

THE DAHG QUARTERLY

Official Newsletter of Delaware Affordable Housing Group



Featured Articles

- 02 Highlighting Milestones and Achievements
- 03 Ray Fitzgerald Receives Andrew Turner Award
- 04 Remembering Mayor Mike Purzycki
- 05 Why Fair Housing Matters
- 06 DAHG Housing Partnerships
- 06 PRHPT Placements
- 07 McMullen Square
- 08 Welcoming New Partners to 321
- 09 Community Resources

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 2026 MID-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. The start of 2026, DAHG continued to make major strides in alignment with our mission. Below are some of DAHG's achievements.



5

DAHG HOMES RENOVATED

providing additional affordable housing to residents of Wilmington, Delaware.



78

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.



1

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.

DAHG PRESIDENT RAY FITZGERALD RECEIVES ANDREW TURNER AWARD

HONORED FOR LEADERSHIP, INNOVATION, AND COMMITMENT TO FAIR HOUSING IN WILMINGTON

The Delaware Affordable Housing Group (DAHG) proudly celebrates Ray Fitzgerald, President of DAHG, as the recipient of the prestigious Andrew Turner Award, presented during the 42nd Annual Fair Housing Observance & Award Luncheon hosted by Housing Opportunities of Northern Delaware, Inc.. Held on April 24, 2026, at the DoubleTree by Hilton Downtown Wilmington. The annual luncheon recognizes leaders and organizations committed to advancing fair housing and creating stronger, more equitable communities throughout Delaware. The event also serves as an important educational and fundraising opportunity supporting HOND's statewide housing counseling, fair housing advocacy, and community education efforts.

The Andrew Turner Award honors the legacy of Andrew Turner, a distinguished civil rights advocate and champion for fair housing in Delaware. Mr. Turner played a vital role in advancing Delaware's Fair Housing Law and dedicated his career to public service, equality, and community empowerment. Receiving an award in his honor reflects exceptional leadership and a demonstrated commitment to improving housing opportunities for residents across the region.

As President of DAHG and Executive Director of Wilmington Housing Authority, Mr. Fitzgerald has consistently championed innovative approaches to expanding safe, quality, and affordable housing opportunities in Wilmington and beyond. Through strong community partnerships, strategic development initiatives, and resident-focused programming, his leadership has helped strengthen pathways toward housing stability and self-sufficiency for countless families. DAHG extends its sincere congratulations and gratitude to Mr. Fitzgerald for his continued dedication to advancing fair housing, fostering collaboration, and creating meaningful impact throughout the community.

For more information on being a community partner of DAHG, email info@dahg.org.



Pictured Above (from left to right): Vincent White, Gladys Spikes, Ray Fitzgerald and George E. Evans.



REMEMBERING MAYOR MIKE PURZYCKI

HONORING A DEDICATED LEADER

Former Wilmington Mayor Mike Purzycki leaves behind a legacy of leadership, vision, and dedication to the residents of Wilmington. Delaware Affordable Housing Group joins the community in honoring and remembering a public servant whose commitment to housing, development, and neighborhood revitalization helped shape the future of our city. Throughout his years of service, Mayor Purzycki championed initiatives that encouraged investment in communities, strengthened partnerships, and created opportunities for residents and families across Wilmington. His support of affordable housing efforts and his willingness to engage in meaningful conversations surrounding equitable housing reflected his deep care for the well-being and progress of the city he served.



Mayor Purzycki's collaboration with organizations such as the Delaware Affordable Housing Group, Wilmington Housing Authority and Delaware Association of Housing and Redevelopment Agencies demonstrated his understanding of the importance of safe, stable, and affordable housing as a foundation for strong communities. His leadership helped advance efforts that positively impacted neighborhoods and supported continued growth throughout Wilmington. As we reflect on his life and service, we extend our heartfelt condolences to his family, friends, colleagues, and all those whose lives were touched by his dedication, leadership, and enduring commitment to the City of Wilmington.





