

MHDC Summary of Programs:

Homeownership Programs

Self-Help Homeownership Program:

Families working together to build each other's homes in groups of 5-6. Families contribute 30 hours per week until all the homes in the group are done. No down payment is required. Sweat equity is involved, and families act as their own general contractor and labor. MHDC provides construction site supervision and construction management services at no cost to the homeowner. All equity created belongs to the family. MHDC does not put a lien on those funds. Our families are currently seeing about \$50,000-\$75,000 in equity via this program. Families choose their own lot in either a subdivision we have developed or in any area where they want to live. We can work in lower New Castle County, Kent County (excluding Dover), all of Sussex County and we have even helped families build in Maryland. We have various floor plans for the families to choose from. They pick siding color, roofing color, cabinets, flooring, countertops and more. MHDC assists families in qualifying and applying for a USDA Direct 502 mortgage. Families must have stable income and good credit status as well as ability and willingness to meet labor requirements (They can have substitutions if disabled). Primary applicants must be a permanent resident or US Citizen. Families must earn less than 80% of Area Median Income (AMI) per family size.

MHDC has assisted nearly 250 families in this program. USDA Direct 502 Loan Program
The Direct 502 Loan Program is operated and managed by USDA. MHDC puts together an application on behalf of the family at their request. The loan is a market rate loan (currently 3.5%) however, the loan may be subsidized down to 1% based on income. If income goes up, payments could also go up to note rate the day they close. The term is 33 or 38 years. There are a lot of other benefits to the families that can get these loans. Families must earn 80% or less of area median income to qualify. This is a program of the USDA Rural Housing Service. MHDC just packages the application for direct submission, usually for the client in partnership with the Self-Help Program.

ZeMod Program (Zero Energy Modular Home):

In partnership with the Energize Delaware, MHDC is offering Zero Energy Modular Homes. To assist homeowners, MHDC has two incentives for people who purchase the Zemods. Zemods are zero energy ready homes with estimated annual utilities around \$100-\$200. Homes are built super efficiently. The building envelope and mechanical systems in the home make it as efficient as possible. The home also includes a solar installation that is owned by the homeowner. Client eligibility is up to 120% of Area Median Income.

Zemod Incentive Grant: \$16,500 grant for income eligible families.

Zemod Downpayment and Settlement Assistance Loan: \$25,000 soft second loan based upon family AMI. Rate is 0% and loan is due upon sale, transfer or refinance.

Contractor Built (Mission Builders):

MHDC is aware that not everyone is able to build their own home. We do offer a contractor-built situation through our Mission Builders. Typical client pick a lot and one of our house plans and we build it for them. They can get financing through USDA or in other ways.

Community Development Driven

From time to time we partner with different grant resources. For example, we recently built two homes on North Street in partnership with DSHA and their Housing Development Fund. The buyer received up to a \$50,000 soft second loan that is forgiven over the next 10 years. In this program the client must be at 80% and below area median income. T Mortgages can be obtained from anywhere and if the homes are in a USDA eligible area, the 502 loan is available (making the home even more affordable). All homes are built to energy star standards. Home locations vary depending upon funding sources and grant availability.

Knoll Acres:

Another of our community development projects is in Lincoln, DE in Sussex County. This neighborhood already has a mixture of Mission Builders, Self-Help, and ZeMod homes going in and will continue to grow. Rates and terms and financial assistance vary with depending upon the program the family has chosen.

Strong Neighborhoods:

MHDC is involved in the Strong Neighborhoods Housing Program (SNHF). These funds can behave similarly to the above community development driven program; these funds are targeted into areas that have seen traditionally less investment. MHDC is targeting blighted, vacant or foreclosed properties and showing a concentration of investment. MHDC will sell the homes to qualified clients. The client will sign a soft second loan agreement that expires (forgiven) after 10 years (and pro-rata over those 10 years). Clients must use the home as their primary residence. Clients must earn less than 120% of Area Median Income. We will have similar opportunities in Milford, Laurel and soon in the Kimmeytown section of Georgetown. Lot acquisitions are pending for future development.

MHDC Land Trust homes:

MHDC is actively involved in the preservation of affordable homeownership opportunities by operating as one of their programs a Community Land Trust model. Families are able to purchase a home in partnership with MHDC. MHDC invests in each and every transaction to make the home affordable to the homeowners and to future homeowners. By offering permanent affordable home ownership opportunities, we create a stable and diverse community that is free from gentrification and the homeowner and the community benefits.

We have two pending projects.

Dutchmans Harvest in Lewes: 40 permanently affordable homeownership opportunities located in Lewes Delaware.

Greenwood Acres: 17 units of permanently affordable homeownership opportunities located in Greenwood Delaware for households 55 and over.

Home Repair Program

Contact information (302) 491-4010 phone or (844)-413-0038

<https://milfordhousing.com/what-we-do/repair-your-home/>

E-Mail

HomeRepair@milfordhousing.com

The Home Repair Program (HRP) provides health and safety home repairs to qualified Delaware homeowners in Kent and Sussex County through several different funders. Since 1991, the Home Repair Program has helped thousands of families make their homes warmer, safer and drier.

QUALIFICATIONS:

Homeowner

- must only own one property and it be the only residence for client for a minimum of 1 year
- Be current on property taxes or have a payment plan in place with at least 2 consecutive payments

Meet income guidelines--Gross of 50% or below HUD AMI

Statewide Emergency Repair Program (SERP)

Delaware State Housing Authority (DSHA) has selected MHDC to administer the SERP. MHDC has formed statewide partnerships to provide service to qualified homeowners.

The Statewide Emergency Repair Program (SERP) addresses **emergency** conditions threatening the safety of qualified Delaware owner-occupants and household members. The SERP provides qualified emergency home repairs to qualified homeowners.

Qualifying Repairs

Housing condition must be immediate health or safety threat in habitable living spaces only

- Heating systems (October - March)
- Plumbing repairs (non-functioning or leaking)
- Electrical repairs (hazard exists or non-functioning)
- Roof repair/replacement (actively leaking into home)
- Major structural repairs
- Urgent accessibility modifications with Physician approval—grab bars, tub cuts, ramps etc.

CITY OF DOVER COMMUNITY DEVELOPMENT BLOCK GRANT/EMERGENCY HOME REPAIR

The City of Dover has selected MHDC to administer their Community Development Block Grant (CDBG) programs of Emergency Home Repair and Housing Rehabilitation Grants.

The City of Dover Home Repair Program addresses **emergency** conditions threatening the safety of qualified Dover, Delaware owner-occupants and household members. The City of Dover HRP provides qualified emergency home repairs to qualified homeowners.

The City of Dover House Rehabilitation program addresses more robust housing needs.

QUALIFICATIONS:

Homeowner

- must only own one property and it be the only residence for client for a minimum of 3 years
- Be current on property taxes or have a payment plan in place with at least 2 consecutive payments

Meet income guidelines—Gross Income

- 80% or below HUD AMI

Qualifying Repairs

Housing condition must be immediate health or safety threat in habitable living spaces only

- Heating systems
- Plumbing repairs
- Electrical repairs
- Roof repair/replacement
- Major structural repairs
- Urgent accessibility modifications with Physician approval—grab bars, tub cuts, ramps etc.