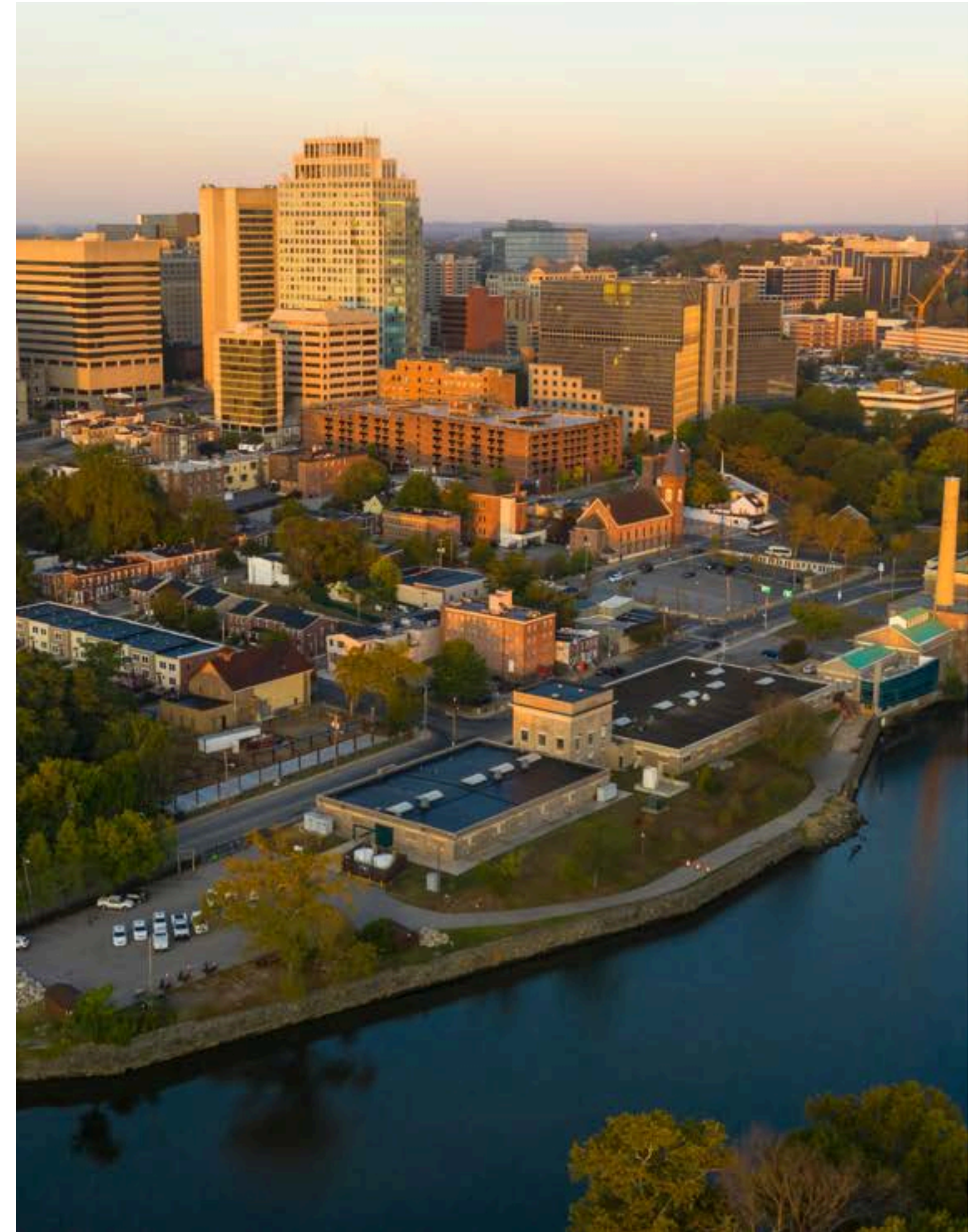




# Wilmington Housing Authority

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## Accomplishments





# About Us

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We are the largest direct provider of affordable housing opportunities in the State of Delaware committed to developing, providing, and managing safe, and affordable housing for low-income families in the city of Wilmington.



## **Over 2,000 Choice Vouchers Administered**

The WHA administers over 2,000 housing choice vouchers in a variety of programs



## **Almost 2,000 Public, Tax Credit & Market Rate Housing**

The WHA manages nearly 2,000 units of public, tax credit, and market rate housing.



## **Over 7,000 Residents Served**

Over 7,000 low to moderate-income residents of the city of Wilmington served through our programs, resources, and services.





# Our Purpose

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## **PROVIDE SUSTAINABLE HOUSING**

By upgrading facilities, implementing green building practices, and improving operational efficiencies, our goal is to provide residents with a safe, comfortable, and affordable housing.

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## **CREATE OPPORTUNITIES**

Create opportunities for residents to support them achieving their goals by providing services, resources, and programs through our partnerships and community engagement.

