

THE DAHG QUARTERLY

Official Newsletter of Delaware Affordable Housing Group



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WELCOME TO THE DELAWARE AFFORDABLE HOUSING GROUP

OVERVIEW

Welcome to the Delaware Affordable Housing Group's (DAHG) Quarterly Newsletter. DAHG's mission is to support activities and create policies that advance and increase affordable housing opportunities for vulnerable populations.

As the non-profit partner to the Wilmington Housing Authority, DAHG provides resources and builds community partnerships to support people in attaining stable long-term housing and achieving their financial goals.

In our Quarterly Newsletter, we'll share updates on projects, resources, and other activities DAHG is implementing to support our mission. We are excited to share all the new opportunities we have to support our community in achieving their goals. Please read further for more updates.



MCMULLEN SQUARE GROUNDBREAKING

New Construction

In December 2023, Delaware Affordable Housing Group (DAHG) hosted its groundbreaking ceremony for McMullen Square Townhomes. The 17 new 3-story townhomes at McMullen Square will include 3 bedrooms and 2 ½ baths with a covered deck. The townhomes will include both one and two car garage options and homebuyers will be able to customize their home amenities. DAHG Vice President, Vincent White, stated that “The time is ripe for turning a brownfield into a brightfield of homeownership and community stabilization.”

DAHG acquired the land from the Wilmington Neighborhood Conservancy Land Bank (WNCLB). The new development project will address the growing demand for homeownership, particularly first-time homebuyers, in the City of Wilmington. Mayor Mike Purzycki stated “The construction of these beautiful new townhomes by the Delaware Affordable Housing Group and their partners will provide a significant addition to the City’s housing stock and help revive the surrounding community while also providing opportunities for families to become homeowners who are invested in the City’s future. I extend a sincere thank you to the DAHG for their vision and determination, and to the Wilmington Neighborhood Conservancy Land Bank for its crucial support in bringing this project to fruition.”

The Delaware Affordable Housing Group thanks Wilmington Housing Authority and Mayor Mike Purzycki for all their support. DAHG also thanks The W Real Estate & Development Group, LLC, Wilmington Neighborhood Conservancy Land Bank (WNCLB) for their help on this project.

DAHG anticipates completion of this project in 2024. For more details on purchasing one of the McMullen Square townhomes, contact Jacinta Puckett at jpuckett@dahg.org or call 302-445-6531.



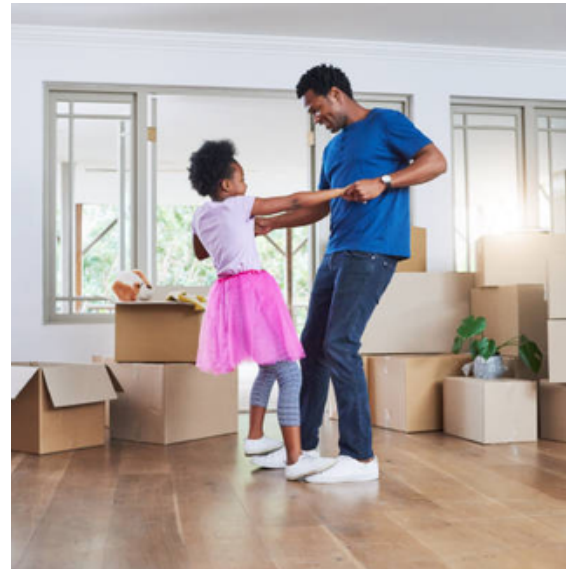
Pictured Above: Ceremonial Shovel Toss at McMullen Square Groundbreaking.

DAHG PREMIER RAPID HOUSING TEAM

SUCCESSFUL HOUSING PLACEMENT

DAHG's Premier Rapid Housing team continues to offer case management to not only assist in identifying affordable housing, but also alleviate other client barriers. Supportive case management services and housing placement assistance enables families to take action in overcoming barriers such as employment, transportation, and childcare to achieve self-sufficiency. During this past quarter, 31 families were assisted in successfully securing housing. All 72 placements in 2023 were in New Castle County, but in January 2024, the housing team placed their first family in Kent County. They look forward to helping more families statewide to identify affordable and safe housing.

The Premier Rapid Housing team will continue partnering with Wilmington Housing Authority (WHA) teams, community organizations, housing authorities, government entities, and more in an effort to assist clients in need of housing solutions. One example of such partnerships and successful placement during this last quarter was Breisha Tucker.



In August, Brenisha Tucker was referred to the DAHG Premier Rapid Housing Placement Team from Delaware 211, seeking housing for her and her children. During her search, there were times she became discouraged, but her Housing Locator, Joseph Boatright, continued to encourage her during the search until final placement. On November 17, 2023, Ms. Tucker received her keys and according to Mr. Boatright, she was "all smiles." In addition to the housing placement, Mr. Boatright assisted Ms. Tucker with securing furniture, some of which were beds for she and her children to have a more comfortable rest in their new home.

