

Fall / Winter 2017

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First-time Buyers Purchase Homes in Dover



In mid-August, NCALL along with an array of housing-related organizations, city officials and two first-time homebuyers, celebrated the construction and purchase of two houses developed by NCALL. Developing for-sale single-family houses is a part of NCALL's commitment to Restoring Central Dover. A gathering of about 40 people celebrated with the two families benefiting from this opportunity.

Along with a family mortgage, NCALL utilized deferred grants to reduce the construction costs, thus making the house more affordable. The Strong Neighborhood Housing Fund, a program of the Delaware State Housing Authority made possible through bank-settlement funding, provided these grants. DSHA Director Anas Ben Addi stated, "As a community development agency, DSHA is proud to support these efforts to revitalize and strengthen Dover." NCALL was able to help the Sartins and the Samains find their dream home by providing an affordable house as well as the necessary prepurchase housing counseling. Ms. Sartin, a medical billing specialist, said that she never thought homeownership would happen for her and her husband. Mr. Samains, an assistant manager at an employment staffing company, shared that his journey to homeownership was long and "hard to get there" and was a process made easier with NCALL's involvement.

Other key partners included Lessard Builders, Moving Experience Realty, Central Delaware Habitat for Humanity, and the City of Dover.



Anne Hazlett, USDA Assistant to the Secretary, Visits NCALL

NCALL was pleased to host a lunch for Anne Hazlett, Assistant to USDA Secretary Sonny Perdue, on August 11th. The lunch included nonprofits that use USDA's Rural Housing programs throughout central and southern Delaware.

Ms. Hazlett came to Delaware to learn how USDA's rural housing programs are used and how well they are meeting needs. She heard how important the single- and multi-family housing programs are, providing decent, affordable opportunities to households with modest incomes. We had a good discussion and provided a lot of feedback and ideas.

She is an Indiana native having been Secretary of Agriculture there and most recently Chief Counsel to the Majority on the U.S. Senate Committee on Agriculture. We look forward to working with Ms. Hazlett in her new role.



Pictured (left to right): Karen Speakman; Joe Myer; USDA's Anne Hazlett & Kathy Beisner; Rebeca Dennis and Dave Callahan.



NCALL & IMA Collaborate to Provide Emergency Services

Throughout 2017, NCALL and the Interdenominational Ministerial Alliance (IMA) partnered to provide \$40,000 of emergency aid to help people in Central Dover maintain their housing and keep a roof overhead. The assistance made available from the Potter Trust was delivered by IMA volunteers and administered by NCALL to 57 households to pay bills such as utilities and rent to overcome hardships.

NCALL Executive Director Joe Myer shares, "The goal is to keep people in their housing as it is such a difficult journey once your housing is lost."

A new Potter Trust award of \$40,000 was made for 2018 and celebrated at a breakfast hosted by the CenDel Foundation/Delaware Community Foundation in November.

Pictured right: Mell Warren, Michael Rodgers, and Joe Myer.



Pictured below: The attendees of the CenDel Foundation / Delaware Community Foundation awards breakfast.



Loan Fund Attends OFN Conference

The four members of NCALL's Loan Fund team and NCALL's Deputy Director attended Opportunity Finance Network's (OFN) annual conference in September. OFN is the nation's leading network of community development financial institutions (CDFI) and its conference is the CDFI industry's premier annual event. A record 1,400 attendees from across the country gathered in Washington, DC, to learn, share, and celebrate the achievements of the industry. The conference featured informative workshops and speakers, thought-provoking panel discussions, advocacy visits on Capitol Hill, and ample opportunities to network with peers and other industry stakeholders.



OFN's CEO Lisa Mensah addresses the conference.

Loan Fund Receives CDFI Fund Award

The NCALL Loan Fund is proud to announce that it has been selected to receive a capital grant of \$776,500 from the Community Development Financial Institutions (CDFI) Fund, a program within the U.S. Department of Treasury that provides capital to high-performing CDFIs. This marks the second consecutive year that the Loan Fund was chosen for an award, and the first ever awards in consecutive years. The Loan Fund will use the award to provide financing for critical community development projects throughout the Delmarva Peninsula.



Jeanine Kliemo Receives Lifetime Achievement Award

Jeanine Kleimo, Dover activist for affordable housing and advocate for the homeless, was awarded the prestigious Lifetime Achievement award from the Association of Fundraising Professionals (AFP). The award was presented to her at the National Philanthropy Day Awards Luncheon in November at the Chase Center on the Riverfront in Wilmington, DE.

In addition to beginning NCALL Research's work in affordable housing and community development programs in 1976, Jeanine has been instrumental in the creation of the Dover Interfaith Mission for Housing and has served as its board chair. The Mission was created in 2008 when Jeanine brought together faith-based organizations with the goal of providing food, shelter, job training, and counseling for homeless men. She has raised more than \$700,000 for the organization and helped secure an additional million in financing and loans. She has served on the NCALL Board for 30 years. She has been a relentless advocate for improved housing for low-income households across Delaware and around the world. She has given of her time, expertise, and leadership as a relentless advocate for improved housing for low-income households in Delaware.

Members of NCALL's and Dover Interfaith's staff and Board of Directors were in attendance and Joe Myer and Herb Konowitz shared accolades about Jeanine. Jack Markell, former Governor of Delaware, presented at the event, and Ashley Biden, Executive Director, Delaware Center for Justice, spoke at the closing session. Lisa Marsh Ryerson, President, AARP Foundation, was the keynote speaker.