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## **PROMOTE COMMUNITY WELLNESS**

Partner with business and community stakeholders on initiatives, programs, and other activities to help the community thrive.





# Recognition & Grants

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National recognition and targeted federal investments are powering WHA's citywide revitalization.

**1 RATED HUD "HIGH PERFORMER" (SEMAP, 2015–2024)**

WHA has been consistently rated a High Performer while administering 3,000+ Housing Choice Vouchers, reflecting strong program management and outcomes.

**2 AWARDED \$1.5M DOL YOUTHBUILD GRANT (2022)**

WHA's YouthBuild program for ages 16–24, strengthening pathways to credentials and employment in fields like construction, healthcare, culinary, and logistics.

**3 RECEIVED \$50M CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT (2023)**

Funding to revitalize Riverside and surrounding Northeast Wilmington using the Purpose Built Communities model—catalyzing mixed-income housing and neighborhood amenities.

**4 AWARDED \$5M LEAD-BASED PAINT CAPITAL FUND PROGRAM (2023)**

Grant to assess and abate lead hazards across WHA properties. It also creates paid opportunities for WHA residents, program participants and community members who were trained and certified to do the work

**5 ADDITIONAL LEVERAGED FUNDING**

WHA has also tapped HOPE VI, LIHTC, Capital Funds, and RAD to finance redevelopment and preservation.



# Housing Access

WHA is helping families access safe, affordable housing more quickly and effectively than ever before.

## 1 HIGH VOUCHER UTILIZATION

WHA issued 1,188 vouchers and achieved a nearly 90% lease-up rate in 2024, ensuring families use their Housing Choice Vouchers successfully.

## 2 EXPANDED HOUSING ACCESS

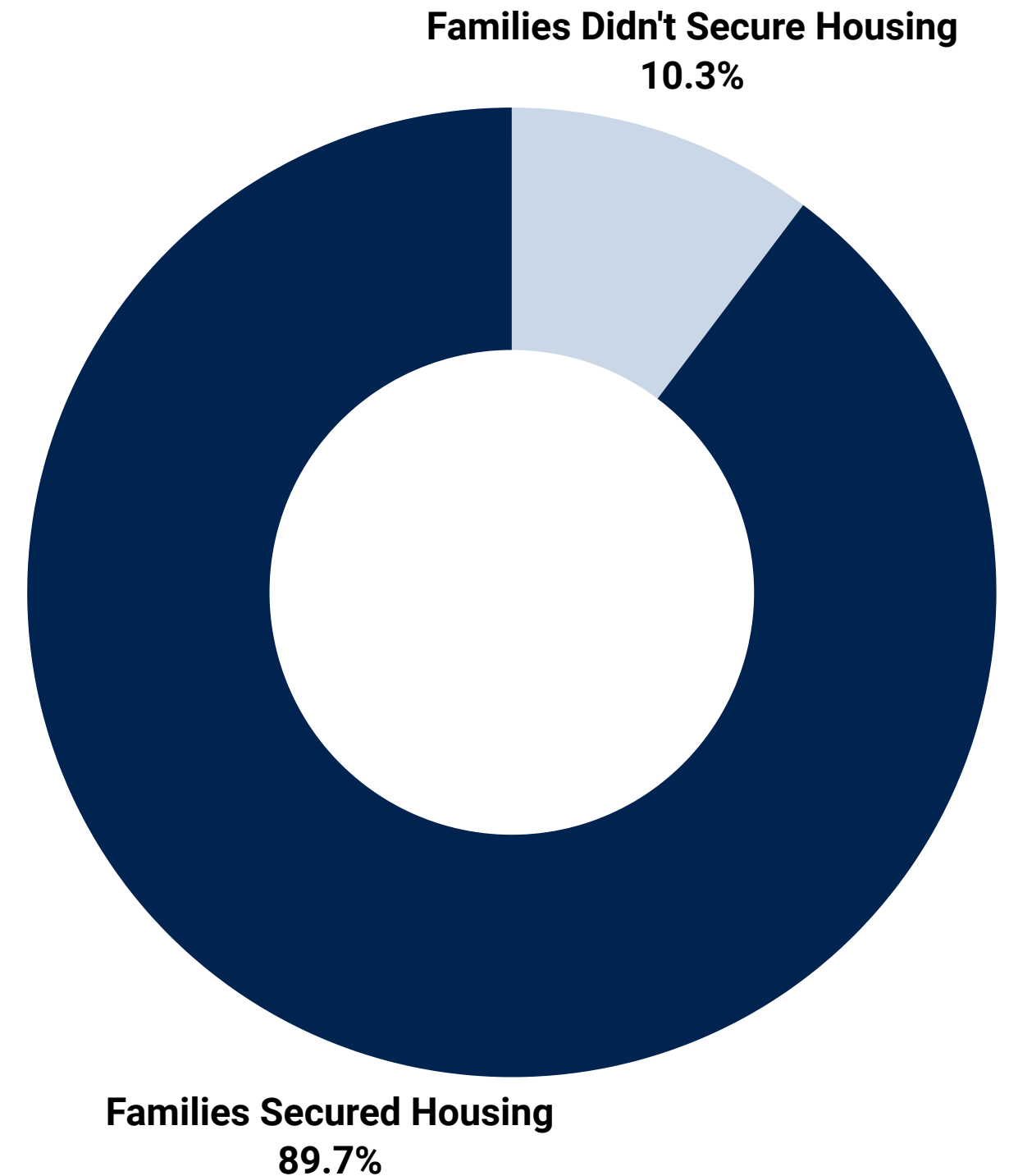
Assisted more than 1,000 families in finding safe, permanent and stable housing.