Email DAHGResource@whadelaware.org or call 302-429-6701, for placement assistance, landlord and referral partnerships.

EXPANDED HOMEOWNERSHIP PROGRAMS

First-Time and Repeat Homebuyers

Delaware State Housing Authority (DSHA) has expanded Homeownership Programs for first-time and repeat homebuyers. This assistance comes in the form of down payment help, closing cost assistance, and Federal Tax Credits.

Welcome Home is the program for first time homebuyers (not in the past three years) and *Home Again* has been established for repeat and first-time home buyers.



In addition, DSHA has other programs such as *First State Home Loan*, *Home Sweet Home*, and *Delaware Diamonds*, that provide down payment and closing cost assistance. Please note that once funds have been exhausted, the *Home Sweet Home* and *Delaware Diamonds* programs will no longer be available. Visit <https://kissyourlandlordgoodbye.com/> or call 1-888-363-8808 for more information on DSHA homeownership programs.

AFFORDABLE RENTAL PROPERTY

801 TO 809 BENNETT CONSTRUCTION PROJECT UPDATE

Delaware Affordable Housing Group (DAHG) has seen tremendous growth in W. Real Estate and Development Group's progress of the new construction of the three single family townhomes on Wilmington's Eastside community during this past quarter. The homes' plumbing, electric, and HVAC rough work have been completed. Bricking on the front and sides of the homes are in progress. Anticipated completion of this project is second quarter of 2024.

Families participating in Wilmington Housing Authority's Section 32 Homeownership Program will be eligible for purchasing one of these open floor plan 3-bedroom home. The homes include a master bedroom ensuite, eat-in kitchen, central air conditioning, and full basements with room for future growth. This project for 801 to 809 Bennett will provide Wilmington residents with affordable rental homes on their path to homeownership.

For more information, contact Andrew Johnson at ajohnson@whadelaware.org.



Pictured Above: Frontage at 801 to 809 Bennett Street in Wilmington.

RENTAL PROPERTY RENOVATIONS

NEIGHBORHOODS THROUGHOUT WILMINGTON

Renovations and expansion of the 931 Vandevere Avenue property was completed and leased as of January 2024. The project resulted in a four-bedroom and 2 1/2 bath property.

The renovations of the duplex at 712 N. Jefferson Street in Wilmington continue to move forward and are over 75% complete. Three additional duplexes, 417 N. Madison Street, 622 W. 5th Street and 616 W. 6th Street in Wilmington are in their final phase and will be leased in the first quarter of 2024. A fifth duplex located at 616 W. 5th Street is 85% complete as well and will provide another two families housing in 2024.

For more information on a DAHG partnership or becoming a DAHG resident, contact Jacinta Puckett, Development Specialist, at jpuckett@dahg.org or call 302-445-6531.



Pictured Above: 931 Vandevere Avenue.



321 EAST 11TH STREET BUILDING

RENOVATIONS CONTINUE

The DAHG team's excitement continues with each new step to the opening of 321 East 11th Street in Wilmington Delaware. The 64,000-square foot property will provide resources and services that further aligns with DAGH's mission to ensure that every Delaware resident has access to safe, decent, affordable housing options.

Roofing of the building has been completed and renovations continue. Architectural planning is underway and information Technology wiring complete.

For more information, email info@dahg.org.



Pictured Above: 321 E. 11th Street in Wilmington, DE.

EASTSIDE TOWNHOME RENOVATIONS

703 & 704 BENNETT RENOVATION UPDATE

These two-bedroom 2 1/2 bath homes will be available to rent in first quarter 2024 through the Housing Choice Voucher Program. Each home received an upgrade of an expansion to their second floor, an additional 1/2 bath on the main floor and installation of central air conditioning. Generation Electrical Services continue renovations for Delaware Affordable Housing Group's (DAHG) properties located in Wilmington's Eastside neighborhood at 703 and 704 Bennett Street.

For more information, contact Andrew Johnson at ajohnson@whadelaware.org.



Pictured Above: Renovated eat-in kitchen of 703 Bennett Street in Wilmington, DE.



A MESSAGE FROM OUR VICE PRESIDENT

BLACK HISTORY MONTH

This is Black History Month; we salute the resilience and achievements of Black leaders and visionaries who have shaped our communities and the world. This month serves as a poignant reminder of the ongoing struggle for justice, equality, and opportunity, including the fundamental need for decent, safe, affordable housing.

DAHG recognizes the vital need for decent, safe, and affordable housing. Let's honor this legacy by redoubling our commitment to equitable housing solutions for all.

For more information about DAHG initiatives, contact DAHG Vice President, Vincent White, at vwhite@dahg.org.

