

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 , 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 2024 FULL-YEAR SUCCESS REPORT: HIGHLIGHTING MILESTONES AND ACHIEVEMENTS

Delaware Affordable Housing Group (DAHG) are community builders committed to crafting 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.

During the full year of 2024, DAHG continued to make major strides in alignment with our mission. Below are some of DAHG’s achievements.



7
DAHG HOMES RENOVATED

providing additional affordable housing to residents of Wilmington, Delaware.



150
FAMILIES HOUSED

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



2
NEW DEVELOPER PARTNERSHIPS

helping them take the first steps in their new careers.



4
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.

BENNETT STREET RESIDENCES WELCOME NEW FAMILIES

AFFORDABLE RENTAL PROPERTY SECURED

Delaware Affordable Housing Group (DAHG) is proud to celebrate the successful move-in of three families to the newly constructed single-family townhomes on Bennett Street. In December 2024, Crystal Lawrence became the first resident to step into her new home, followed by Lani Roy and Zoe Wilkins in January 2025. With these placements, all units in the development are now filled, marking a significant milestone in DAHG's commitment to expanding affordable housing options in Wilmington. Assistant Housing Manager, Tracey Childress, shared that all three families expressed excitement and gratitude for the opportunity, with each resident acknowledging a mix of nervousness and anticipation for future homeownership. "It was a pleasure working with the residents and a joy to see the excitement on their faces during the lease signing and the passing of the keys," Childress said.

Developed in partnership with the Delaware Affordable Housing Group, the three newly constructed homes offer high-quality, affordable rental housing with the potential for homeownership. Two of the families secured their homes through WHA's Section 32 Homeownership Program, leasing with the option to purchase, while one non-WHA Wilmington family is actively working toward homeownership. Each home features a master bedroom ensuite, an eat-in kitchen, 2.5 baths, central air conditioning, full basements with space for future expansion, and private fenced backyards—designed to provide comfort, stability, and room to grow.

This milestone reinforces DAHG's mission to provide affordable, well-maintained housing and to support residents on their path to self-sufficiency. As these families settle into their new homes, they take an important step toward long-term stability and future homeownership.

Congratulations to Crystal, Lani, and Zoe on this exciting new chapter. For more information on becoming a DAHG resident email DAHGhousingapplications@whadelaware.org.



***Pictured Above:** Bennett Street completed units*

VACANT LOTS INTO AFFORDABLE HOUSING

TRANSFORMATION BEGINS



Pictured Above: Vacant lot of 213 and 215 W. 24th Street

Delaware Affordable Housing Group (DAHG) is thrilled to announce the preliminary stages of two vacant lots in North Wilmington, DE for future development into energy-efficient townhomes, this initiative not only provides affordable housing options but also fosters neighborhood revitalization, creating safer, more engaged communities. These milestones represent a significant step toward ensuring all Wilmington residents have access to quality, affordable housing and the opportunity to thrive. For more information on a DAHG partnership, contact Jacinta Puckett, Development Specialist, at jpuckett@dahg.org.

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 13, 2025, April 10, 2025, and May 8, 2025, 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.



DAHG PREMIER RAPID HOUSING TEAM

SUCCESSFUL HOUSING PLACEMENT



Pictured Above: Jennifer Harris, team member with highest placements in January 2025.

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 39 families in successfully securing housing including those with housing vouchers and those paying on their own assistance through another program. One client was through the Foster to Youth Independence voucher holders, one was self-pay and another was a veteran. Three families were transitioning out of WHA Riverside for Imani Village new construction phases. 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.

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 maintained their 12 Development Partners, who are managing 16 of their 78 properties.

Pleased with the success of their development partnerships in accelerating the provision of affordable housing in Wilmington, DAHG has seen progress in all properties with required approvals. For example, renovations have begun on two properties, 1015 N. Pine Street and 1407 W. 3rd Street in Wilmington, DE after approval from Historical department. Two properties, 2416 and 2420 West Street in Wilmington, DE continue their progress and are at the sheetrock phase. Two properties have been completed at 1316 W. 3rd Street and 609 W. 8th Street in Wilmington, DE. One home has been rented and the second is pending, respectively. Two other homes are greater than 50% completed with awaiting on utilities connection from Exelon Corporation.

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.



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

RENTAL PROPERTY RENOVATIONS

WEST CENTER CITY NEIGHBORHOOD

In the past quarter five units have been leased in the West Center City one and two-bedroom duplexes at 622 W. 5th Street, 417 N. Madison Street, 616 W. 6th Street in Wilmington, DE one unit is occupied. The second unit of 616 W. 6th Street is available for leasing. Monthly rentals are \$950.00 for a one-bedroom and \$1,000.00 for two-bedroom units. DAHG is excited to lease to five local families in need of affordable housing.

For more information on becoming a DAHG resident email DAHGhousingapplications@whadelaware.org.