## 3 SUPPORT SERVICES

Provided landlord outreach, tenant education, and case management to improve stability for voucher holders.



## WHA VOUCHER HOLDERS SECURED HOUSING



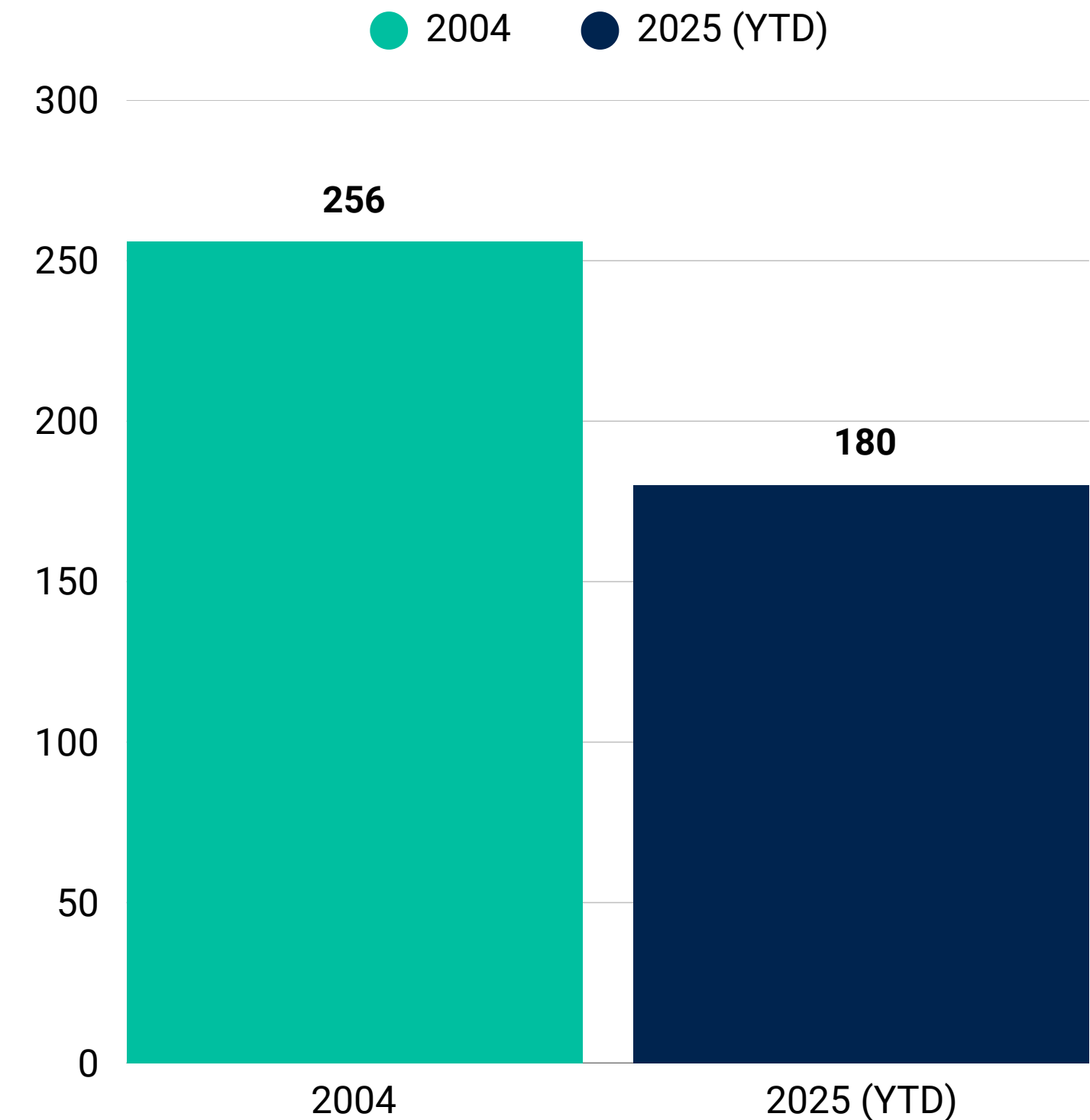
# Premier Rapid Housing Placement Team

To ensure no family is left behind, WHA created a dedicated team that delivers hands-on support to overcome leasing barriers.

