

# THE DAHG QUARTERLY

Official Newsletter of Delaware Affordable Housing Group



## Featured Articles

- 02 Highlighting Milestones and Achievements
- 03 DAHG Strengthens Community Voice
- 04 DAHG Driving Housing Solutions Through Collaboration
- 05 DAHG PREMIER RAPID HOUSING TEAM
- 05 DAHG Housing Partnerships
- 06 McMullen Square
- 07 Homeownership Assistance Options

## 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.

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 2025 FULL-YEAR SUCCESS REPORT: HIGHLIGHTING MILESTONES AND ACHIEVEMENTS

Delaware Affordable Housing Group (DAHG) is committed to developing neighborhoods with care and consideration. With a focus on reinvestment, not displacement, we strive to enhance the fabric of communities through sustainable, innovative real estate projects. One such innovative approach is our property partnerships. In 2025, DAHG continued to make major strides in alignment with our mission. Below are some of DAHG's achievements.



## 25

### DAHG HOMES RENOVATED

providing additional affordable housing to residents of Wilmington, Delaware.



## 227

### FAMILIES HOUSED

through case management support from the Premier Rapid Housing Placement Team.



## 7

### NEW DEVELOPER PARTNERSHIPS

helping them take the first steps in their new careers.



## 25

### HOMES RENOVATED THROUGH DEVELOPMENT PARTNSHIPS

strengthening DAHG's commitment to supporting residents and clients.

For more information on a DAHG partnership or becoming a DAHG resident, contact Jacinta Puckett, Development Specialist, at [jpuckett@dahg.org](mailto:jpuckett@dahg.org).

# DAHG STRENGTHENS COMMUNITY VOICE AT DELAWARE HOUSING TASK FORCE TOWN HALL

## COLLABORATIVE LEADERSHIP SHAPING DELAWARE'S HOUSING FUTURE

The Delaware Affordable Housing Group (DAHG) continues to play an active role in shaping housing policy and advancing collaborative solutions that strengthen communities across Delaware. Representing both local housing authority leadership and the collective voice of affordable housing providers, DAHG President, Ray Fitzgerald, recently presented at the Delaware Housing Department Task Force Town Hall. The event brought together housing leaders, stakeholders, and policymakers to discuss the future structure of housing coordination at the state level, offering an important platform for sharing practical insight and discussing strategies that improve housing access and long-term stability for residents statewide.

During the presentation, DAHG provided thoughtful input to help inform how a future Delaware Department of Housing could be structured and how local housing authorities and affordable housing partners might effectively coordinate with a centralized state agency. The discussion emphasized the importance of creating a framework that promotes collaboration while preserving the flexibility needed for local organizations to respond to the unique needs of their communities. Recommendations also focused on ensuring that existing initiatives can align with statewide goals while maintaining the effectiveness of locally driven programs, reinforcing the value of partnership-driven solutions and community-centered planning.

DAHG's participation reflects its ongoing commitment to working through barriers and building strong partnerships that strengthen the housing ecosystem across Delaware. Through proactive engagement, leadership, and collaboration, DAHG helps ensure that local perspectives remain part of critical statewide conversations. By bringing together housing professionals and community partners, DAHG continues to support innovative approaches that promote housing stability, economic opportunity, and stronger, more connected communities throughout the state.

For more information, email [info@dahg.org](mailto:info@dahg.org).



*Pictured Above: Ray Fitzgerald*



# PARTNERSHIP IN PROGRESS: DAHG DRIVING HOUSING SOLUTIONS THROUGH COLLABORATION

## COORDINATED EFFORTS CREATING PATHWAYS TO SAFE AND STABLE HOUSING

The Delaware Affordable Housing Group (DAHG) continues to demonstrate the power of collaboration in advancing housing success across communities by strengthening partnerships among housing authorities, service providers, and community stakeholders. Through coordinated efforts, member organizations work together to share resources, align strategies, and support residents and Housing Choice Voucher holders as they navigate the often complex process of securing safe and affordable housing. By fostering cross-agency collaboration and encouraging innovative, solution-focused approaches, DAHG helps ensure that housing providers are better equipped to respond to community needs while promoting long-term housing stability.

These collaborative efforts highlight DAHG's commitment to supporting both residents and community partners who are working toward shared housing goals. Housing teams across the state continue to demonstrate that strong internal coordination and regional partnerships can remove barriers that families often face when trying to secure housing within required timeframes. By reinforcing communication, building trust, and leveraging collective expertise, DAHG helps create a framework where successful housing outcomes are possible through teamwork and shared purpose.

Recent collaboration between housing support teams has further demonstrated the impact of this partnership-driven approach. As Wayne Jefferson, Supervisor of the Premier Rapid Housing Placement Team, shared, "I would be remiss not mention our Section 8 Team, they worked very hard with us to secure housing for our client. Kudos to Section 8!" This acknowledgment reflects the dedication of housing professionals who work together to connect individuals and families with safe, secure housing solutions. Through continued partnership, strong coordination, and a shared commitment to community well-being, DAHG remains focused on advancing sustainable housing outcomes that strengthen communities across Delaware.