Pictured Above: Renovated WHA property.



MCMULLEN SQUARE

New Construction Update

Delaware Affordable Housing Group (DAHG) is thrilled to share the latest developments regarding the McMullen Square properties. The three- and four-bedroom new construction townhomes continue. Electric, HVAC and Brick work of the first 11 homes have been completed and drywall is in process. The foundation has been poured on the other six homes. Two lots are under contract and additional three lots have been placed on hold.

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

321 EAST 11TH STREET BUILDING

RENOVATIONS CONTINUE

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. Renovation progress continues on the 321 E. 11th Street property with office buildouts. The DAHG team is thrilled with continued progress to the opening of 321 East 11th Street in Wilmington, DE. For more information, email info@dahg.org.



Pictured Above: 321 E. 11th Street



HOME ACCESSIBILITY PROGRAM

HOME RENOVATIONS

The New Castle County Architectural Accessibility Program is a grant program. The program makes homes more accessible. Work to be performed through this program includes the installation of ramps, grab bars, bathroom modifications, etc. Funds are limited and available on a first come first serve basis.

For more information, call or e-mail Christina Bloemendaal at christina.bloemendaal@newcastlede.gov or 302-395-5639 or Erin Wisher-Coleman at erin.coleman@newcastlede.gov or 302-395-5540.

SENIOR COUNTY & SCHOOL TAX CREDITS

COUNTY & SCHOOL TAX ASSISTANCE

For seniors (65 years old before the beginning of the tax year on July 1) and an owner or part owner of the property that meet requirements may qualify for a school tax credit up to \$500.00. For more information and to apply, call Earned Income Tax Office at 302-576-2418 or email your CityTaxQuestions@WilmingtonDE.gov.

SENIOR PROPERTY TAX ASSISTANCE PROGRAM

PROPERTY TAX ASSISTANCE

The Wilmington Senior Property Tax Assistance Program assists seniors with paid off mortgages and facing foreclosure due to delinquent City property taxes or sewer/water bills. City of Wilmington, Delaware State Housing Authority (DSHA), and United Way of Delaware have partnered to assist qualified homeowners in Wilmington who are 62 years of age or older and facing imminent foreclosure. The maximum grant amount the tax assistance program is \$3,000.00.

Visit <https://www.destatehousing.com/maintain/foreclosure-prevention/>, for an application and complete information about the program. To apply, contact DSHA at 302-577-5001 to set up an appointment.



NEW CASTLE COUNTY NO-LEAD PROGRAM

SAFE HOUSING

New Castle County No-Lead Program is free to Tenants, Landlords or Owners who qualify. If lead or home health hazards are found, the home will be remediated accordingly. Although painting, special cleaning and/or window replacement may be required; this is not a beautification program.

Call 302-395-5318 for an application, visit the County office, or apply online at <https://www.newcastlede.gov/FormCenter/Lead-Program-14/Lead-Program-Information-and-Application-79>.

Community members can also drop off an application and supporting documentation to the following hub locations for the New Castle County (NCC) Lead Program:



NORTHEAST STATE SERVICE CENTER

1624 Jessup St.
Wilmington, DE 19802
First Tuesday of the month from 9:30 AM to 12:00 PM



DELAWARE STATE SERVICE CENTER

500 Rogers Rd
New Castle, DE 19720
Last Tuesday of the month 1:00 PM to 4:30 PM



THE VENUE

2409 Lancaster Ave.
Wilmington, DE 19805
Second Tuesday of the month 10:00 AM to 1:00 PM



FREE SMOKE AND CARBON MONOXIDE DETECTORS FOR VULNERABLE RESIDENTS

PROTECTING LIVES



The Delaware State Fire Marshal's Office is offering an invaluable program to help safeguard senior citizens and individuals with disabilities by providing free hard-wired smoke detectors and carbon monoxide detectors. This initiative is designed to enhance home safety for some of the most vulnerable members of our community, ensuring they are protected from the dangers of fire and carbon monoxide exposure. These life-saving devices are essential for creating a safer living environment, offering peace of mind to residents and their families. By reducing the risk of undetected fire or carbon monoxide incidents, this program underscores a commitment to public safety and the well-being of Delaware's communities. Residents in need of these safety devices are encouraged to take advantage of this free resource.

For more information about the program, or to request installation of these detectors, contact the State Fire Marshal's Office at 302-323-5375. Additionally, the Wilmington Fire Department provides fire safety resources and guidance through their Fire Safety Programs. You can reach their team at 302-576-3120. Don't miss this opportunity to enhance your home's safety—call today and take a proactive step toward protecting yourself and your loved ones.



SEWER RATES REDUCTIONS

HOMEOWNERSHIP SAVINGS OPPORTUNITIES

New Castle County offers eligible residents aged 65 or older may receive up to 50% off their next sewer bill.

Visit <https://www.newcastlede.gov/486/Property-Tax-Sewer-Rates>. For more information, call 302-395-5520.