- 1 PREMIER RAPID HOUSING PLACEMENT TEAM**  
Placed over 400 individuals into permanent homes since 2024.
- 2 COMPREHENSIVE CASE MANAGEMENT**  
Connected families to employment, transportation, childcare, and other supports for long-term stability.
- 3 COLLABORATIVE PARTNERSHIPS**  
Worked with over 100 landlords and property managers to expand housing opportunities for clients across the city of Wilmington.



## PREMIER RAPID HOUSING PLACEMENT TEAM PLACEMENTS





# Regional Partnerships

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WHA is joining forces with other housing authorities to expand housing opportunities for families with less paperwork.

## 1 CENTRALIZED STATEWIDE WAITLIST

Partnered with the Delaware State Housing Authority (DSHA), New Castle Housing Authority, Dover Housing Authority, and Newark (DE) Housing Authority to streamline access to vouchers and housing programs.

## 2 MOU FOR PORTABILITY

Agreement with Newark and New Castle County Housing Authorities (2023) allows vouchers to move seamlessly across jurisdictions.

## 3 CONTINUUM OF CARE PARTNERSHIP

Collaborated with nonprofits and state agencies to distribute Emergency Housing Vouchers more effectively.



# Workforce Development

By investing in people, WHA is preparing residents for stable careers that strengthen both families and the community

## 1 YOUTHBUILD PROGRAM

Provided education, GED attainment, and job training in construction, healthcare, IT, and more for residents ages 16–24.

