



Downtown District Boundaries



Downtown Development District

Join us in becoming a part of Seaford's future!

CITY OF SEAFORD

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The Perfect Place to Start.



WHAT IS A DDD GRANT?

Investors who make qualified real property investments in a Downtown Development District are entitled to receive grants of up to 20% of the costs of their investments. DDD Grants are designed to spur investment and redevelopment in our Downtown Development Districts, and are only available in DDDs.

WHO MAY QUALIFY FOR A DDD GRANT?

Grants are available to virtually anyone who makes qualified real estate improvements in a DDD. This includes for-profit builders and investors, non-profit organizations, businesses, and even homeowners. However, governments are not eligible for DDD Grants.

WHAT ARE THE GOALS OF DDDs?

The Downtown Development Districts Act (Act) was created to leverage state resources in a limited number of designated areas in Delaware's cities and towns to:

- spur private capital investment;
- stimulate job growth and improve the commercial vitality of our cities and towns; and
- help build a stable community of long-term residents in our downtowns and other neighborhoods.

DSHA SMALL PROJECT GRANT PROGRAM

The Small Project Set-Aside is for program eligible investors that make Qualified Real Property Investments (QRPIs) between \$15,000 and \$250,000. Investors that make a \$15,000 or greater QRPI are entitled to a Grant in an amount equivalent to 20% of the QRPI up to \$50,000 per building or facility.

DSHA LARGE PROJECT GRANT PROGRAM *

The Large Project Set-Aside is for program eligible investors that make QRPIs in excess of \$250,000. Investors are entitled to a DDD Grant in an amount equivalent to 20% of the QRPI in excess of the Minimum Qualified Investment Threshold (MQIT) up to \$500,000 per building or facility. Grants in excess of \$500,000 will be calculated at a lower rate up to an additional \$1,000,000 for a maximum Grant of \$1,500,000.

**An Attestation of Costs by a Certified Public Accountant (CPA) is required for all Large Projects.*

Program guidelines and eligible costs may be obtained from the City of Seaford or DE State Housing Authority.

STATE INCENTIVES

- Strategic Opportunity Fund for Adaptation (SOFA) Grant from the Delaware Department of Natural Resources and Environmental Control (DNREC) to assist DDD investors with fees associated with energy/sustainability certifications.
- Energize Delaware
- Bridge Loans for DDD Large Projects with Reservations— Cinnaire and NCALL

COUNTY INCENTIVES

- Sussex County: DDD Grant Matching Program 50% match up to \$10,000 per building.

CITY INCENTIVES

- Reinvestment Tax Incentive
- C-3 Zoning Administrative Waiver
- Fee Reduction
- Sidewalk Loan
- C-3 Façade Improvement Program
- Water & Sewer Tap Fee Relief

