

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 OPENS ADMINISTRATIVE OFFICES

PARK VIEW APARTMENTS OF WILMINGTON

DAHG opened their administrative office in October 2022. The office is located in the Park View Apartments located at 1800 N. Broom Street, Wilmington, DE 19802. Office staff will continue to move into the new offices over this next quarter.

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



Pictured Above: Park View Apartments of Wilmington

DAHG NEW FOR SALE 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. The 12-month construction project is awaiting zoning approval. DAHG anticipates ready for people to move in Fall 2023.

The project will produce 3-4 new homes from 801 to 809 Bennett Street and 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

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.



DAHG ACQUIRING ADDITIONAL PROPERTIES

REHABILITATING TO INCREASE AFFORDABLE HOUSING

The Delaware Affordable Housing Group (DAHG) will acquire 45 low-income public housing scattered site units from the Wilmington Housing Authority (WHA). These properties are considered long-term and vacant units for the past 5 to 30 years.

The goal of this project is to increase the affordable housing opportunities for residents in the City of Wilmington. In partnership with the U.S. Department of Housing and Urban Development (HUD), WHA is working to transition these units from Low-Income Public Housing (LIPH) to DAHG. Once conveyed, DAHG will work with development partners to rehabilitate these properties and provide affordable housing to residents of the City of Wilmington over the next 5 years.

The 45 units identified will be located throughout the City of Wilmington. Ten of the units will be developed in partnership with developers.

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



DAHG INCREASES AFFORDABLE RENTAL PROPERTIES

THREE PROPERTY RENOVATION PROJECT

DAHG has acquired three units between two locations to renovate through State American Plan Rescue Act (ARPA) funding. These 2 to 3-bedroom units will be available as affordable housing for low-income families by the summer of 2023.

Two multi-family units are located at 712 N. Jefferson Street in Wilmington. The other unit is located at 1332 N. Claymont Street in Wilmington near the 11th Street Bridge Neighborhood.

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

DAHG PARTNERS WITH UPS

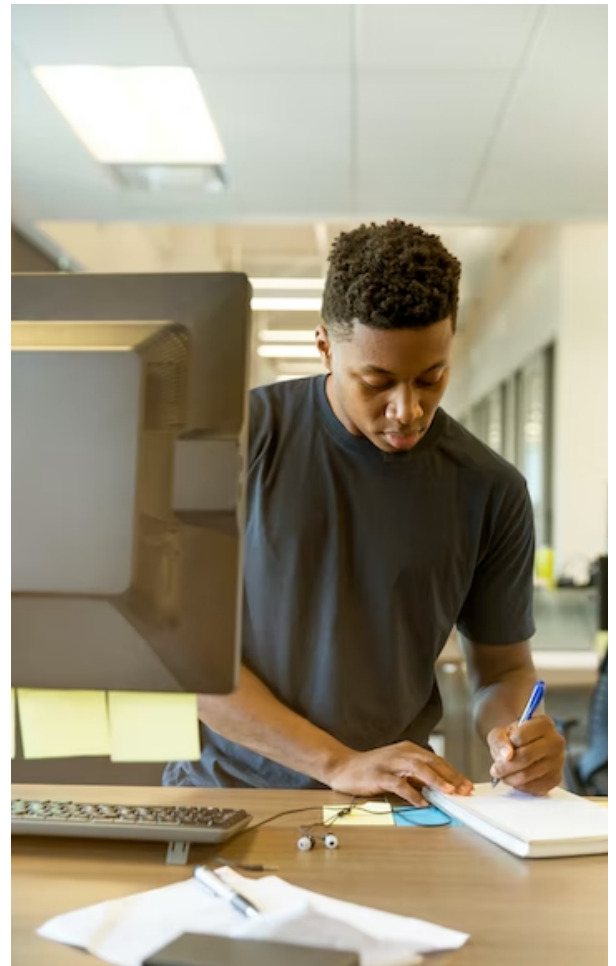
JOB PLACEMENT OPPORTUNITIES

DAHG has partnered with UPS for job placement opportunities to assist clients with obtaining stable and self-sustaining employment. UPS offers strong growth potential and attractive benefits.

On October 25, 2022, DAHG hosted a UPS Job Fair and onsite interviews at Wilmington Housing Authority's Central Office (400 N. Walnut Street, Wilmington, DE) from 3:00 PM - 5:00 PM for their Warehouse Worker and Full-Time Personal Vehicle Delivery Driver positions. The positions start at \$17.00 per hour and \$21 per hour, respectively.

Six individuals attended the job fair to interview for the openings. Based on the level of interest of clients, UPS will host reoccurring Thursday afternoon Job Fairs on-site at WHA either weekly or bi-weekly.

For more information on future job fairs, contact Delaware Affordable Housing Group Job Development, Wes Southall, at 302-647-9549.



DAHG ACQUIRES TWO NEW TOWNHOMES IN WILMINGTON'S EASTSIDE NEIGHBORHOOD

703 & 704 BENNETT RENOVATION PROJECT

Delaware Affordable Housing Group (DAHG) acquired two new homes on the Eastside of Wilmington in 2022. The vacant homes are located at 703 and 704 Bennett Street and are currently being renovated. The two-bedroom renovated homes will include new additions to the back, new electric wiring, HVAC system, and flooring.

These homes will be available with the Housing Choice Voucher Program for rent and are estimated to be available by the end of the year. Rock Solid was chosen from several bids to complete the project for both properties.

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 30 clients on their path to successfully locating permanent housing. Those 30 plus clients were referred from 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 DAHG Premier Rapid Housing Team assists WHA and other voucher holders referred to WHA. The team serves as liaisons between housing voucher clients, landlords, and WHA while providing housing locator services.

Supportive case management services and assistance with housing placement enables families to address and overcome other barriers to self-sufficiency.

DAHG IN PARTNERSHIP WITH CITY OF WILMINGTON UPGRADED FAÇADES ON THE EASTSIDE

EASTSIDE FAÇADES PROJECT

In partnership with the City of Wilmington, the Delaware Affordable Housing Group (DAHG) has completed repairs of 22 façades on the Eastside of Wilmington. The repairs included new paint, new concrete sidewalks and steps, storm doors, brick, and other repairs. DAHG received funding from the City of Wilmington's American Rescue Plan Act (ARPA) for this project.

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