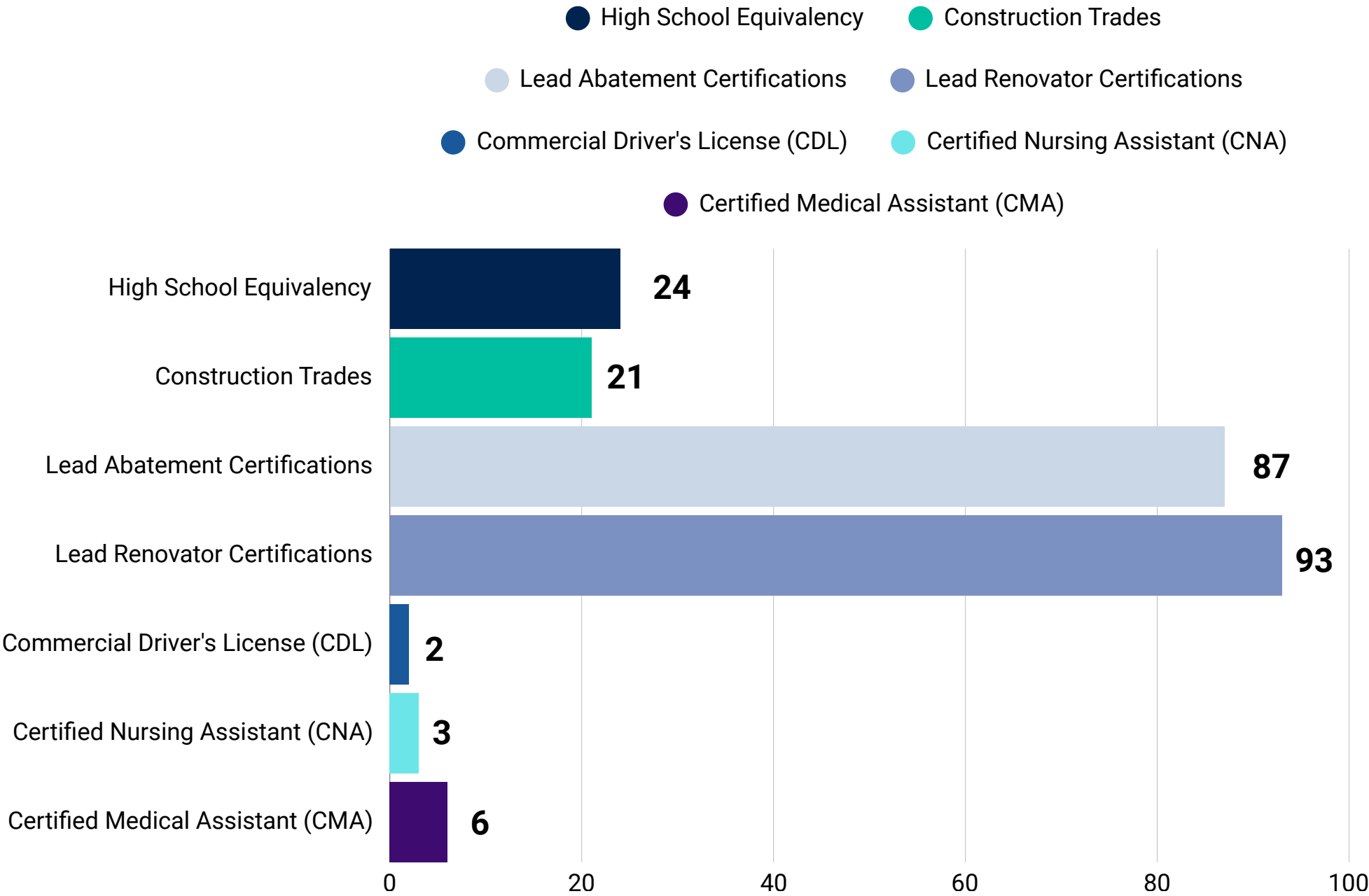
## 2 LEAD ABATEMENT TRAINING & JOBS

A \$5M HUD Lead-Based Paint Capital Fund Grant created training and paid positions for YouthBuild graduates, WHA residents, and community members in environmental safety and remediation.

## 3 EMPLOYMENT OUTCOMES

Trained 139 participants in 2024–2025, leading to 95 direct job placements with industry certifications.

### WILMINGTON HOUSING AUTHORITY WORKFORCE DEVELOPMENT CREDENTIALS





# Homeownership Pathways

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WHA is turning renters into homeowners by offering financial coaching, savings tools, and access to affordable homes.

## 1 SECTION 32 COMPREHENSIVE PROGRAM

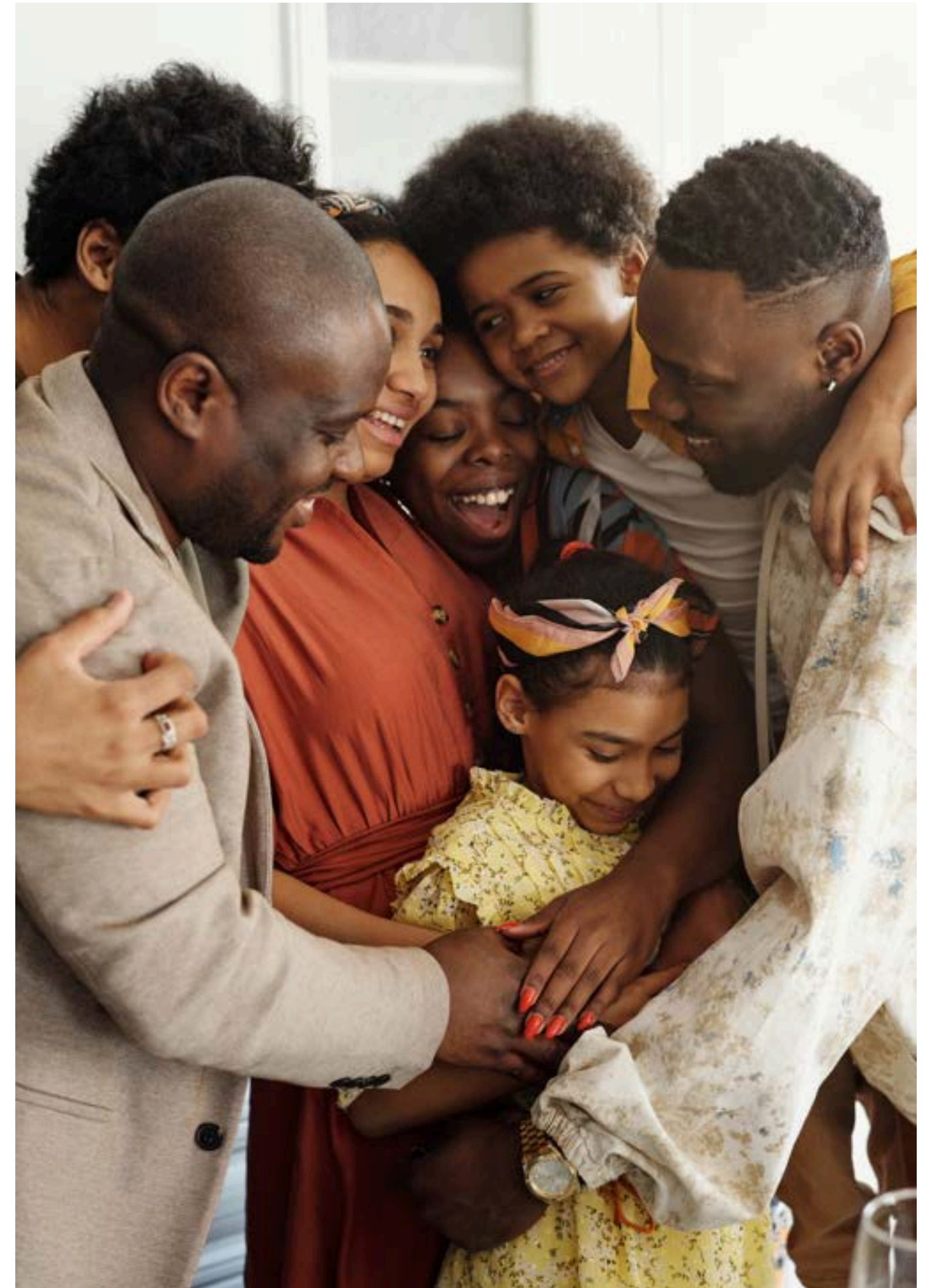
Enabled 21 sales of scattered-site homes with over \$3.4M in financing and \$536K in forgivable second mortgages by 2024.

