

EDUCATION WORKFORCE Down Payment and Settlement Assistance Program Overview

- ☎ Dial 311 within city limits
- 🌐 rlweir@wilmingtonde.gov

The City of Wilmington's Education Workforce Down Payment and Settlement Assistance Program is a program whereby eligible full-time employees of Wilmington public or charter schools can earn up to \$15,000 in down payment and settlement assistance toward the purchase of a primary residence within the boundaries of the City of Wilmington. Eligible full-time employees of Wilmington public or charter schools can be assisted to purchase homes through the offered interest-free, forgivable loans for down payment and settlement costs. Funds are subject to availability.

Eligible Applicants

- Applicants must be certified by their school district as employees, working full-time at a school located within the City of Wilmington city-limits in one of the following positions: Certified educators, School counselors, School nurses, social workers, Paraprofessionals, Custodial and maintenance staff, School bus drivers, Lunchroom/food service staff or administrative professionals.

Loan Details

- Interest-free loans are up to \$15,000 or 6% of the purchase price (whichever is less). Forgiveness schedule: 10% forgiven after 5 years / additional forgiveness of 10% each year from years 6–9 / fully forgiven after 10 years of ownership. (Immediate repayment required if the property is sold, rented, transferred, or no longer the principal residence before full forgiveness). Secured by mortgage with no cash back allowed at settlement. This program may not be used with other City of Wilmington programs.

Work Commitment

- Minimum of 5 consecutive years of employment at a qualifying Wilmington school. Yearly confirmation of continued employment is required.

Buyer Eligibility

- Must be a first-time homebuyer (no ownership in past 3 years; (1 year for single parents), Buyers must contribute at least \$1,000 (excluding gifts), Must intend to live in the home for 10 consecutive years, must complete HUD-certified homeownership counseling, lenders must be approved vendors of the City of Wilmington, must complete ASHI home inspection and repair major defects / new homes require a 1-year HUD-approved warranty / lead-based paint assessment required for homes built before 1978 and buyers income must not exceed 100% of Wilmington Area Median Income.

Property Eligibility

- Must be a single-family home or duplex within Wilmington city limits (Condominiums are not eligible). Purchase price must be within FHA mortgage limits

Administration

- Applications are available and managed by the Department of Real Estate and Housing at rlweir@wilmingtonde.gov



1st District Councilman Coby J. Owens established the Education Workforce Down Payment and Settlement Assistance Program on 10/21/25 through **ORD. 25-033.**