

Delta Housing Development Corporation

CONTACT

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BY THE NUMBERS

(1971-present)

Year Founded: 1971

Location: Indianola, MS

Households Assisted: 4,997

Housing Units Developed: 997

Financing Secured: \$59.5M

Delta Housing Development Corporation (DHDC) is a nonprofit organization that helps provide affordable housing opportunities to low- and very low-income families living in rural communities throughout the Southeastern region of the United States.

To date, DHDC has helped nearly 700 low- and very low-income families become first-time homeowners through its Mutual Self-Help Housing program. Under the program, families work on nights and weekends to build their own home. By providing sweat equity, these families are not only able to become homeowners, but they are also able to accumulate assets and build wealth.

In addition, DHDC has provided housing preservation and weatherization assistance to more than 4,000 low-income families in its service area. By securing funding from the U.S. Department of Agriculture (USDA), the Federal Home Loan Bank of Dallas, the Mid-Delta Empowerment Zone Alliance, and other sources, DHDC is able to help families make critical repairs to their home and provide energy-efficient upgrades that will help them save money on utility costs.

Overall, DHDC has developed 275 units of affordable rental housing, primarily using the USDA Section 515 Rural Rental Housing Loan program. This financing source allows lower rents for low-income families and gives residents an opportunity to move towards self-sufficiency. DHDC also provides high-quality resident services, including an

entrepreneur training program. This has led to outstanding results. For example, 10 female residents receiving state assistance graduated from the training program and created a business to manufacture window screens. DHDC regularly purchases window screens from the business for its projects.

Oscar Giles Memorial Estates

Like other rural communities in the Mississippi Delta, Sunflower County is home to many agricultural and aquacultural workers who experience high poverty rates and often cannot afford clean, decent rental housing. In 2011, Sunflower County was one of the poorest counties in the state and the nation, with an overall unemployment rate of 16.2 percent. This was 63 percent higher than the statewide unemployment rate and 95 percent higher than national average that year.

DHDC wanted to help address the lack of affordable rental housing by developing a 28-unit development exclusively targeted to local farmworkers. The development, the Oscar Giles Memorial Estates, was named after a local store owner and noted Civil Rights activist.

In 2010, DHDC secured \$2.6 million in USDA Section 514/516 Farm Labor Housing Loans and Grants to finance the project. Because the interest rate was subsidized to one percent and the loan term extended to 33 years, DHDC can keep rents affordable for this low-income population.

The Oscar Giles Memorial Estates broke ground in 2011 and celebrated its official ribbon cutting the following year.