## 2 HCV HOMEOWNERSHIP PROGRAM

Provided vouchers and subsidies to cover mortgage payments, helping families transition from renting to ownership.

## 3 RESIDENT SUCCESS STORIES

More than 145 families became homeowners, including seven since 2023, through WHA-supported programs.





# Neighborhood Revitalization

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WHA is restoring Wilmington neighborhoods by transforming vacant, blighted, and distressed properties into thriving, mixed-income communities.

## 1 CHOICE NEIGHBORHOODS GRANT (RIVERSIDE)

\$50M investment is rebuilding more than 550 mixed-income homes, new green space, and community amenities in Northeast Wilmington.

## 2 VACANT PROPERTY REDEVELOPMENT

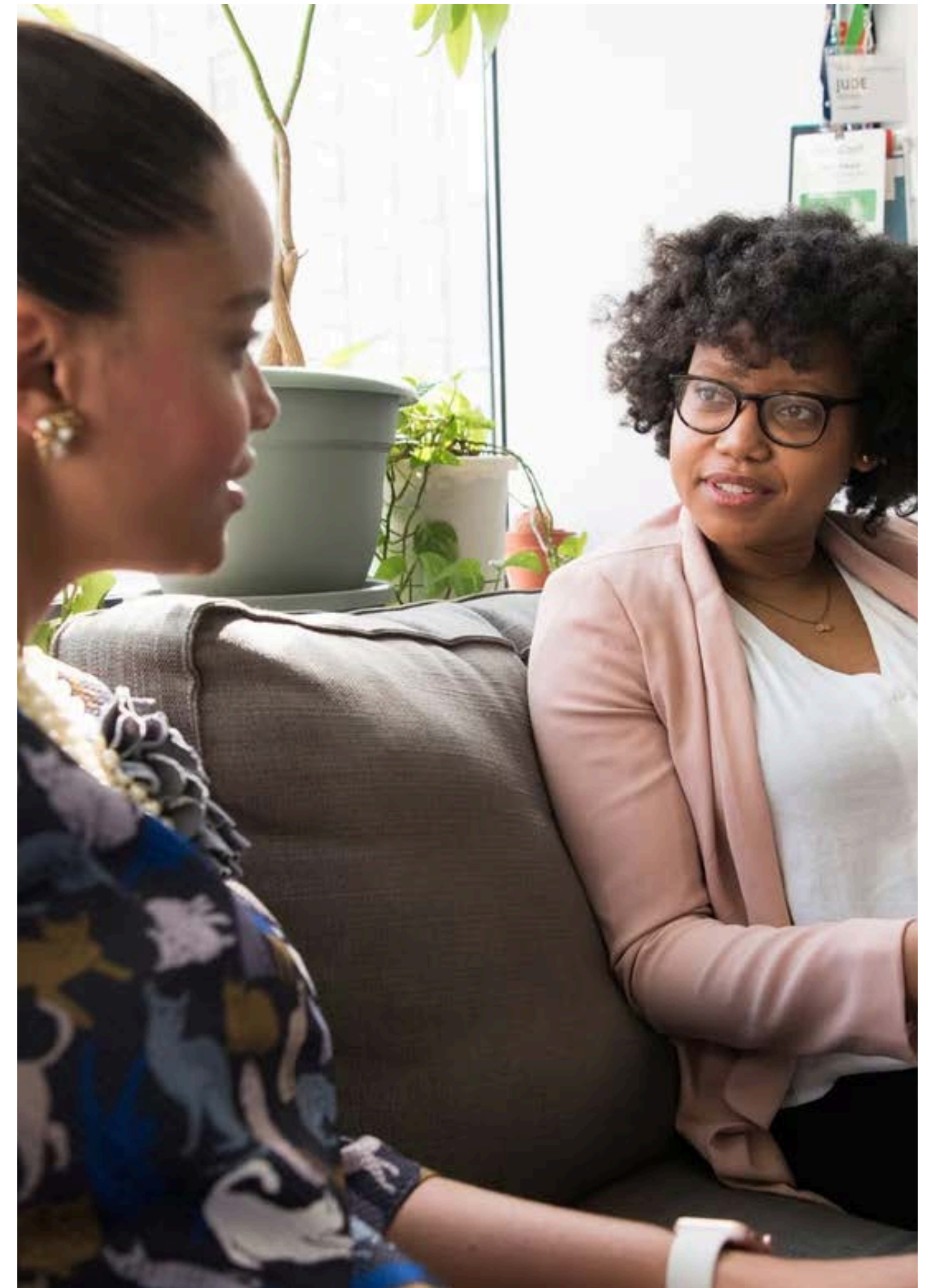
Through its partnership with WHA, Delaware Affordable Housing Group (DAHG) is turning 20 long-vacant scattered-site properties into affordable homes, with 8 already renovated for 10 families and millions reinvested in the community

## 3 NEW HOMEOWNERSHIP OPPORTUNITIES

Through its partnership with DAHG, WHA is providing additional opportunities for home ownership through projects such as Bennett Street and McMullen Square.

