

# Delaware

## Milford Housing Development Corporation

### CONTACT:

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### ORGANIZATION FACTS:

Web: [www.milfordhousing.com](http://www.milfordhousing.com)  
Year Founded: 1977  
Location: Milford, DE  
Footprint: Regional

### By the Numbers: (for 2016)

- Over 2400 households assisted
- \$10 million financing secured for home repair, Self-Help mortgages, other mortgages, construction financing, and acquisition of apartments

Milford Housing Development Corporation (MHDC) is a value-driven, non-profit, affordable housing developer. Its mission is to provide decent, safe, and affordable housing solutions to people of modest means.

Founded in 1977, MHDC has steadily increased the quality and quantity of Delaware's affordable housing stock. As the state's leading nonprofit, affordable housing developer,

MHDC provides a full continuum of housing programs, including transitional housing, home repair, rental housing development and preservation, Mutual Self-Help Housing, and single-family homeownership, new construction, and financial fitness courses.

Since 1997, MHDC has offered the Mutual Self-Help Housing program as an alternative path to homeownership for families who might not otherwise be eligible through more traditional avenues. MHDC has assisted over hundreds of low-income households achieve their dreams of homeownership with a hand up—not a hand out. Furthermore, MHDC has been instrumental in bringing resources to Delaware. Over \$140 million has been generated in economic impact, of which 90 percent will be retained in the state. The program has leveraged over \$25 million and created more than \$5.7 million in total equity. MHDC's Mutual Self-Help Housing Program has

clearly been a welcomed resource for rural communities.

## Isis Goode

Isis Goode has always dreamed of becoming a homeowner but worried her credit would hold her back from qualifying for a mortgage. She learned about MHDC and opportunities and services offered through the Self-Help Housing Program. Isis was excited and immediately enrolled in the program. MHDC counseled Ms. Goode to identify where she needed to improve her credit so she could qualify for a mortgage. After repairing the few credit issues that had been standing in her way she was approved for a USDA mortgage. Ms. Goode began her construction on her two-story home in Dover along with her other group members.

During construction, tragedy struck when the home she and her family were renting caught fire. The home was uninhabitable. MHDC had a transitional housing apartment available at that time and Ms. Goode moved into the apartment while she finished the construction on her home.

Ms. Goode persevered through the construction process made more difficult by the fire. Even though she lost everything in the fire at the end there was a new beginning. MHDC was fortunate to help Ms. Goode to realize her dream, pick her up when things were down and help her follow through and complete her goal. Ms. Goode recommends Self-Help Housing to others and conveys its blessing.