WHY FAIR HOUSING MATTERS

CREATING COMMUNITIES WHERE EVERYONE BELONGS

Fair housing is more than a policy or legal requirement, it is a commitment to ensuring that every individual and family have the opportunity to live in safe, stable, and welcoming communities without fear of discrimination. In cities like Wilmington, Delaware, where neighborhoods are rich in diversity and history, fair housing plays a critical role in creating pathways to opportunity, economic stability, and stronger futures for residents of all backgrounds. Access to housing should never be limited by race, color, religion, national origin, sex, disability, or family status. When communities uphold fair housing principles, they help create environments where all people are treated with dignity and respect.

Fair housing promotes equal opportunity by ensuring that individuals and families have access to housing options that meet their needs and support their goals. Stable housing is directly connected to educational success, employment opportunities, healthcare access, and overall quality of life. Inclusive communities allow people of different ages, abilities, and backgrounds to live, work, and thrive together. This diversity strengthens neighborhoods, encourages understanding, and helps build communities that are more connected and resilient. In Wilmington and surrounding areas, advocacy for fair housing helps support residents in overcoming barriers that may prevent them from achieving long-term housing stability and self-sufficiency.

Equally important, fair housing protections safeguard residents from discrimination and unfair treatment. Housing discrimination can create lasting impacts on families and entire communities, limiting opportunities and reinforcing inequality. Fair housing laws and advocacy efforts work to ensure that residents are protected during the rental, purchasing, financing, and occupancy process. Education and awareness are essential components of this work. By helping residents understand their rights and responsibilities, housing organizations and community advocates empower individuals to speak up, seek support, and make informed decisions regarding their housing needs.

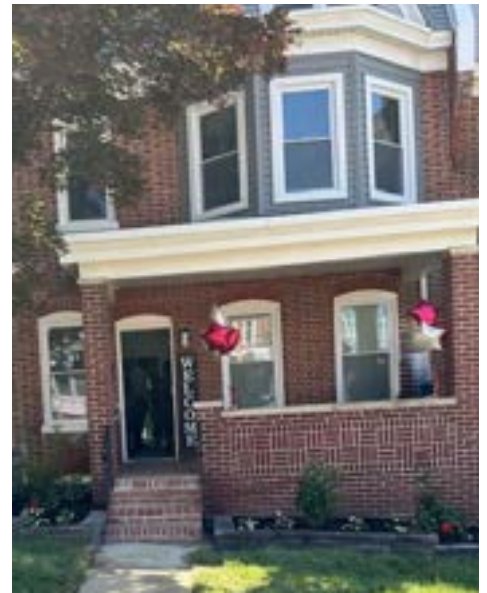
Fair housing also contributes to building stronger neighborhoods throughout Wilmington and beyond. Communities thrive when residents feel safe, valued, and supported. Affordable and accessible housing opportunities help strengthen local economies, improve neighborhood engagement, and create a sense of belonging for families and individuals alike. As advocates for affordable housing and equitable opportunities, DAHG remains committed to promoting awareness, encouraging inclusion, and supporting efforts that help every resident have access to fair and equal housing opportunities. When fair housing principles are embraced, entire communities benefit from greater stability, opportunity, and hope for the future.

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 32 Development Partners, a 78% growth in 2026.

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



DAHG PREMIER RAPID HOUSING TEAM

SUCCESSFUL HOUSING PLACEMENT



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 over 50 families in successfully securing housing including those with housing vouchers and those paying on their own assistance through another program. Five clients were self-pay, two were veterans and three 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 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 June 11, 2026, July 9, 2026, and August 13, 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 eleven homes in the first phase have been sold. Construction of the second phase, consisting of six homes, will begin in the third 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.



Pictured Above: Frontage of McMullen Square.



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





WELCOMING NEW PARTNERS TO 321

Building Stronger Communities

The Delaware Affordable Housing Group (DAHG) is proud to welcome several outstanding organizations as new tenants of 321, further strengthening the building's role as a collaborative hub for innovation, community impact, workforce development, and neighborhood investment. Joining the 321 community are Futures First Gaming (FFG), JF Build, One Step at A Time, and DPI Staffing — each bringing unique expertise and a shared commitment to creating opportunities that positively impact individuals and families throughout Delaware. Their presence reflects the growing momentum of organizations working together to support economic mobility, education, career pathways, and community revitalization.