## 4 PARTNERSHIP-DRIVEN RENEWAL

Collaborations with DAHG, Pennrose, Kingswood Community Center, and REACH Riverside ensure revitalization includes housing, jobs, and community services.





# Equity & Fair Housing

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WHA is advancing equity by ensuring families have access to neighborhoods rich in opportunity and resources.

## 1 MOBILITY COUNSELING

Supported moves to areas with better schools, safer environments, and improved job access.

## 2 TRACKING EQUITY OUTCOMES

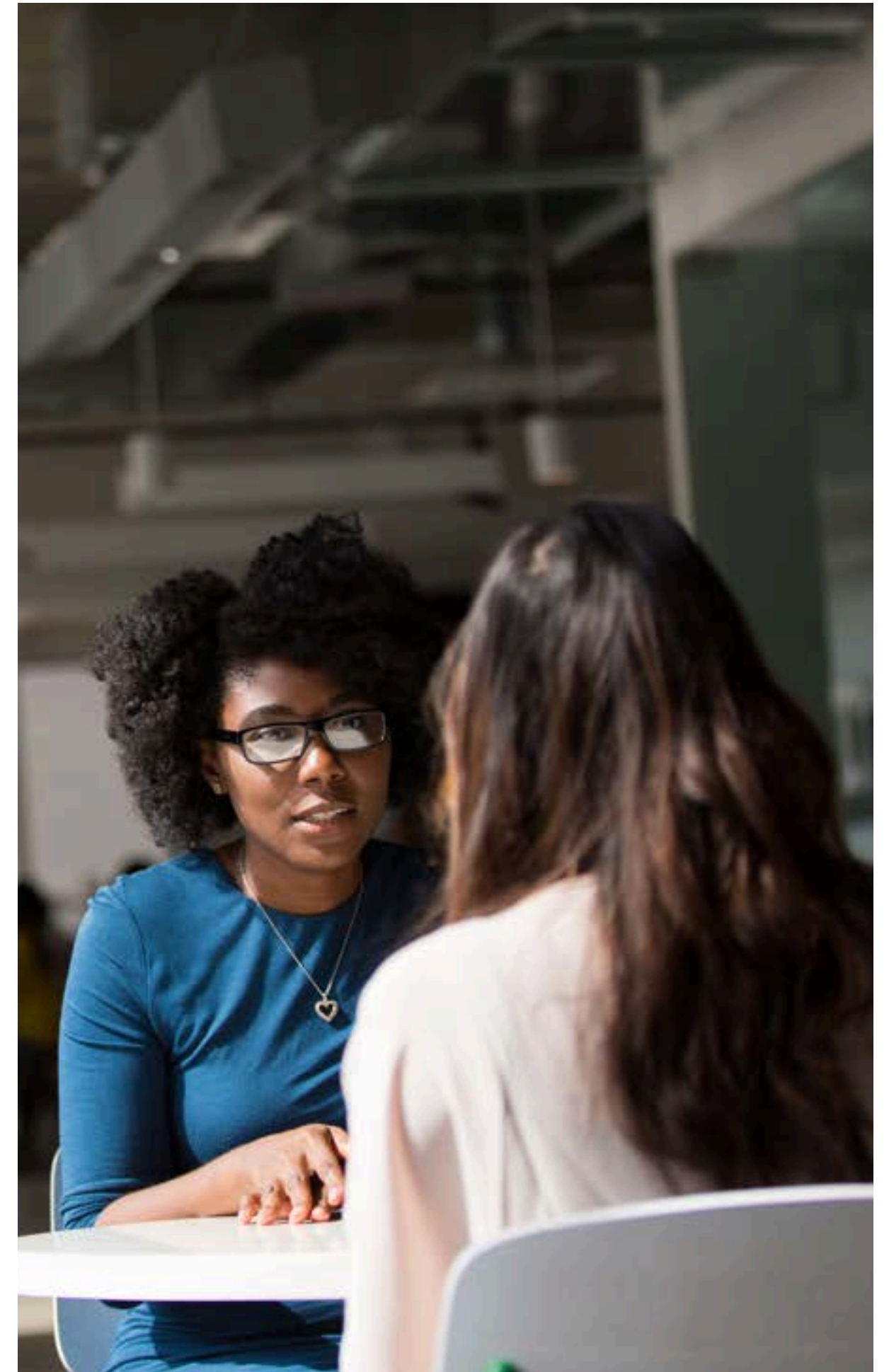
Measured progress using education, safety, and poverty benchmarks to ensure fair housing goals are met.

