

## NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

**NSP homes are now available: [nccde.org/nsp](http://nccde.org/nsp)**

New Castle County was awarded \$13 million in funding by the Delaware State Housing Authority through the U.S. Department of Housing and Urban Development to purchase and rehabilitate homes in many communities hardest hit by the foreclosure crisis. NSP has acquired vacant and foreclosed homes in the following zip codes: 19701, 19702, 19709, 19720, 19802, and 19805. Each home has been extensively rehabilitated and updated with various green technology improvements to provide new owners with long-term affordability.

### Homebuyer Qualifications

- Must fall below 120% Area Median Income (\$95,000 for a family of 4)
- Must complete 8 hours of HUD-approved housing counseling

Interested homebuyers can call **302-395-5618** for more program information. Visit [nccde.org/nsp](http://nccde.org/nsp) to view available properties.

## VACANT HOMEBUYER ASSISTANCE PROGRAM (VHAP)

Eligible homebuyers may qualify for a 0% interest, 3 year deferred loan of 6% of sale price (up to \$8,000) for down payment and settlement assistance. The VHAP loan has been created to stimulate sales of long-term vacant properties in communities throughout Bear, Glasgow, New Castle, and Claymont. VHAP applicants are not required to be first-time homebuyers. Payback is required starting in year 4-10 while remaining in the home as a primary residence.

### Homebuyer Qualifications

- All properties must be seller-certified as 90+ days vacant
- Buyers must be below 120% Area Median Income
- Buyers must complete 8 hours of HUD-approved housing counseling

Call **302-395-5618** or visit [nccde.org/nsp](http://nccde.org/nsp) for acceptable purchase areas and homebuyer qualifications.

*\*Vacant Homebuyer Assistance Program loan cannot be used for purchasing any existing County NSP homes.*

## Why rent when you can own?

**These homes are selling for \$74,000-\$79,900, depending on the style of home and amenities.**



<b>\$370.00</b>	Estimated mortgage for \$74,000 (at 4.5% interest)
<b>\$ 67.00</b>	Estimated Homeowners Insurance Premium
<b>\$ 61.00</b>	Estimated Property Taxes
<b>\$498.00*</b>	<b>ESTIMATED MONTHLY PAYMENT!</b>

*\*Payment will vary based on interest rate, amount financed, and PMI (Private Mortgage Insurance) rate.*

**For more listings, visit [nccde.org/nsp](http://nccde.org/nsp) or call 302-395-5618.**

## New Castle County Office of Community Governing

**302-395-5114 [communitygov@nccde.org](mailto:communitygov@nccde.org)  
[nccde.org/communitygoverning](http://nccde.org/communitygoverning)**

The Office of Community Governing provides maintenance corporations and civic associations with the knowledge and tools to efficiently preserve their community integrity. The Office helps monitor ongoing issues to maintain and improve the quality of life for the citizens of New Castle County. Representatives from this Office can attend local civic association or maintenance association meetings at the request of the Board.

If you are a Civic Association or Maintenance Association with new leadership, please contact us at **302-395-5114** to update your information with our office. It will ensure your organization receives any recent information related to your community.

Please call or email us with any questions.

**BUYING A HOME? Let us help with down payment &/or settlement assistance!**

**Get up to \$5,000 to help with down payment & settlement costs!  
Visit [nccde.org/housing](http://nccde.org/housing) or call 302-395-5618.**

## EMERGENCY REPAIR LOAN PROGRAM

New Castle County offers an Emergency Repair Loan Program (ERLP) designed to provide one qualified emergency repair to eligible homeowners. Repairs must meet a critical need to correct a health and/or safety issue. Items that qualify include a severely damaged roof, heater not working in the winter, severe plumbing leaks, broken sewer lateral, etc.

This 0% mortgage loan program is available to eligible residents of New Castle County\*. Funding availability per home is from \$500 to a maximum of \$5,000. This program is limited per fiscal year and is on a first-come, first-served basis.

### Who is eligible?

- Home must be owner-occupied
- Home must be in New Castle County\*
- Value of the home must be under Federal limits
- Household income must be under Federal Area Median Income limits
- Applicants must have homeowner's insurance on the property, be current on existing mortgages, be current on sewer bills and property taxes or have a payment plan in place, and must qualify for the loan program
- Households with income below 50% of Area Median Income may qualify for a deferred mortgage loan due upon sale, rental, refinancing or when the home is no longer occupied by an owner.

**For more information, call the Housing Rehabilitation Office at 302-395-5639.**

*\*If you live in the City of Wilmington or the City of Newark you should contact your city office to inquire about programs available to you.*

**Annual Iron Hill Archaeology & Heritage Festival**  
**Sunday, May 6, 12pm-4pm**  
**Iron Hill Museum**  
1355 Old Baltimore Pike, Newark  
**For more information, call 302-368-5703 or go to [ironhill-museum.org](http://ironhill-museum.org).**



**Farmers Markets**  
**will open in May at**  
**Glasgow Park, Carousel**  
**Park, and Rockwood Park.**

Go to [nccde.org/parks](http://nccde.org/parks)

*If interested in participating as a vendor at one of New Castle County's Farmers Market venues, contact Michael Begatto at 302-395-5624.*