

there are also housing needs for needs for single adults, and transitional housing.” Ms. Campos reports that in addition to more units like Acorn Acres where there are fifty families on the waiting list and some people are “discouraged at this point from even applying because of the one-year waiting list” that she sees a need for affordable housing for the elderly. The example of an 85 year old woman who has had to give up the manufactured home she owns because the rent on the lot was raised to a point where she could no longer

afford it and no other park would accept her older home was used to illustrate the overall need for affordable housing in Sussex.

Rubi Campos beamed as she replied that she feels “very, very good,” about providing this type of housing for families and that she feels “satisfaction that we can serve at least twenty-four families, even though I would like to be serving more.” Deb Schiffer shared that “It has been a gratifying first year.” Perhaps the most powerful tribute to success are the words of a tenant who lives in a fully

accessible unit with her spouse who suffered a stroke .. ‘Everyday we feel this complex is a blessing...whites, blacks and Hispanics all get along, look out for their neighbors and help each other out.’

Congratulations to Interfaith Mission of Sussex County for ensuring that their guiding principle of *building community through better housing* became a reality for these twenty four families!

Background on Acorn Acres

When IFMSC first envisioned constructing an apartment complex in Georgetown, Delaware, it was to be located in the eastern quadrant at the intersection of Calhoun and East North Street and was to be named Old Oak Village. Located on the site was one single-family home with a garage and undeveloped land. North of the site was another single-family home. East of the site were additional single-family homes, Perdue Farms, Inc. and more undeveloped land. South of the site was Jefferson Auto Salvage Yard and more single-family homes which extended to East Market Street, a major thoroughway in Georgetown.

Since this site did not meet the approval of one of its major funders, the search began for a new site.

The result of the search was the construction of Acorn Acres, which is located at 100 Charles Way, Georgetown, Delaware. The new site selected proved to be a great choice for IFMSC and met the approval of all major financiers for the project. Acorn Acres is located approximately ½ mile from the Georgetown Circle. It is also within walking distance to several social service providers, banks, markets and restaurants.

Acorn Acres is a 24-unit multifamily housing development

with 4 two-bedroom units, 16 three-bedroom units and 4 four-bedroom units. Approximately 80 percent of the residents at Acorn Acres are minorities (40 % Hispanic and 40% Black) the remaining 20 percent are Caucasians. Georgetown is very lucky to have this unique blend of people within its city who has maintain the type of cohesiveness needed to create a community.

Financial Structure:

USDA Rural Housing	:\$1,000,000
Plus project based rental assistance	
HOME Loan	675,000
HOME CHDO Grant	450,000
HDF	354,736
FHLB/AHP	137,500
Greenwood Trust	<u>23,627</u>
	<u><u>\$2,640,863</u></u>



The site on which Acorn Acres stands was purchased in 1999, the project’s construction closing was in August of 2001, and the project was rented up in April of 2002. There has been minimum turnover since rent-up and no complaints from the Town or the neighbors.