



# IMPACT REPORT 2025

Advancing Housing Opportunities, Ending Homelessness, and Promoting Thriving Communities for All



HOUSING  
ALLIANCE  
DELAWARE



# Who We Are

Housing Alliance Delaware is a statewide nonprofit organization that works with community partners to address the affordable housing needs in our communities and solve the crisis of homelessness in Delaware.

HAD's mission is to **advance housing opportunities, end homelessness, and promote thriving communities for all.**

## Our Programs



### CONTINUUM OF CARE (CoC)

The Delaware CoC is a community-based collaborative aimed at solving homelessness. As the CoC Lead Agency, HAD manages the CoC's membership, planning activities, and annual federal funding application to HUD for homeless assistance funding.



### POLICY AND COMMUNITY EDUCATION

HAD provides community education, leadership and support to coalitions addressing housing needs in Delaware, and advocates for data-driven solutions to Delaware's housing crisis.



### COMMUNITY MANAGEMENT INFORMATION SYSTEM (CMIS)

As the HMIS Lead Agency, HAD administers the data system used to collect comprehensive, statewide data about people experiencing homelessness and the services that they access.



CoC Annual Meeting, October 2025



### HOMELESS HELPLINE

HAD operates the statewide Homeless Helpline. Staff provide information and referrals to community resources for people and families experiencing homelessness in Delaware.

People experiencing homelessness can contact the Helpline for assistance by calling or texting **1-833-FIND-BED (346-3233)** or emailing [intake@housingalliancede.org](mailto:intake@housingalliancede.org).



Day for Housing, May 2025



HOUSING  
ALLIANCE  
DELAWARE

[housingalliancede.org](http://housingalliancede.org) | 1

# Housing Alliance Delaware Staff

**Aaliyah Barnhart**, Housing Resource Coordinator



**Amelia Ramsaran**, Program Director

**Courtney Brown**, Data Specialist

**Erin Gallaher**, Associate Director

**Felicia VanRiper**, Intake Specialist

**LaKeisha Grant**, Intake Specialist

**Rachel Stucker**, Executive Director

**Robert Dietz**, Reporting Specialist

**Sherrell Kelly**, Program Manager

**Sonya Starr**, Program Director

**Sophy Castagna**, Program Coordinator

**Susan Davis**, Community Organizer

**Tiana Simpson**, Intake Specialist

**Traci Powell**, Intake Specialist

## 2026 Board of Directors

**Jesse Chadderdon**, President  
DE Senate Majority Caucus

**Natalie DiCostanza**, Vice President  
WSFS Bank

**Kim Brockenbrough**, Secretary  
Continuum of Care Representative

**Joe Myer**, Treasurer  
Community Development Consultant

**Rich Emge**  
Capano Management

**Tiffany Gallop**  
Community Representative

**Emmanuel Jenkins**  
Delaware Developmental  
Disabilities Council

**Patricia Kelleher**  
NeighborGood Partners

**Lynn Morrison**  
Brandywine Counseling and  
Community Services

**Nicole Waters**  
New Castle County

**Daniel Wilson**  
Community Representative

# A Message from the Board of Directors

For so many we serve, 2025 was a challenging year. Homelessness grew in many of our communities, even as lawmaker and community engagement on housing policy increased.

And while cost-of-living increases continue to hit First State families hard, frontline programs designed to protect Delawareans from housing remain imperiled by federal budget uncertainty.

But at this time of economic turmoil and mounting funding challenge, Housing Alliance Delaware remains steadfast in our commitment to advance housing opportunities and end homelessness.

As 2026 begins, Housing Alliance Delaware is fully-staffed and operating at full capacity, spearheading the services our communities desperately need.

In addition to direct housing support and on-the-ground efforts, Housing Alliance Delaware continues to play a leading role in advocating for policies at the State and municipal levels that if adopted will reimagine land use, reduce housing insecurity, and increase affordable housing across Delaware.

But we can't do any of it without your generous support.

We need your financial contributions to continue the work that we do with and for communities. To donate, visit: <https://www.housingalliancede.org/donatehad>.

We also need your voice and your advocacy. To sign up to become a housing advocate with Housing Alliance Delaware, visit: <https://www.housingalliancede.org/become-a-housing-advocate>.

Finally, you can support our work by volunteering at events like the Point in Time Count and Day for Housing, or you can partner with the collaboratives we lead, like the Delaware Affordable Housing Coalition, the Sussex Housing Group, and the Delaware Continuum of Care. More information about each of these groups can be found on the HAD webpage, [www.housingalliancede.org](https://www.housingalliancede.org).

Thank you for your support. We look forward to our continued work together in the year ahead.



Jesse Chadderdon, Board President

SCAN HERE



Scan here to donate to  
Housing Alliance Delaware

## DONATE

**Housing Alliance Delaware only thrives when the  
community lends its support. We cannot meet the needs  
of the community and achieve our mission without you!**

# Strengthening Partnerships & Building Coalitions

Housing Alliance Delaware's work takes place in partnerships with communities, organizations, local governments, and most importantly, with people.