Futures First Gaming (FFG) is advancing STEM education and e-sports engagement by connecting participants to educational and career development opportunities in technology, media, and gaming industries. JF Build continues to be a valued partner of the Wilmington Housing Authority and DAHG through its work on housing rehabilitation, construction, and lead remediation projects that enhance the quality and safety of affordable housing communities. One Step at A Time is dedicated to empowering youth and families through programs that connect residents to critical resources and support thriving communities. DPI Staffing, a subsidiary of The DPI Group, is helping expand workforce opportunities by combining employment services with supportive programming for individuals facing barriers to employment. DAHG congratulates and warmly welcomes each organization to 321 and looks forward to the positive impact these partnerships will continue to bring to the community. For information regarding tenant opportunities at 321, please contact DAHG at info@dahg.org.



RAPID RESULTS, LASTING IMPACT: PRHPT SUCCESS STORY

A TRUSTED HUB FOR HOUSING SOLUTIONS

The Delaware Affordable Housing Group's Premier Rapid Housing Placement Team (PRHPT) continues to make a meaningful impact across the state through strong community partnerships, consistent outreach, and a deep commitment to serving individuals and families in need. As Supervisor Wayne Jefferson shared, PRHPT has become a central hub for housing referrals statewide because of the team's visibility, trusted connections, and dedication to helping clients access safe, secure, and affordable housing at no cost. This commitment was recently demonstrated when Brother Odom, a van driver at Canaan Baptist Church, referred Ms. Yvonne Jones, a client with a SRAP voucher, to PRHPT for assistance. Within just one week, the team successfully secured safe and affordable housing for her while also providing supportive resources to help ensure long-term stability, reflecting PRHPT's holistic approach and unwavering dedication to the community.



DRESS FOR SUCCESS

THE ONE STOP SHOP BOUTIQUE SUPPORTS WHA RESIDENTS ON THEIR SELF-SUFFICIENCY JOURNEY

The Wilmington Housing Authority (WHA) One Stop Shop (OSS) Boutique is proud to serve as a valuable resource for WHA residents, clients, and program participants working toward employment, education, and greater self-sufficiency. Located on the first floor of the WHA Central Office, the boutique provides gently used business casual clothing, shoes, accessories, and other professional items at no cost. Whether preparing for a job interview, workforce training, or a new career opportunity, the OSS Boutique is designed to help eliminate clothing barriers and support individuals in presenting themselves with confidence and dignity.

The OSS Boutique accepts donations year-round for both men and women of all sizes. Boutique hours are Tuesdays from 2:00 PM to 4:00 PM, Thursdays from 11:00 AM to 1:00 PM, or by appointment. Residents interested in utilizing the boutique or community members wishing to donate are encouraged to contact WHA Resident Services at residentservices@whadelaware.org for additional information.





DISABLED VETERANS SCHOOL TAX CREDIT

TAX BILL ASSISTANCE



Qualified persons may be eligible for a tax credit against 100% of non-vocational school district property tax. This credit may only be used against property taxes assessed on a primary residence. Applications for the upcoming tax year are due April 30th. Individuals may not claim both the Disabled Veterans School Tax Credit and the Senior School Property Tax Credit.

Visit <https://finance.delaware.gov/disabled-veterans/> for more information and to apply.

DELAWARE VETERANS EDUCATION BENEFITS

FUNDING OPPORTUNITIES

The State of Delaware offers educational benefits for children of deceased military service members, those held as prisoners of war, and those declared missing in action. Eligible applicants must be between 16 and 24 years old, residents of Delaware for at least three years prior to application, and attending an educational institution beyond high school. These benefits are administered by the Delaware Postsecondary Education Commission.

Visit <https://vets.delaware.gov/veterans-benefits/> for more information.





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.

