

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 AFFORDABLE RENTAL PROPERTY

801 TO 809 BENNETT CONSTRUCTION PROJECT UPDATE

Delaware Affordable Housing Group (DAHG) is building three one-family homes in this Eastside community of Wilmington. Zoning approval has been received for this 12-month construction project. The goal of the project is to provide Wilmington residents with affordable rental homes on their path to homeownership. Participants in the Section 32 Homeownership Program will be eligible for purchasing one of these homes.

The three new homes from 801 to 809 Bennett Street renovations will include plank flooring, LED lighting, green energy HVAC, off-street parking, and central air conditioning. For more information, contact Andrew Johnson at ajohnson@whadelaware.org.



Pictured Above: Rendering for 801 to 809 Bennett Street in Wilmington.

RENTAL PROPERTY RENOVATION

11th STREET BRIDGE NEIGHBORHOOD

Renovations have begun at 1332 N. Claymont Street in Wilmington. This DAHG rental property was acquired through State American Plan Rescue Act (ARPA) funding. The unit will be available as affordable housing for a low-income family by the summer of 2023.

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



EASTSIDE TOWNHOME RENOVATIONS

703 & 704 BENNETT RENOVATION PROJECT

Delaware Affordable Housing Group's (DAHG) properties located at 703 and 704 Bennett Street, on Wilmington's Eastside are in the process of renovations. Rock Solid is completing the renovations of both properties.

Renovation on the first of the two-bedroom homes, 703 Bennett Street, will be completed by the end of February 2023. The second home, 704 Bennett Street, will be completed in mid-March. These homes will be available with the Housing Choice Voucher Program for rent.

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



DAHG PREMIER RAPID HOUSING TEAM

PROVIDING INTENSIVE CASE MANAGEMENT

DAHG Premier Rapid Housing Team is case managing over 55 clients on their path to successfully locating permanent housing. The clients were referred to DAHG through a variety of sources, including, but not limited to; Foster to Youth Independence, Housing Choice Voucher holders; WHA Community Partners, YouthBuild and Delaware Help Line 211.

The team has also been assisting Emergency Housing Voucher (EHV) clients. The DAHG Premier Rapid Housing Team has placed or in the process of placing over 95% of the 42 recipients. Eight of the successful placements were executed in the last two months.



The team provides case management to Wilmington Housing Authority voucher clients and more than a dozen community partners. Clients' barriers include but are not limited to, utility payments, security deposits, clothes, diapers, furniture, and transportation. Providing supportive case management services and assistance with housing placement enables families to address and overcome other barriers to achieve self-sufficiency.

For more information on being a DAHG Premier Rapid Housing partner, contact Wes Southall, at 302-647-9549 or WSouthall@whadelaware.org.

DAHG PREMIER RAPID HOUSING CLIENTS ACHIEVE THEIR GOALS

SUCCESSFUL HOUSING PLACEMENT

The Wilmington Housing Authority and Delaware Affordable Housing congratulates the following clients for achieving their goals and objectives during the fourth quarter. We are proud of you and are here to support you every step of the way.

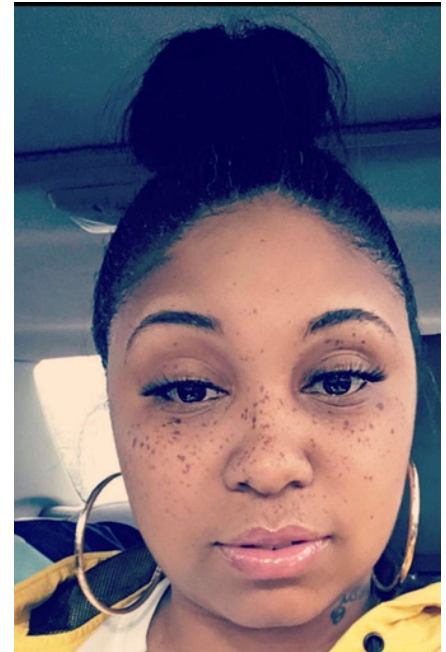
Fonisha Swan

Fonisha Swan is a City of Wilmington native and mother of two. She lost her housing in the summer of 2022 due to landlord's sale of the property. Ms. Swan's search for housing on her own began prior to the sale of the property, and continued months after the property sale. In July of 2022, Ms. Swan began working with Shawn Allen, Case Management Specialist, of DAHG's Premier Rapid Housing Team.

After six months of diligently working with Mr. Allen to locate housing within an affordability of her housing voucher, Ms. Swan was able to transition from living with a friend to permanent housing. In addition to securing housing, Mr. Allen also connected her with Community Partner, Westminster Church of Wilmington, who helped to acquire furniture.

In addition to her barrier of housing, Ms. Swan also received help securing childcare through Purchase of Care benefits with Mr. Allen's assistance. Ms. Swan is now focusing on the next step in her career in human services. She wants to help others achieve life successes as well.

Ms. Swan states that it was well worth the struggle and would like to thank the DAHG Premier Rapid Housing Team, her case manager, Mr. Allen, Wilmington Housing Authority, and all those that played a part in helping her and her kids find housing.



Pictured Above: Fonisha Swan

Mhaudett Watson

Ms. Mhaudett Watson was referred to DAHG Premier Rapid Housing Team by Ministry of Caring in November 2022. Ms. Watson, a single mother of eight children, moved from North Carolina to Delaware for family support and a new start after being homeless since 2018. Ms. Watson was provided temporary shelter with family and friends until moving to Delaware.

Due to multiple on-going and unaddressed health challenges, Ms. Watson has been unable to maintain full-time employment. DAHG's Premier Rapid Housing Team's Case Management Specialist, Wayne Jefferson, helped guide Ms. Watson through her housing search. After a few of months of housing placement efforts, Mr. Jefferson was able to help Ms. Watson and her children transition into permanent housing.

During the housing search, Mr. Jefferson also connected Ms. Watson to some healthcare community partners to address her disabilities. Ms. Watson is continuing to make her health a priority with her new start. Mr. Jefferson also helped Ms. Watson obtain a bedroom set through DAHG's partnership with Habitat for Humanities.

Ms. Watson stated that it "has been a blessing" working with Mr. Jefferson and the DAHG Premier Rapid Housing Team to find housing.



Pictured Above: Mhaudett Watson