ 6,913	Permit Issuance
Tax on the Value of Improvement		\$ 14,417	Over 10 years
Business Licenses		\$ 189	Over 3 years (based on minimum fee)
Transfer Tax		\$ 4,500	At C.O.
State Rebate		\$ 167,374	At C.O.
County Rebate		\$ 10,000	At C.O.
		<b>\$ 203,393</b>	
<b>New Multi-Story Mixed Use Building</b>			
		Value of Incentives	
<b>Construction Cost</b>	<b>\$ 5,869,387</b>		
Building Permit Fee		\$ 46,977	Permit Issuance
Impact Fees		\$ 192,000	At C.O.
Tax on the Value of Improvement		\$ 112,227	Over 10 years
Transfer Tax		\$ 3,750	At C.O.
State Rebate		\$ 585,000	At C.O.
County Rebate		\$ 10,000	At C.O.
		<b>\$ 949,954</b>	
<b>New Home Construction (Based on Assessed Value of \$119,300)*</b>			
		Value of Incentive	
<b>Construction Cost</b>	<b>\$ 119,300</b>		
Building Permit Fee on a new 1,400 sf house)		\$ 1,121	Permit Issuance
Tax Phase-In (5 years)		\$ 1,008	Over 4 years
Transfer Tax**		\$ 1,790	At settlement
State Rebate		\$ 18,860	At C.O.
County Rebate		\$ 10,000	At C.O.
		<b>\$ 32,778</b>	
* Income qualifying buyers are also eligible for downpayment assistance through CDBG			
** \$895 of the transfer tax exemption applies to all first time home buyers in Dover			

Examples do not include architectural and facade improvement grants and Sustainable Energy credits.



# DELAWARE DOWNTOWN DEVELOPMENT DISTRICT PROGRAM

Home Performance with ENERGY STAR®

**WHY:** Home Performance with ENERGY STAR takes a whole-house approach to improving your home’s comfort, energy efficiency, durability and safety. Rather than focusing on a single problem, such as an inefficient heating and cooling system or drafty windows, Home Performance with ENERGY STAR looks at how improvements throughout your home can work together to make your entire home more comfortable and save you money.

**WHO:** For residences and mixed-use buildings (defined as a building that has both commercially and residentially metered spaces.) These properties are eligible for participation through the Energize Delaware program and will follow the general requirement that a home performance audit must be conducted, through which a prioritized scope of work will be generated. The following direct install measures will be offered and installed as a part of this program: CFLs, smart strips, faucet aerators, showerheads and pipe insulation wrap.

**WHERE:** Any property that is a residence or has mixed use residence and commercial building space, within the designated Delaware Downtown Development Districts of Dover, Seaford and Wilmington.

**WHAT:** The Energize Delaware Home Performance with ENERGY STAR program will offer a \$50 audit for residential or mixed-use buildings. To complete the energy efficiency upgrades and be eligible for incentives, a test-out conducted by the participating contractor will be required to verify the proper installation of the proposed measures and safety of the property.

For projects that include commercial spaces, applicable incentives will need to be applied for separately, through the Energy Efficiency Investment Fund (EEIF) Program.

**WHEN:** The individual cities will announce their program launch dates in the near future.

	Incentives – 75% up to
Home Energy Audit – Customer pays \$50	\$ 350
Air Sealing 20% Improvement	\$ 900
Air Sealing 30% Improvement	\$ 1,200
Duct Sealing 20% Improvement	\$ 900
Add R-20 Attic Insulation	\$ 1,000
Add R-30 Attic Insulation	\$ 1,200
Knee Walls	\$ 400
Crawlspace Wall Insulation	\$ 800
Floor Insulation (open crawl)	\$ 800
Rim Joist	\$ 200
Wall Insulation (min 50% of walls)	\$ 2,000
HP Tier 1: ≥14.5 SEER and ≥ 12 EER and ≥ 8.2 HSPF	\$ 600
HP Tier 2: ≥16 SEER and ≥ 13 EER and ≥ 9 HSPF	\$ 900
CAC Tier 1: ≥ 14.5 SEER and ≥ 12 EER	\$ 400
CAC Tier 2: ≥ 16 SEER and ≥ 13 EER	\$ 700
Mini-Split	\$ 600
Furnace Tier 1: ≥ 90 AFUE	\$ 400
Furnace Tier 2: ≥ 94 AFUE and ECM Blower Fan	\$ 700
Boiler ≥ 85 AFUE	\$ 1,000
Heat Pump Water Heater from Electric Resistance	\$ 800
Heat Pump Water Heater from Fossil Fuel	\$ 800
Natural Gas/Propane Tankless Domestic Water Heaters	\$ 800