Email [DAHGResource@whadelaware.org](mailto:DAHGResource@whadelaware.org) or call 302-429-6701, for placement assistance, landlord and referral partnerships.

# DAHG HOUSING PARTNERSHIPS

## PROPERTY ACQUISITION PROGRAM PARTNERSHIP

The Delaware Affordable Housing Group (DAHG) is dedicated to constructing communities thoughtfully and with care. Their focus is on reinvestment to improve neighborhoods through sustainable and innovative real estate projects. One strategy is forming property partnerships as either a Development Partnership or Transitional and Support Housing Partnerships. DAHG has increased to 25 Development Partners, a 68% growth in 2025.

DAHG is open to new partners for their upcoming properties. For partnership inquiries, reach out to Jacinta Puckett at [jpuckett@dahg.org](mailto:jpuckett@dahg.org). For more information on becoming a DAHG resident email [DAHGhousingapplications@whadelaware.org](mailto:DAHGhousingapplications@whadelaware.org).



*Pictured Above: 1316 W. 3rd St., Wilmington, DE*

# DAHG PREMIER RAPID HOUSING TEAM

## SUCCESSFUL HOUSING PLACEMENT



*Pictured Above: Jennifer Harris, team member with highest placements of the quarter.*

DAHG's Premier Rapid Housing Placement Team (PRHPT) 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 enable families to overcome barriers such as employment, transportation, and childcare to achieve self-sufficiency. During this past quarter, the PRHPT helped 63 families in successfully securing housing including those with housing vouchers and those paying on their own assistance through another program. Six clients were self-pay and two were Delaware State Rental Assistance Program. The team looks forward to helping more families secure affordable and safe housing statewide.

The PRHPT will continue partnering with (WHA) teams, community organizations, housing authorities, government entities, and more to assist clients in need of housing solutions.

Email [DAHGResource@whadelaware.org](mailto:DAHGResource@whadelaware.org) or call 302-429-6701, for placement assistance, landlord and referral partnerships.

# HOMEBUYER'S WORKSHOPS

## WHA ONE STOP SHOP'S ENVISION CENTER

The WHA One-Stop Shop (OSS) EnVision Center is hosting a Homebuyer's Workshop on March 12, 2026, April 9, 2026, and May 14, 2026, at 2:00 PM. The Homebuyer's Workshop is offered virtually every second Thursday of the month. For more information or to register, call the WHA One Stop Shop at 302-269-9126.



# MCMULLEN SQUARE

## New Construction Update

The Delaware Affordable Housing Group (DAHG), introduces McMullen Square Townhomes, one of Wilmington's premier new construction communities. McMullen Square, located in Northeast neighborhood of Wilmington, DE, offers spacious, three-story townhomes with three bedrooms and 2.5 bathrooms. These newly constructed townhomes boast modern style and coveted amenities, including multi-level living, eat-in kitchens, rear decks, and an oversized garage. Close to schools, and minutes from Wilmington's Train Station, I-95 and I-495, McMullen Square, provides unparalleled convenience. Depending on the lot, the buyers will have the option of a one or two-car garage, allowing for interior customization to suit individual preferences. McMullen Square townhomes come in two primary layouts ranging from 1,767 to 1,982 square feet. All homes have been sold or pending in the first phase, the remaining three homes will close by the end of March 2026. Construction of the second phase will begin in the second quarter of 2026. For more details on McMullen Square, visit <https://delawareaffordablehousinggroup.com/mcmullen-square-townhomes>.

For further information on purchasing one of the McMullen Square townhomes, contact Gary Williams, Associate Broker at Berkshire Hathaway Home Services Fox & Roach Realtors at [gary.williams@foxroach.com](mailto:gary.williams@foxroach.com).



*Pictured Above: Frontage of McMullen Square.*



*Pictured Above: McMullen Square Main Living Area, Kitchen, Bedroom, Den, and Deck*



# LEASING OPPORTUNITIES AVAILABLE AT 321 E. 11TH STREET

## LEASING SPACE AVAILABLE

DAHG is excited to announce that leasing opportunities are available at the 64,000-square-foot property located at 321 E. 11th Street in Wilmington, DE. This hub provides community resources and services aligned with DAHG’s mission to ensure every Delaware resident has access to safe, decent, and affordable housing options. The DAHG team is proud of the continued progress and looks forward to continuing welcoming partners and organizations whose work supports housing stability and community impact. For leasing information and inquiries, email [info@dahg.org](mailto:info@dahg.org).



*Pictured Above: 321 E. 11th Street*

## DOWN PAYMENT & SETTLEMENT ASSISTANCE HOMEOWNERSHIP ASSISTANCE



New Castle County Down Payment & Settlement Assistance Programs enables low- and moderate-income households to purchase their home providing assistance to aid in covering the cost of customary down payment and/or settlement charges. The term for repayment of the DPS loan will be 15 years, for the first two years payments will be deferred and monthly payments will begin in year three.