## 3 INCLUSIVE HOUSING PROGRAMS

Expanded voucher options and targeted initiatives for youth in foster care, LGBTQ families, and veterans.

## 4 FAMILY WELLNESS & SAFETY

- WHA's Wellness Checker Program completed 3,359 wellness checks in the first half of 2025 and over 7,800 since 2024, ensuring seniors and disabled residents feel supported and connected
- WHA distributed 31 fire safety 'Go Kits' to residents, strengthening safety and community well-being alongside housing revitalization





# Lasting Impact

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WHA's efforts are changing lives today while building pathways for long-term stability and success for future generations.

## 1 **BREAKING CYCLES OF POVERTY**

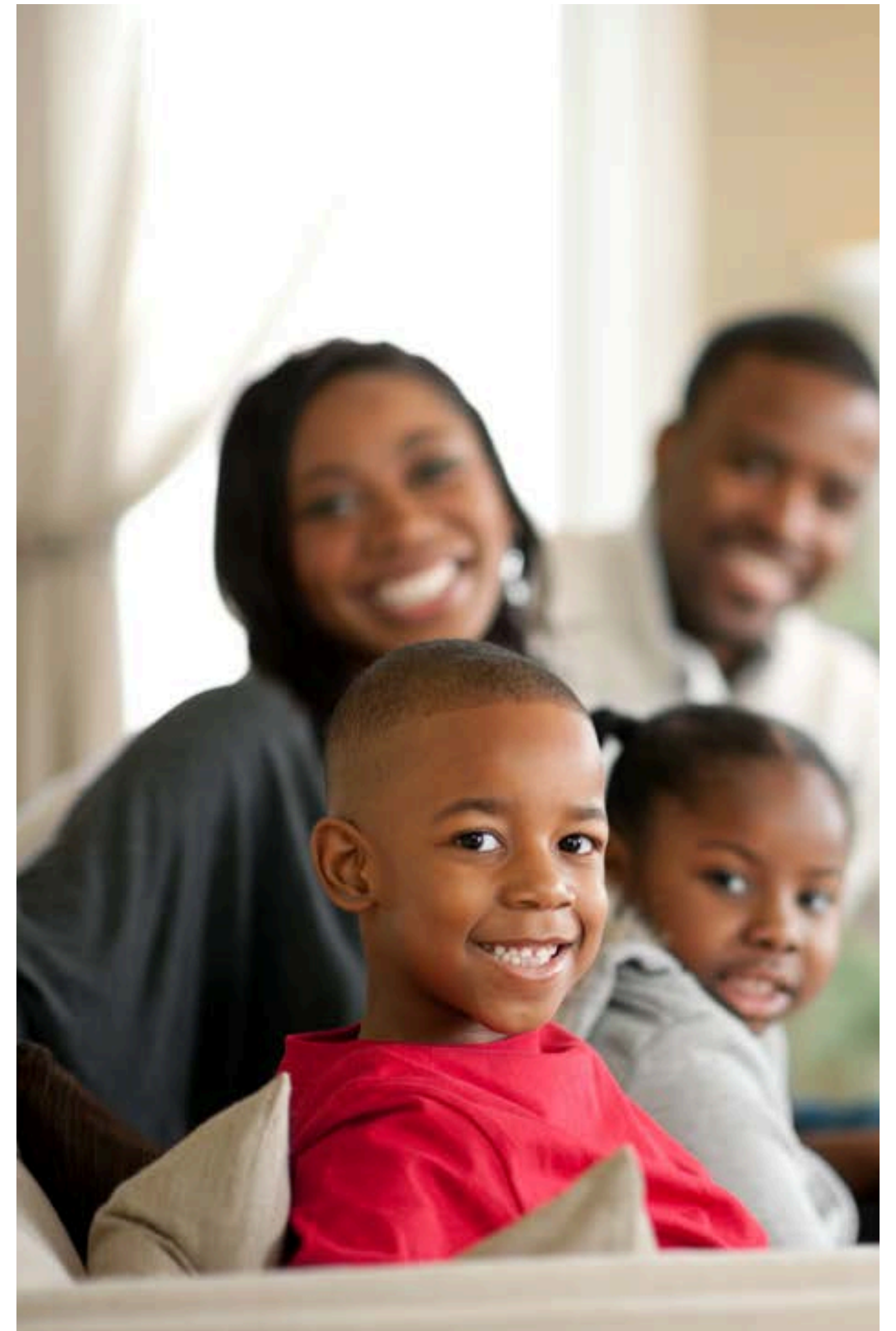
Combined housing stability, workforce programs, and homeownership pathways to lift families economically.

## 2 **COMMUNITY TRANSFORMATION**

Revitalized neighborhoods through investment, new housing, and community partnerships.

## 3 **GENERATIONAL IMPACT**

Improved outcomes in health, education, and employment that extend benefits beyond housing for Wilmington residents.





# Contact Information

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