

CONTACT

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BY THE NUMBERS

(Fiscal Year 2013)
Year Founded: 1955
Location: Dover, DE
Housing Units Facilitated: 362
Projects Assisted: 26
Financing Secured: \$68M

NCALL Research's (NCALL) mission is to promote affordable housing, improved communities, and sustainable development primarily on the rural Delmarva Peninsula of Delaware, Maryland, and Virginia. In 2013, NCALL assisted 2,318 households and leveraged more than \$68 million in financing.

NCALL provides development expertise to nonprofit organizations to address local needs and increase nonprofit-owned housing stock. NCALL also provides innovative lending and services targeted to affordable housing and community development efforts and helps increase public awareness about housing needs and resources.

Additionally, NCALL serves low- to moderate-income households and individuals who want to become homeowners, learn money management skills, participate in financial coaching, or learn how to avoid foreclosure.

U.S. Department of Agriculture (USDA) Rural Housing and Community Facilities programs allow NCALL to provide very low- and low-income households with decent, affordable housing and enable the development of community facilities. In 2013, three rental housing projects financed with USDA Section 515 Rural Rental Housing and Section 514/516 Farm Labor Housing Loans and Grants were in development. In addition, 14 low-income households became homeowners with USDA Section 502 Direct Loans and two community facilities projects—a community action center and a health center—were

under construction. Without these critical programs, many of the families NCALL serves would not have access to safe and affordable housing and community services.

North Lake Village

North Lake Village, a 52-unit rental community in Middletown, Delaware, provides one of the only sources of affordable housing in town. In 2009, North Lake Village was in need of substantial upgrades, but the owner was not able to secure the low-cost financing needed to renovate the property. As a result, North Lake Village was in jeopardy of losing Rental Assistance funds from the U.S. Department of Housing and Urban Development (HUD) and USDA. Without this assistance, many low-income residents would have no longer been able to afford their apartments.

NCALL worked with fellow NRHC Member Milford Housing Development Corporation (MHDC) to help ensure that North Lake Village could continue to serve as long-term, affordable housing. NCALL helped transfer ownership of the property to MHDC and obtain additional low-cost financing, including \$5.38 million in Delaware's Low Income Housing Tax Credit (LIHTC) equity, \$1.82 million in HUD HOME Investment Partnerships (HOME) and state financing, as well \$1.7 million in USDA Section 515 Rural Rental Housing Loans, and continued rental assistance from both USDA and HUD.

With NCALL's assistance, renovations to North Lake Village's six apartment buildings were completed in 2013, including new exterior façades, plumbing, electrical, HVAC, and appliances. To help improve quality of life for the residents, the apartment complex now provides a fully accessible playground, an exercise path with workout stations, and a 1,500 square-foot community building, with meeting space, a computer station, larger laundry facilities, and a property management office.

