

THE DAHG QUARTERLY

Official Newsletter of Delaware Affordable Housing Group



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.

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HOPE HOUSE RIBBON CUTTING

DAHG COMMUNITY PARTNERSHIP



Pictured Above: 931 Vandever Ave., Wilmington property.

On Tuesday, April 16, 2024, the Delaware Affordable Housing Group (DAHG) collaborated with the Wilmington HOPE Commission to mark the opening of Wilmington HOPE Commission's Reentry Supportive Housing at 931 Vandever Avenue in Wilmington, DE. According to the Wilmington HOPE Commission, supportive housing plays a crucial role in supporting successful reentry and addressing issues that often lead justice-involved individuals to reoffend. Providing access to housing also enhances public safety, as studies have demonstrated a correlation between housing stability and reductions in crime and repeat offenses.

Under the partnership, Delaware Affordable Housing Group (DAHG) has leased the newly refurbished three-story property, featuring four bedrooms, two and a half baths, on-site laundry facilities, and a private backyard, to the HOPE Commission. This arrangement aims to offer stable housing to Reentry Court program participants as they progress through the initiative. Vincent White, DAHG's Vice President of Operations and 1st District City Councilman, WHA Executive Director & Wilmington Hope Commission Vice Chairperson of the Board of Directors, Ray Fitzgerald, Mayor Michael Purzycki, and Senator Darius Brown all expressed their support for this community collaboration, which aims to facilitate a successful reintegration of residents back into the community.



Pictured Above: from left to right Director of City of Wilmington Parks and Recreation Ian Smith, DAHG Vice President of Operations and 1st District City Councilman Vincent M. White, WHA Director of Development Andrew Johnson, Terell Watson, Peer mentor of Wilmington HOPE Commission, Wilmington Hope Commission Vice Chairperson of the Board & WHA Executive Director Ray Fitzgerald, Mayor Michael Purzycki and Wilmington Hope Commission Chairperson of the Board and President & CEO of United Way of Delaware, Michelle Taylor.

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 of DAHG's strategies is forming property partnerships.

In April 2024, the Jumpstart Wilmington Property Acquisition Program (CJWPAP) by Cinnaire started its collaboration with DAHG. The initiative is an addition to DAHG's partnership with Jumpstart Program graduates.

Currently, DAHG has 10 Property Partners, managing 14 out of their 61 properties. An additional 4 properties will be partnered through CJWPAP this year. Some of DAHG's partners include Delaware Community Developers, Community Developer Solutions, G&J Quality Homes, Christopher Alexander Holdings, LLC, Lilley Investments,

LEEP-DE, Chetan Realty Series, LLC, For Redden Realty, LLC, PL Housing Group, and B8 Construction, LLC.

The partnership properties, mostly single-family units, are at various stages of development. For example, 2415 Market Street is in the leasing process, while properties like 1105 W. 2nd Street, 412 N Broom Street, and 225 N Jackson Street are expected to be completed by mid-June 2024. Four more properties are projected to be finished by the end of August 2024, while the remaining six are set for completion by December 2024. DAHG is pleased with the success of their property partnerships in accelerating the provision of affordable housing in Wilmington.

DAHG is open to new partners for their upcoming properties, approximately 50, within the next six months. For partnership inquiries, reach out to Jacinta Puckett at jpuckett@dahg.org.



Pictured Above: Jacinta Puckett & DAHG Partner Sultan Tasking.

HOND PROCLAMATION PRESENTATION

PROPERTY ACQUISITION PROGRAM PARTNERSHIP

On April 8, 2024, Vincent White, DAHG Vice President, attended the 40th Annual Fair Housing Law Proclamation Reading Ceremony Hosted by Housing Opportunities of Northern Delaware (HOND) at New Castle County HOPE Center.

April is Fair Housing Law Month, during this event Marva Hammond was given the Andrew Turner Award and Jac Rivers given the Lenon N. Weiner Award. DAHG congratulates both awardees for the work they have done in support of fair housing for residents of Delaware.



Pictured Left: George E Evans, HOND President of Board of Directors, Vincent White, DAHG Vice President and Gladys B. Spikes, HOND Exec Director.

DAHG OUTREACH

PROGRAM AWARENESS & PARTNERSHIPS

Development Specialist for Delaware Affordable Housing Group (DAHG), Jacinta Puckett, attended the JumpStart Wilmington Developer Networking Event sponsored by Cinnaire, April 25, 2024. This event provides an opportunity to network not only with real estate developers for possible future partnerships but also community organizations to bring awareness of DAHG.

Community organizations in attendance included Labor Economics Education emPowerment of Delaware, Delaware Department of Natural Resources and Environmental Control, Delaware Black Chamber of Commerce, True Access Capital, StandByMe and more.

For partnership inquiries, reach out to Jacinta Puckett at jpuckett@dahg.org.



Pictured Above: Jacinta Puckett in discussion with developers.

