



**Walking Tour with  
The Community Development Network  
November 3, 2021**



**OUR MISSION**

*Strengthen Communities through Housing, Lending and Education*

NCALL is the lead organization of Restoring Central Dover a multi-year, multi-partner community development initiative funded in large part by the Wells Fargo Regional Foundation. Restoring Central Dover is guided by a resident driven plan recently revised for Phase II, 2020 – 2025. The Plan has three areas of focus:

- 1. A STRONG COMMUNITY:** Build community capital, increase public safety, engage youth in community, and expand adult and family services
- 2. POSITIVE DEVELOPMENT:** Strengthen existing housing, support new housing development, reinvest in commercial corridors, build community facilities, improve infrastructure, and advance economic and workforce development
- 3. QUALITY OF LIFE:** Integrate the arts, improve health outcomes, offer recreation options, foster open and green space, and engage in public policy

NCALL's Loan Fund is a U.S. Treasury-certified community development financial institution (CDFI), providing responsible and flexible loan products and services to help underserved and disadvantaged communities join the economic mainstream. To date the Loan Fund has financed more than \$100 million of critical community projects in Delaware, primarily for the development of affordable housing, community facilities, and mixed-use properties. In Central Dover, the Loan Fund has made loans to Solid Rock, Sankofa Cultural Arts Center and to develop six affordable townhomes, all within a ten block radius.

#### 10:00 AM:



#### Meet at Solid Rock Community Center, 109 N. West Street, Dover

Project funded partially funded by NCALL's Loan Funds. Brief discussion of other Central Dover Loan Fund projects:

*Sankofa Cultural Arts Center and the Reed Street townhomes.*

#### Sankofa Cultural Arts Center



Walk to N. Kirkwood Street between Fulton and Division to view 18, 22, 26 and 28 N. Kirkwood built by NCALL in 2019 on the sites of five vacant and boarded up properties.

*Funded by Strong Neighborhoods Housing Funds (SNHF), the Welfare Foundation and rebates received from Dover's Downtown Development District (DDD).*

#### N. Kirkwood before Redevelopment



Continue to N. New Street, also between Fulton and Division, to view 35 and 39 N. New, currently under construction by NCALL. Both homes will be eligible for SNHF once they are completed, as well as DDD rebates.



New Street has been completely transformed in the last several years from a drug and crime infested hub to a block populated by homeowners and their families. NCALL's partner, Central Delaware Habitat for Humanity, has built five homes on this block, plus one on the corner of Fulton, also utilizing SNHF and DDD rebates.

#### Rodnett and her Family at their new Home



View the site of the future Center for Urban Revitalization and Entrepreneurship (CURE) at the corner of N. New and W. Division. This \$2 million investment on the part of NCALL will create a building to house a business incubator and workforce development center to be developed by Delaware State University, as well as office space for the Restoring Central Dover staff. Funding secured to date includes various foundations, Bond Bill funds, and a Large Project DDD reservation. NCALL and DSU are also in the running to receive federal earmarks for this project.



Continue down New Street to view the challenging conditions on the corner of S. New and Reed Streets. NCALL has recently demolished two drug houses on this corner and is committed to building four new homes on the lots.



Walk along Lookerman St. from New Street to State Street, viewing Janaid's Barber Shop and the Black Swamp Artisan Market along the way. Discuss Launcher, Unlock the Block and DDD rebate successes. Return to Solid Rock by S. Queen Street to see the redevelopment sponsored by NCALL and Habitat.