Congratulations Jeanine! (Shown right with NCALL Board President Randy Kunkle.)



Joseph DeFelice, HUD Administrator, Tours Central Dover

NCALL was pleased to host Joseph DeFelice, HUD Regional Administrator, for a tour of NCALL’s work with Restoring Central Dover on August 28th.

DeFelice is responsible for delivery of HUD programs throughout DE, MD, PA, VA, WV, and DC. Prior to HUD, he worked as an attorney in Philadelphia, did legal work for civic and political organizations in his spare time, and has worked in several community development and civic roles to improve the quality of life in neighborhoods in the city.

We appreciate Mr. DeFelice’s interest in the community development and revitalization that we are undertaking in Dover and look forward to his leadership and continuing HUD support.



Pictured (left to right): Joseph DeFelice; Joe Myer; Herb Konowitz; Will Grimes; HUD’s Maria Bynum and Elvis Solivan; and Karen Speakman.

New Staff Joins NCALL

NCALL welcomed several new staff in the last several months. We are pleased to have Patricia Kelleher and Esther Nesbella join the NCALL family!



Patricia Kelleher joined NCALL in June as the Real Estate Development Manager. Trish has served in various capacities in the Delaware affordable housing industry, most

recently as the Executive Director of the Delaware Housing Coalition. She comes to NCALL with housing development and affordable housing advocacy experience. Trish is managing NCALL’s single-family housing development efforts and overseeing portions of NCALL’s rental housing development work.



Esther Nesbella started with NCALL in August as a part-time Administrative Assistant in Dover’s

front office. You will likely hear her friendly voice if you call NCALL’s Dover office. Esther has previously worked for Wesley College and Halpern Eye Care.

Welcome to NCALL, ladies!

NCALL Maintains Exemplary Rating

NCALL is proud to announce that we once again, for 2017, have been rated “Exemplary”—the highest rating possible—by NeighborWorks® America (NWA). One of only two NeighborWorks® organizations in Delaware, NCALL has maintained an “Exemplary” NWA rating since being chartered in 2003.

Shedding Light in Downtown Dover!

Restoring Central Dover's Lights On, Dover Strong Campaign kicked off in late June. It has already provided and installed dusk-to-dawn energy-efficient LED lights to 200 Central Dover residents' front porches and solar-powered LED motion floodlights for their backyards. This first phase of the program was completed over the summer. Residents were also provided with community resources from the State's Energy Assistance Program to assist in making their homes more energy efficient, healthier and safe. In return for the free lights, residents pledged to turn their porch lights on and to take action to keep their neighborhood safe by reporting any suspicious or criminal activity to the Dover Police Department.

The goal of Lights on, Dover Strong is to have the residents take charge of their neighborhood, reduce crime and increase safety and security. It is also to increase the public's awareness of this resident action to reduce criminal activity around high-risk areas within Central Dover.

Under the campaign, volunteers from the HELP Initiative Inc. along with interns from Delaware State University and Wesley College, went door to door installing the lightbulbs, solar-powered LED motion floodlights and collecting residents' signed pledges. The success of this campaign is due in large part to the many organizations collaborating to demonstrate a unified community approach to public safety.

Cooperating in the Lights On, Dover Strong campaign either through manpower or with funding are the HELP Initiative Inc., Delaware State University, Wesley College, NCALL Research, Central Delaware Habitat for Humanity, Neighborhood Building Blocks Fund, Delaware Sustainable Energy Utility, Home



Depot, Dover Police Department and the residents of Central Dover.

Chief Mailey of the Dover Police was quoted in the Dover Post saying, "This program will definitely make Dover safer. Our bad guys don't like to stand under lights when they commit crimes."



To celebrate the completion of the first 200 homes, a Community Block Party was held on August 30th. There were many local and state elected officials in attendance, such as Delaware's Lt. Governor Bethany Hall-Long and Senator Brian Bushweller, as well as over 30 volunteers and 100 residents.

Plans are underway for Lights on, Dover Strong Phase II with a goal of completing 300 additional homes.



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NCALL is a partner agency of the United Way of Delaware



NCALL's Self-Help Team Visits South Dakota Reservation

NCALL's Self-Help Team traveled to South Dakota in September for a meeting with the other Self-Help Technical and Management Assistance Contractors and Rural Development personnel. The meeting consisted of two days of discussion and training as well as a tour of a Self-Help Housing Program operating on Pine Ridge Indian Reservation. This Self-Help program is being run by Thunder Valley Community Development Corporation in Porcupine, SD.




Planning Award to Restoring Central Dover

NCALL/Restoring Central Dover received the Outstanding Planning Project Award from the Delaware Chapter of the American Planning Association at its conference in early November. In recognition of a single project effort that has been identified and confirmed as being outstanding in the career of planning, the Restoring Central Dover community development and revitalization effort was acknowledged.

After undertaking a resident-engaged, year-long planning effort, NCALL is now starting the third year of implementing the plan. Joe Myer, Karen Speakman, and Chanda Jackson received the award on behalf of NCALL/Restoring Central Dover. Ann Marie Townshend shared remarks about the detailed planning process and how important the effort has been from her days as head planner for City of Dover.

Giving Options

NCALL is a partner agency of the United Way of Delaware. If you wish to designate a gift to us through their system, our identification number is 0708. For the State Employees Charitable Campaign (SECC) is 70087. We have also joined the Combined Federal Campaign; our ID # is 36425.




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