DAHG & WHA TEAM MEMBERS PARTICIPATE IN CHAT GPT TRAINING

PROFESSIONAL GROWTH

In April 2024, the Premier Rapid Housing Team and the WHA YouthBuild Team participated in an Introduction to Chat GPT training from the WHA Communications Team. The training consisted of an introductory overview of Chat GPT, detailing its functionality, usage, and essential components that make it a powerful tool for enhancing communication and productivity.

The introductory training is designed to provide Chat GPT newcomers with the foundational knowledge necessary to effectively interact with artificial intelligence (AI) technology in their daily tasks. For more information on this and other Chat GPT staff workshops, contact Sandra Countley at scountley@whadelaware.org.



Pictured Above: WHA & DAHG team members participate in Chat GPT training.

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 placed almost 50 families in successfully securing housing including both those with housing vouchers and those without rental assistance. Two of those families secured housing in Kent County. The team looks forward to helping more families secure affordable and safe housing statewide.

The PRHPT will continue partnering with Wilmington Housing Authority (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.



Pictured Above: Joseph Boatwright, team member with highest placements, in April 2024.



Pictured Above: Initial Phase of McMullen Square.

MCMULLEN SQUARE

New Construction Update

Delaware Affordable Housing Group (DAHG) is thrilled to share the latest developments regarding the McMullen Square properties. The framing of both floors has been completed on 11 of the homes. The foundation has been poured on the other six homes. DAHG aims to finish this project by the end of 2024.

For further information on purchasing one of the McMullen Square townhomes, please reach out to Jacinta Puckett at jpuckett@dahg.org.

321 EAST 11TH STREET BUILDING

RENOVATIONS CONTINUE

Renovation progress continues on the 321 E. 11th Street property with HVAC being next steps. The DAHG team is thrilled with next steps to the opening of 321 East 11th Street in Wilmington, Delaware. The 64,000-square foot property will provide resources and services that further aligns with DAHG's mission to ensure that every Delaware resident has access to safe, decent, affordable housing options.

For more information, email info@dahg.org.



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



801 TO 809 BENNETT ST. CONSTRUCTION

AFFORDABLE RENTAL PROPERTY UPDATE

Wilmington Housing Authority's Section 32 Homeownership Program will be eligible for purchasing one of the 801 to 809 Bennett Street townhomes. The homes include a master bedroom ensuite, eat-in kitchen, central air conditioning, and full basements with room for future growth. This project for 801 to 809 Bennett provides Wilmington, DE residents with affordable rental homes on their path to homeownership.

Delaware Affordable Housing Group (DAHG) has seen continued growth in the three single family townhome construction projects during this past quarter. The homes' plumbing, electric, and HVAC rough work have been completed. Additionally, bricking on the front and sides of the homes is complete. Anticipated completion of this project is third quarter of 2024.

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



Pictured Above: Frontage at 801 to 809 Bennett Street in Wilmington.



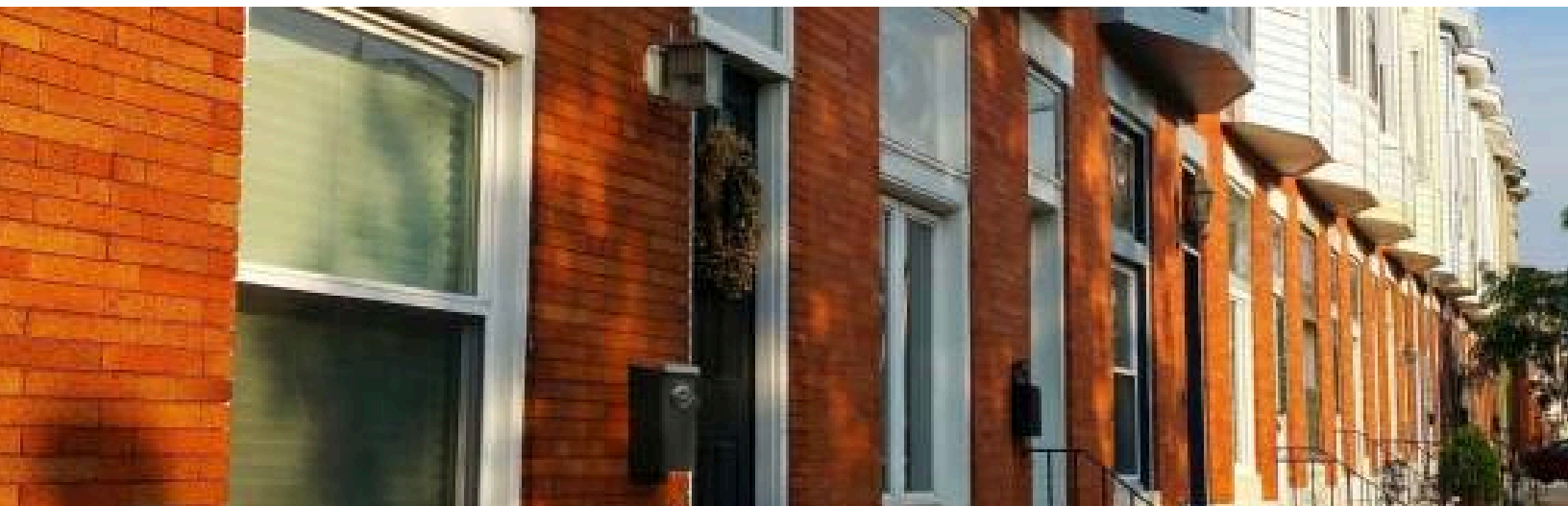
Pictured Above: 622 W. 5th Street.

