

The Old Landing Community in Millsboro

Millsboro Housing for Progress



The community of Old Landing II in Millsboro, Delaware, is a residential complex, consisting of three identical buildings, with a mix of ten townhouses and apartments in each building. The community provides thirty total units, including one, two, and three bedroom units, with a limited number of handicap accessible units. It includes a fourth building which houses the rental office, community laundry and community center to assist the residents in continuing education services, as well as providing a gathering place for community functions. There is a children's play area, as well.

Produced by Millsboro Housing for Progress, using low-income tax credits, the community was selected as the 2008 Charles L. Edson Tax Credit Excellence Award winner in the Rural Housing category, a competitive national award.

This project was completed in conjunction with the Delaware State Housing, with construction financing provided by the Housing Development Fund (HDF), Enterprise Community Investment, Inc., and the tax credit investors. NCALL Research Loan Fund provided 17-year loan toward permanent financing.

A unique feature of Old Landing II is a special subsidy reserve which supports six of the units, allowing them to serve families at or below 30% of area median income, a very difficult group for which to provide affordable rentals. This rental assistance was

provided by DSHA through the Housing Development Fund.

The nearby Old Landing I is a 12-units development that was financed by USDA Rural Development Rental Assistance. The Executive Board of Old Landing is Robert Draine (President), William Duffy, Jr., (Vice President), Elva D. Allen (Secretary), and Vanessa Deloach (Treasurer).

Millsboro Housing for Progress, Inc. (MHP) is a not-for-profit affordable housing organization located in Millsboro, Delaware. A 7-member Board of Directors serves MHP, which owns 118 units of affordable family housing, ninety-five percent of which receives rental assistance from either the Department of Housing and Urban Development or USDA Rural Housing, allowing the organization to provide housing for families at or below 50% of Area Median Income. *✍*