LOTTIE LEE SCHOLARSHIP

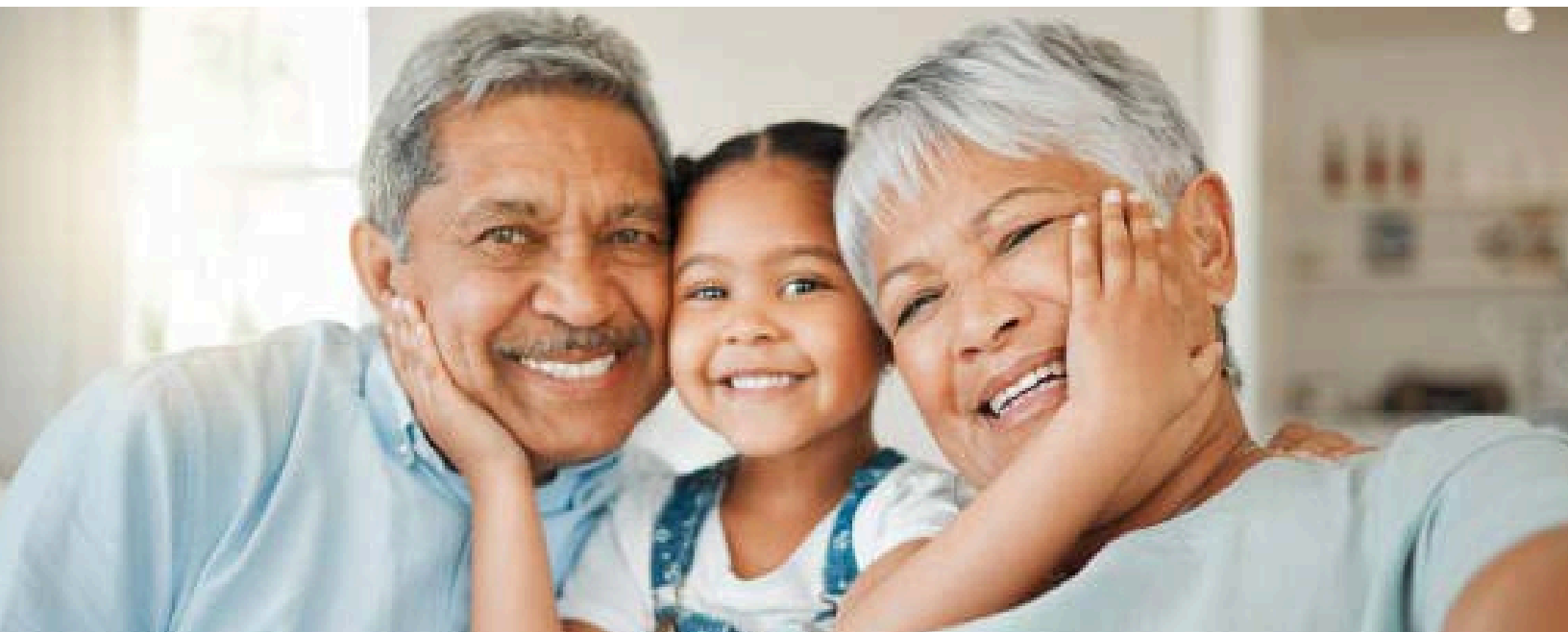
HIGHER EDUCATION FUNDING

National Association of Housing and Redevelopment Officials (NAHRO) of Delaware offers the Lottie Lee Memorial Scholarship for high school seniors to 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 four 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.





PROPERTY TAX EXEMPTIONS

SAVINGS FOR HOMEOWNERS



The City of Wilmington provides a property tax exemption up to \$565.00 dollars per year to homeowners aged 65 and over who qualify based on income. Those that qualify also receive a discount on their water and sewer bills.

For more information, visit <https://www.wilmingtonde.gov/residents/senior-citizen-exemptions-and-programs>.

JOURNEY TO FREEDOM

AFRICAN AMERICAN EXPERIENCE

Jane and Littleton Mitchell Center for African American Heritage, located within the Delaware History Museum, of Wilmington, DE provides visitors with an exploration of the African American experience from 1639 to the present through artifacts, oral history interviews, music, and art. The museum houses a permanent exhibition Journey to Freedom.

Hours of operation for the museum are Wednesday through Saturday 12:00 PM to 5:00 PM, closed major holidays for guided tours of Discover Delaware, Journey to Freedom, and museum sites. Admission for adults is \$10.00, Military, Senior and Students (with Identification) is \$8.00 and ages 6-17 is \$5.00 each. Art-Reach ACCESS Delaware and Museums for All are \$2.00 each. Free admission on First Fridays. Teachers have free admission on the 3rd Saturday of every month. Contact Garrett Hastings for information at 302-295-2384.



Pictured Above: Harriet Tubman Sculpture