RENTAL PROPERTY RENOVATIONS

NEIGHBORHOODS THROUGHOUT WILMINGTON

The renovations of the duplexes at 712 N. Jefferson Street, 622 W. 5th Street, 417 N. Madison Street, 616 W. 6th Street in Wilmington, DE are complete. A fifth duplex located at 616 W. 5th Street was demolished and set for new construction. DAHG looks forward to the eight families acquiring these completed units.

For more information on a DAHG partnership or becoming a DAHG resident, contact Jacinta Puckett, Development Specialist, at jpuckett@dahg.org.



Pictured Above: 704 Bennett Street.

EASTSIDE TOWNHOMES

703 & 704 BENNETT RENOVATIONS COMPLETE

Generation Electrical Services completed renovations for these Delaware Affordable Housing Group's (DAHG) properties located in Wilmington's Eastside neighborhood. Families have moved into the two-story, two-bedroom homes this quarter. For more information, contact Jacinta Puckett at jpuckett@dahg.org.

PARTNERSHIP RENTAL PROPERTY RENOVATIONS

NEIGHBORHOODS THROUGHOUT WILMINGTON

DAHG Partnerships have 12 single family units and one multi-unit throughout the City of Wilmington. Three properties (1105 W. 2nd Street, 412 N. Broom Street, 225 N. Jackson Street) are anticipated to be completed by mid-June 2024. Four more properties are expected to be completed by the end of August 2024. The remaining six properties are anticipating completion by December of 2024. One property, 2415 Market Street, is in the process of leasing.

For more information on a DAHG partnership or becoming a DAHG resident, contact Jacinta Puckett, Development Specialist, at jpuckett@dahg.org.



Pictured Above: 2415 Market St.

HOMEVIEW STEPS OF HOMEOWNERSHIP

VIRTUAL CERTIFICATE COURSE

Fannie Mae HomeView offers a free virtual Certificate course on the steps to Homeownership. This course consisting of seven modules is designed for first time homebuyers available in English and Spanish. The seven modules are as follows:

- Module 1 - Knowing When You're Ready
- Module 2 - Saving for Homeownership
- Module 3 - Understanding the Mortgage Loan Process
- Module 4 - Shopping for a Home with a Real Estate Agent
- Module 5 - Making an Offer on a House
- Module 6 - Getting Ready to Close on Your Loan
- Module 7 - Welcome to Homeownership

The course aligns with National Industry Standards for pre-purchase homeownership education, so it fulfills education requirements for most mortgage products. After finishing and passing the end of course quiz (score of 80% or higher), participants receive a certificate of completion to share with your lender. For more information and to enroll, visit <https://www.fanniemae.com/education>.



DOWNPAYMENT & CLOSING COST ASSISTANCE

VIRTUAL CERTIFICATE COURSE



Delaware State Housing Authority (DSHA) is offering down payment and closing cost assistance for first-time and repeat homebuyers in Delaware. DSHA's Homeownership Loan Programs provides affordable financing to low- and moderate-income Delawareans.

DSHA offers programs such as First State Home Loan, Home Sweet Home, and Delaware Diamonds, that provide down payment and closing cost assistance. Please note that once funds have been exhausted, the Home Sweet Home and Delaware Diamonds programs will no longer be available.

Visit <https://kissyourlandlordgoodbye.com/> or call 1-888-363-8808 for more information on DSHA homeownership programs.



LOTTIE LEE MEMORIAL SCHOLARSHIP

DELAWARE CHAPTER OF NAHRO

National Association of Housing and Redevelopment Officials (NAHRO) of Delaware offers the Lottie Lee Memorial Scholarship for high school seniors continue their education at a 2- or 4-year college or university, or trade school. The scholarship award will be \$1,000.00/year for up to 4 years for a total of \$4,000.00.

Students must live in subsidized housing defined as Project Based Section 8, Rural Development Section 515, Housing Choice Vouchers, Low Income Housing Tax Credit (LIHTC), Delaware State Rental Assistance Program (SRAP), Public Housing, Habitat for Humanity Home, Self Help Homeownership Program, or USDA Rural Development Homeownership Program at time of application and provide a copy of certification form from housing manager.

For more information on eligibility and guidelines call 302-252-7531 or email paula@denahro.com.



HOMEBUYER'S WORKSHOPS

WHA ONE STOP SHOP'S ENVISION CENTER

The WHA One Stop Shop's (OSS) EnVision Center is hosting a Homebuyer's Workshop on June 13, 2024, and July 11, 2024, 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 302-761-9460 ext. 101.