

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.



DAHG PARTNERS WITH JUMPSTART WILMINGTON

PARTNERSHIP OUTREACH

Delaware Affordable Housing Group (DAHG) Vice President of Operations, Vincent White, and Development Specialist, Jacinta Puckett, attended the Jumpstart Wilmington Developer Network Event hosted at Wilmington's Riverfront on Thursday, September 21, 2023. Jumpstart Wilmington's mission is to promote the growth of local developer capacity through training and development to support neighborhood revitalization and community development solutions.

During the event, White and Puckett networked with housing developers and community partners. They also had the opportunity to share information about DAHG and its mission to provide safe, comfortable, and affordable housing to people in the City of Wilmington.

In addition to over 25 Delaware housing developers, organizations in attendance included TD Bank, Delaware State Housing Authority, Wilmington Neighborhood Conservatory Land Bank, and the Delaware Black Chamber of Commerce.

DAHG is currently seeking partnerships with developers capable of investing in 80% of at least one DAHG-owned property. The developer would not have to purchase the property after completion. DAHG would help developer partners secure eligible families for the rental and the developer partner would handle the property management.

For more details on DAHG partnership opportunities, contact Jacinta Puckett at jpuckett@dahg.org or call 302-445-6531.



Pictured Above: Vincent White & Jacinta Puckett



Pictured Above: Jacinta Puckett with housing developer, Marquita Ransom

DAHG PREMIER RAPID HOUSING TEAM

SUCCESSFUL HOUSING PLACEMENT

DAHG's Premier Rapid Housing team continues to offer intensive 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, Case Management Specialist, Gary Mason, helped Robin Parkes, Ebony Smith and Tomasina Washington secure housing. Tomasina Washington was grateful for the help locating the perfect property for her and her children, she said it's affordable, quiet and very spacious.

In addition to partnering with Wilmington Housing Authority (WHA) teams, the Premier Rapid Housing Team works with community organizations, government entities and more in an effort to reach clients in need of housing solutions. Robin Parkes and Ebony Smith were referred to the DAHG's Premier Rapid Housing Placement team from WHA Section 8 shop and Tomasina Washington from New Castle County.

Each client is thrilled to have a place to call home and are continuing to address additionally noted barriers. When Ms. Smith was asked to share a thought about her journey she stated that "for every no there is a yes, which is certainly a motivator for those tough days." Ebony Smith, mother of five, shared that family is worth fighting for and that is just what she did to secure her housing.

For more information about the DAHG Premier Rapid Housing Team, email DAHGResource@whadelaware.org or call 302-429-6701.





321 EAST 11TH STREET BUILDING

REVITALIZATION UNDERWAY



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

Revitalization on DAHG's new property at 321 East 11th Street in Wilmington Delaware has begun. Roofing for the building has been the main focus for renovations this quarter. Renovations are more than 30% completed.

The DAHG team is excited with each new step to the opening of the building for providing more space in their work to ensure that every Delaware resident has access to safe, decent, affordable housing options.

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.

EASTSIDE TOWNHOME RENOVATIONS

703 & 704 BENNETT RENOVATION UPDATE

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. These two-bedroom homes will be available to rent this winter through the Housing Choice Voucher Program.

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



RENTAL PROPERTY RENOVATIONS

NEIGHBORHOODS THROUGHOUT WILMINGTON



In August, a family made the newly renovated 1332 N. Claymont Street in Wilmington their home. This DAHG rental property was acquired through State American Plan Rescue Act (ARPA) funding.

The renovations of the duplex at 712 N. Jefferson Street in Wilmington continues to move forward and are over 60% complete with a scheduled completion in the beginning of January 2024. Four additional duplexes, 417 N. Madison Street, 622 W. 5th Street and 616 W. 6th Street, and 931 Vandever Avenue located within Wilmington are all at various stages of their renovation process at 60% or greater.

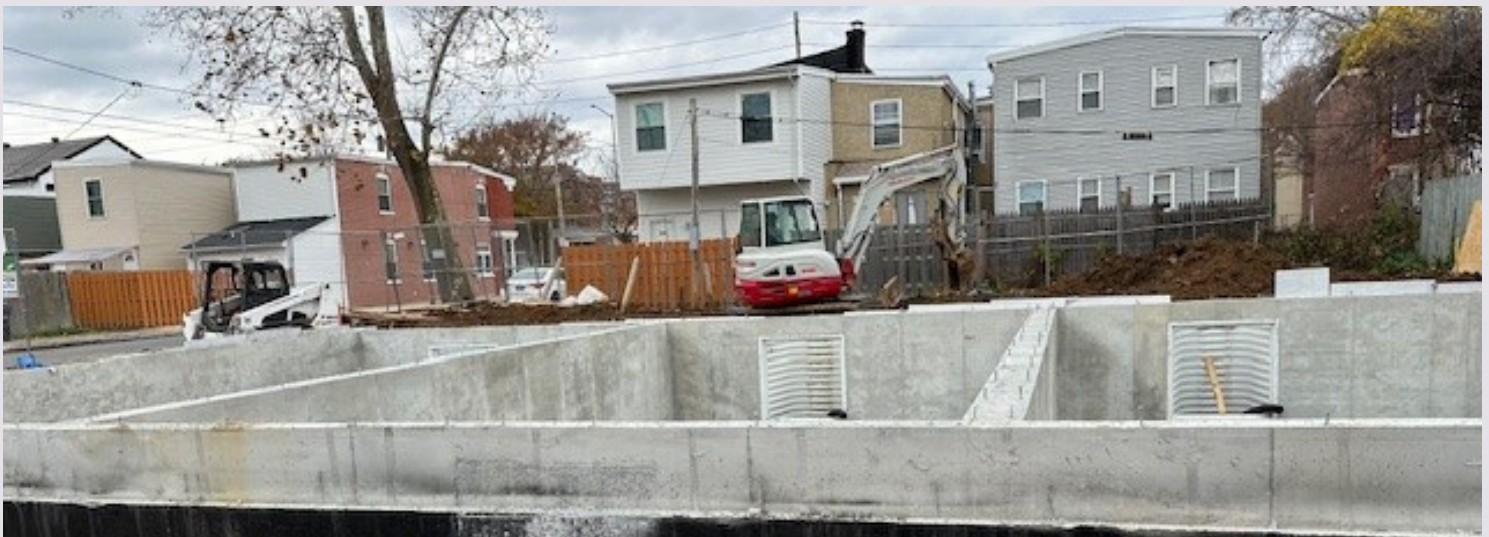
For more information, contact Andrew Johnson at ajohnson@whadelaware.org.

AFFORDABLE RENTAL PROPERTY

801 TO 809 BENNETT CONSTRUCTION PROJECT UPDATE

Delaware Affordable Housing Group (DAHG) broke ground on the three single family townhomes on Wilmington's Eastside community on September 5, 2023. The W. Real Estate and Development Group, based throughout the state of Delaware, was selected for this 12-month construction project.

Families participating in the Section 32 Homeownership Program will be eligible for purchasing one of these homes. 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: Construction at for 801 to 809 Bennett Street in Wilmington.



No person shall be denied the right to rent or purchase one of the Delaware Affordable Housing Group properties based on the applicant's race, color, religion, national origin, sex, age, disability, marital status, familial status, source of income, or gender. The Delaware Affordable Housing Group adheres to all Federal, State, and local Fair Housing Laws.