If you have any questions, please contact Missy Moore at (302) 395-5698 or [melissa.moore@newcastlede.gov](mailto:melissa.moore@newcastlede.gov) or Dianna Biggs-Buckson at (302) 395-5602 or [dianna.biggs@newcastlede.gov](mailto:dianna.biggs@newcastlede.gov). For a program brochure, visit <https://www.newcastlede.gov/1268/Down-Payment-Settlement-Assistance-Progr>.

## LOW- TO MODERATE-INCOME SOLAR PROGRAM SAVINGS OPPORTUNITIES

Funding is available for potentially free or reduced cost solar for homes that have been through the weatherization program. Visit <https://dnrec.delaware.gov/climate-coastal-energy/renewable/lmi-solar-pilot-program/> or for more information about the program, or assistance with application questions, contact DNREC staff at 302-735-3480.



# HOME ENERGY CHECKUP AND COUNSELING

## ENERGY ASSISTANCE



An In-Home Energy Check-Up is a fast and easy way to increase the energy efficiency of your home, helping you start saving immediately. An Energy Advisor will come to your home and check the condition of its insulation, heating, and air-cooling system, lighting, appliances, and more to identify simple ways to help save energy and money. The process for the check-up includes:

1. Interview
2. Walk-Through
3. In-Home Energy Counseling
4. Installation of Energy-Saving Products

Visit <https://energizedelaware.org/hec2/>, for more information and to schedule an energy check-up.

# WEATHERIZATION ASSISTANCE PROGRAM

## ENERGY-SAVING ASSISTANCE

The Department of Natural Resources and Environmental Control (DNREC) offers a free Weatherization Assistance Program to help establish comfortable, energy-saving homes. Professionals from the Weatherization Assistance Program can help low-income households at no cost by assessing the home and providing weatherstripping, insulation, energy efficient light bulbs and other energy-saving measures.

The program can also cover one heating system maintenance check, maintenance that is suggested for homeowners to perform once a year. In addition, every customer will receive educational materials and information on how to conserve energy, make their home more comfortable, and how to lower fuel costs.

For more information and to apply, visit <https://dnrec.delaware.gov/climate-coastal-energy/sustainable-communities/weatherization/> or call 302-504-6111 to set up an appointment. If you have any questions, please call us at 302-735-3480.





# WINTER WEATHER PREPAREDNESS: HELPING HOUSEHOLDS STAY SAFE AND READY

## SIMPLE STEPS THAT HELP KEEP HOMES SAFE DURING WINTER WEATHER

When winter weather approaches, homeowners are encouraged to take proactive steps to ensure their households are prepared for potential storms, power outages, and cold temperatures. Having a well-stocked winter preparedness kit can make a significant difference during emergencies by helping families remain safe, comfortable, and self-sufficient until conditions improve. Key essentials include non-perishable food, water, medications, first-aid supplies, batteries, flashlights, blankets, warm clothing, portable chargers, and other safety items that support basic needs during severe weather events. Planning ahead allows households to reduce risk, avoid last-minute shortages, and respond more effectively when winter conditions become unpredictable.



The importance of winter preparedness extends beyond individual safety, it helps strengthen overall community resilience by reducing emergency strain and promoting stability during weather-related disruptions. Homeowners who take time to prepare are better positioned to protect their families, maintain communication, and navigate temporary service interruptions with greater confidence. By encouraging preparedness and awareness, housing organizations and community partners can help ensure residents remain safe, informed, and ready throughout the winter season, supporting stronger and more secure neighborhoods for everyone.



## COLLEGE SCHOLARSHIPS FUNDING OPPORTUNITIES

The Delaware Community Foundation offers a wide range of scholarships. Detailed descriptions of all scholarships can be reviewed by downloading the Delaware Community Foundation Scholarship Compendium at <https://delcf.org/wp-content/uploads/2025/10/CY26-27-Compendium-FINAL.pdf>.

For more information about scholarships, contact Grant & Scholarship Coordinator, Kelly Sheridan at 302-889-1907.

## CELEBRATING THE LEGACY OF SHIRLEY CHISHOLM HONORING A TRAILBLAZER WHO HELPED SHAPE A MORE INCLUSIVE FUTURE



During Women’s History Month, the Delaware Affordable Housing Group (DAHG) recognizes the lasting impact of women leaders whose courage and vision helped shape a more inclusive and equitable future. Shirley Chisholm made history in 1968 as the first Black woman elected to the United States Congress and later became the first Black woman to seek a major party’s nomination for President, breaking barriers that had long limited representation in national leadership. Her dedication to advocacy, equity, and opportunity continues to inspire organizations committed to strengthening communities and expanding access to resources. As DAHG reflects on her legacy, we honor the trailblazers who paved the way for future generations and reaffirm our commitment to advancing housing stability, community empowerment, and inclusive opportunities throughout Delaware.



## DELAWARE AFFORDABLE HOUSING GROUP IS ONLINE

Delaware Affordable Housing Group posts announcements and events on our website as well as our Facebook, Instagram and YouTube. Scan the QR codes to visit our and our social media pages.



For general questions, inquiries, and other information for Delaware Affordable Housing Group's President, Ray Fitzgerald, please contact Mallory Rein, Housing Administrator, at [info@dahg.org](mailto:info@dahg.org).

