City of Milford Incentives for Qualifying Projects

- Full waiver of sewer, water and electric impact fees.
- Waiver of building permit fee and other associated City fees.
- Rehabilitation projects that increase the assessed value by more than 50% receive a full abatement of City taxes for 10 years.
- Rehabilitation projects that increase the assessed value by less than 50% receive a partial abatement of City taxes for 10 years.
- New residential or commercial construction will receive a full tax abatement for 5 years.
- Properties converted from residential rental units to owner occupied housing will receive a full tax abatement for 10 years.
- Realty Transfer tax waiver for first-time homebuyer.

Contact Us

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Web: downtownmilford.org

Delaware State Housing Authority
Penny Pierson
Phone: 302-739-4263
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Web: http://destatehousing.com/DDD

State Division of Historical and Cultural Affairs
Phone: 302-736-7406
Web: history.delaware.gov/preservation
**DSHA Small Project Grant Program**

The Small Project Set-Aside is for program eligible Investors that make Qualified Real Property Investments (QRPIs) of $25,000 to $350,000.

Investors that make a $25,000 or greater QRPI are entitled to a Grant in an amount equivalent to 20% of the QRPI up to $70,000 per building or facility.

DSHA will accept applications for Small Projects throughout the year; as long as funding is available.

Investors have the option to apply for a Lite-Reservation or wait to apply for a Grant after the project is fully completed and placed in service.

To apply for a Lite-Reservation the Investor must meet the minimum threshold, and Building permit requirements.

**DSHA Large Project Grant Program**

The Large Project Set-Aside is for program eligible Investors that make QRPIs in excess of $350,000.

Rebates for QRPIs between $350,000 and $2,500,000 are calculated at a rate of 20%. Rebates for QRPIs greater than $2,500,000 are calculated at a lower rate up to $1,500,000 per building or facility.

Large Project Investors must apply for a Reservation in order to be considered for a DDD Grant.

In the event DSHA receives Reservation requests that exceed the amount of available funding, applications that address the established priorities will receive special consideration.

- Identified in District Plan as Priority Project
- Readiness to Proceed
- Creates Permanent Jobs
- Creates or Sustains Mixed-Use Development
- Expands Housing Opportunities
- Protects Historic Resources
- Adaptively Reuses Existing Structures
- Promotes Sustainable Practices

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

**Additional State & Local 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.
- State Historic Preservation Tax Credits
- Kent County Levy Court – DDD Grant Matching Program up to $10,000 per building.
- Sussex County – DDD Grant Matching Program – 50% match up to $10,000 per building.
- Downtown Milford, Inc. – Mini Loan program.
- Energize Delaware
- Bridge Loans for DDD Large Projects with Reservations – Cinnaire and NCALL