In 2025, Housing Alliance Delaware worked in partnership with more than 100 organizations and 400 people throughout Delaware to advance housing opportunities for all Delawareans.

**Housing Alliance Delaware staff provides support, leadership, and facilitation to three community-based coalitions working to address the housing needs of residents:**



**Continuum of Care:**  
200+ members



**Delaware Sussex Housing Group:**  
200+ members



**Delaware Affordable Housing Coalition:**  
18 organizational members



CoC Board and Member Awardees, October 2025



Day for Housing, May 2025

## In 2025, HAD hosted

67

meetings with coalition partners

13

trainings on best practices for homeless assistance staff

14

educational webinars about housing and homelessness for the community

CoC Annual Meeting, October 2025

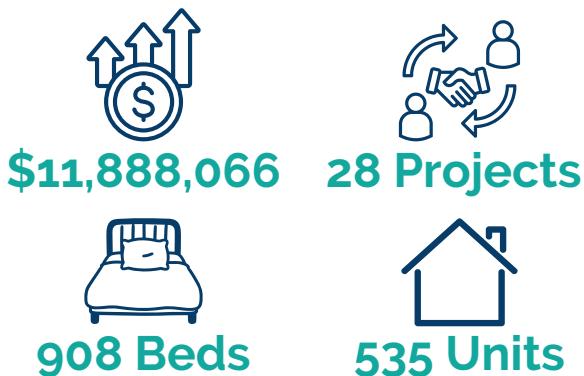


# Securing Resources for Delawareans Experiencing Homelessness

Housing Alliance Delaware staff performs core functions for the community, and helps Delaware access critical federal resources to assist people experiencing homelessness.

As the CoC Lead Agency, Housing Alliance Delaware coordinates and submits the annual CoC funding application to the U.S. Department of Housing and Urban Development (HUD). The most recent application brought \$11.8 million to Delaware to support 28 homeless assistance projects, funding over 500 units of Permanent Supportive Housing, Rapid Re-Housing, and Joint Transitional/Rapid Re-Housing.

**Housing Alliance Delaware's CoC application brought the following to Delaware through federal funding for 2025:**



**Without HMIS and the Continuum of Care, Delaware would not be eligible to receive federal homeless assistance funds each year from HUD.**



HAD Executive Director, Rachel Stucker, serves on Governor Meyer's Interagency Collaborative to End Homelessness. Signing, April 2025

## In 2025, HAD Completed

**120**

CMIS user trainings



**600**

hours of CMIS technical assistance



**4**

federal reports



Housing Alliance Delaware is also the HMIS Lead for the Delaware CoC. Staff is responsible for managing Delaware's Homeless Management Information System (CMIS). This system is used by homeless service providers in Delaware to collect information about homelessness.

Data from CMIS is used for reporting, supplementing grant applications for community organizations, and helping advocates and policy makers understand what is needed to solve homelessness.

# Helping People & Families

Each day, the Homeless Helpline team at HAD responds to calls and emails from people and families experiencing or at risk of homelessness. In 2025, the Homeless Helpline team answered **28,293 calls, and assisted 10,292 households with information and referral services.**

Some people who contact HAD's Helpline are facing eviction. Some are sleeping on the streets or in their cars. Some are fleeing violent or unsafe living situations.

**5,787 households who contacted the Homeless Helpline were in immediate need of homeless assistance.** Of these households, 2,322 (40%) reported that they were sleeping outside, in a car, or other place not meant for habitation at some point in 2025.

Percent of Households that contacted the Helpline in 2025 and reported the living situations described.

- 40%**  **Unsheltered**
- 39%**  **In Shelter**
- 37%**  **Doubled Up**
- 14%**  **Institutional**
- 11%**  **Housed**



Day for Housing, May 2025

Based on each household's needs, Helpline staff provide guidance with accessing community resources, and make referrals for homeless households to shelters and housing programs.

In 2025, Housing Alliance Delaware hosted four focus groups with people experiencing homelessness around the state to hear about their experiences with the Helpline, to improve and inform our work.



Point in Time Count, January 2025

Housing Alliance Delaware distributed more than 500 care bags filled with winter essentials (hand warmers, gloves, socks) and basic necessities to people experiencing homelessness during the 2025 Point in Time Count. Thank you to everyone who donated and contributed to this effort!

# Making the Case: Housing for All

Everyone needs and deserves housing. But many people in Delaware are living without safe, stable homes. It does not have to be this way. With the right investments, policies, and legislation in place at the local, state and federal levels, everyone can have a decent, accessible, affordable, and safe place to call home.

That is why Housing Alliance Delaware educates community members, policy makers, and elected officials on the housing needs in our communities, and advocates for solutions.

In May 2025, 191 people attended Day for Housing, HAD's annual event at Legislative Hall in Dover. Attendees met with their state legislators to share information about housing needs around Delaware and advocate for policies that lead to solutions. This was the highest attended Day for Housing event in Housing Alliance Delaware's history.



Day for Housing, May 2025

In 2025 HAD partnered with affordable housing developers, nonprofit service providers, housing advocates, faith leaders, homebuilders, landlords and realtors to advocate for increased state funding for affordable housing. As a result, Delaware's budget was passed to include the largest state investment in affordable housing in decades.

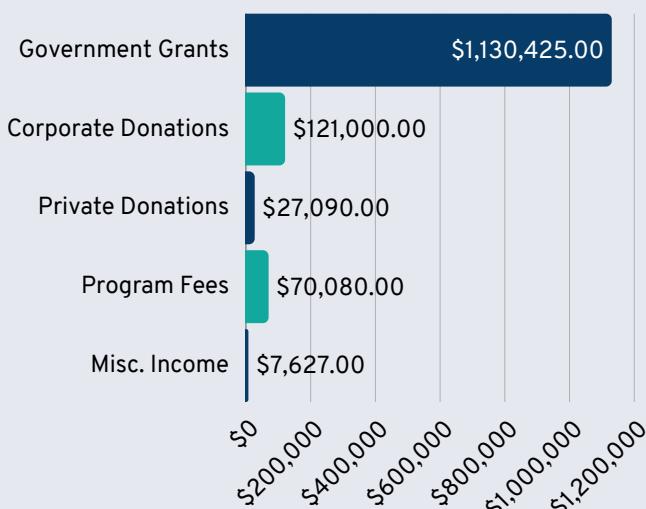
In the fall of 2025, in partnership with the Delaware Affordable Housing Coalition and Homebuilders Association of Delaware, HAD hosted five convenings for state and local policy makers in all three counties. These convenings were focused on educating attendees about how land use and zoning decisions impact affordable housing supply, and steps they can take to produce more of the types of housing that are needed.



Key Decision Maker Convening, December 2025

# FY25 Finances At A Glance

## REVENUE



## EXPENSES



## Ways to Get Involved

### Host an Educational Program



Housing Alliance Delaware staff can come and speak to your organization, group, or faith community about housing, homelessness, and solutions to this crisis.

### Become a Housing Advocate



Sign up to become a housing advocate on our website. You will be invited to participate in webinars and other programming, and be contacted when your voice and support are needed on important housing issues and legislation. <https://www.housingalliancede.org/become-a-housing-advocate>

### Join a Coalition



The Delaware CoC, the Delaware Affordable Housing Coalition, and Sussex Housing Group are always welcoming new members. We are stronger together!

For more information about how to join these groups, visit [www.housingalliancede.org](http://www.housingalliancede.org).



## Organizational Sponsors & Supporters

AARP Delaware  
Brandywine Counseling and Community Services  
Calvary Baptist Church of Newark  
Central DE Habitat for Humanity  
Christiana Care  
Cinnaire  
DE Coalition Against Domestic Violence  
DE Community Foundation  
DE Federation of Housing Counselors  
DE NAHRO  
Delaware First Health  
Diamond State Community Land Trust  
Episcopal Church of St. Andrew & Matthew  
Family Promise of Southern DE  
First State Community Action Agency  
Freedom Center for Independent Living  
Habitat for Humanity of NCC  
Healthy Communities Delaware  
Homebuilder's Association of Delaware  
Legal Aid for Eviction Defense  
NeighborGood Partners  
New Ark United Church of Christ  
Parkowski, Guerke, & Swayze  
Peoples' Place, Inc.  
REACH Riverside  
Rethinking Delaware  
Seaside Jewish Community  
State Council for Persons with Disabilities  
Sussex County Habitat for Humanity.  
Terrie M Williams Expansion  
Unitarian Universalist DE Advocacy Network  
Unitarian Universalist of Southern DE  
YWCA Delaware

## Government Grants

U.S. Dept. of Housing and Urban Development  
State of Delaware  
DE State Housing Authority  
New Castle County  
City of Wilmington  
Kent County Levy Court  
Sussex County Council



## Corporate & Business Donors

Artisan's Bank  
Discover Financial Services  
TD Bank Charitable Foundation  
WSFS Bank

**We are immensely grateful for all of the people, businesses, and organizations that supported our work in 2025 through donations, grants, and sponsorships!**

## Individual Donors

Lynn Betts	Sarah Keifer
Kim Brockenbrough	Jeffrey Lott
Diane Casey	Kathryn Mancher
Cynthia Chadderdon	Stephen Metraux
Jesse Chadderdon	Dana Mitchell
Richard Emge	Joe Myer
Thomas Gallagher	David Singleton
Angus Gibbs	Sheila Traynor
Bruce Hyams	
Michael & Deborah Lonergan	

HAD Staff with Point in Time Count Volunteers, January 2025

