



2023 IMPACT REPORT

Advancing Housing Opportunities, Ending Homelessness
and Promoting Vibrant Communities



HOUSING
ALLIANCE
DELAWARE

Message from the Board of Directors

With housing related challenges affecting more and more households, HAD's work is needed now more than ever. The newly released Housing Needs Assessment (DE State Housing Authority) makes clear that we cannot ignore this growing crisis. We are pleased to have top-notch leadership and staff to address the growing need.

We invite you to participate in our events such as Point in Time Count and Day for Housing, and join the collaboratives we lead, such as the Delaware Affordable Housing Coalition, Sussex Housing Group, the Delaware Continuum of Care, and the Delaware Community Development Network.

We need your financial support to continue the work that we do with and for communities. To donate, visit: <https://www.housingalliancedelaware.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.housingalliancedelaware.org/copy-of-policy-and-community-development> or contact sonyastarr@housingalliancedelaware.org.

Thank you for your support. We look forward to working with you in the coming year.


Sarah Keifer, Board President

Message from Executive Director

Leading Housing Alliance Delaware is a privilege. The work done by HAD staff each day is admirable and challenging. I am immensely thankful for what they do to help create a better future for everyone here in Delaware. Some staff are talking to people and families who are in crisis, helping them access community resources and making sure that they are heard in their time of need. Other are developing data and reports, writing federal grants, and educating community members and leaders. The team is mission driven and dedicated to the people and communities we serve. A nonprofit leader can't ask for more.

I believe that a better Delaware is possible - one where all people have a decent, safe place to call home. And I know that the work of HAD and our partners will help us get there.



100% of executive and management staff are women

1 in 5 HAD staff members have experienced homelessness

60% of HAD staff is a person of color

Why We Do What We Do

Everyone needs a decent, safe place to call home. In our communities, thousands of people and families live without stable housing, and the basic safety that a home provides. It does not have to be this way. We can demand housing justice, and our leaders can choose to deliver solutions.

In January of 2022, the median rent in Delaware was \$1,573. In November 2023, the median rent in Delaware was \$1,995 - and increase of 26.8% in less than 2 years (Zillow).

To be able to afford a 1-bedroom apartment in Delaware, a worker needs to earn \$21.00/hour at a full-time job. More than 50,000 working people in Delaware earn less than this wage, including office clerks, customer service representatives, cooks, salespersons, home and healthcare aids, restaurant servers, teaching assistants, and many others (NLIHC).

In Delaware, we are 20,000 units short of rental housing that is affordable to working and low income people and families. Simply to maintain this current shortage without getting worse, DE needs to produce 1,000 units of affordable rental housing every year until 2030 (2023-2030 Housing Needs Assessment, DE State Housing Authority). On average, DE produces 200 - 250 units of affordable housing per year. Without significant changes in how we develop and fund affordable housing in Delaware, the housing crisis will continue to worsen, and homelessness will continue to grow.

The depth of the housing crisis means that there are too few housing units for the people who need them, at a price that they can afford. When too many people and families are competing for too few open rental units, thousands of households are severely burdened by the cost of housing and others are left out in the cold.

On any given night, more than 1,300 people are sleeping on the streets or in homeless shelters (including DV shelters) in Delaware. One in 4 people experiencing homelessness is a child under the age of 18. Black and African American people and families are 5x more likely to experience homelessness in our state than white people and families. In 2023, Delaware's count of people sleeping outside on the night of the Point in Time Count was the highest census since 2007.

Our neighbors, family members, and friends deserve better. At Housing Alliance DE, we believe that no one should be left out in the cold. We also believe that together, we can solve this problem.

Board of Directors

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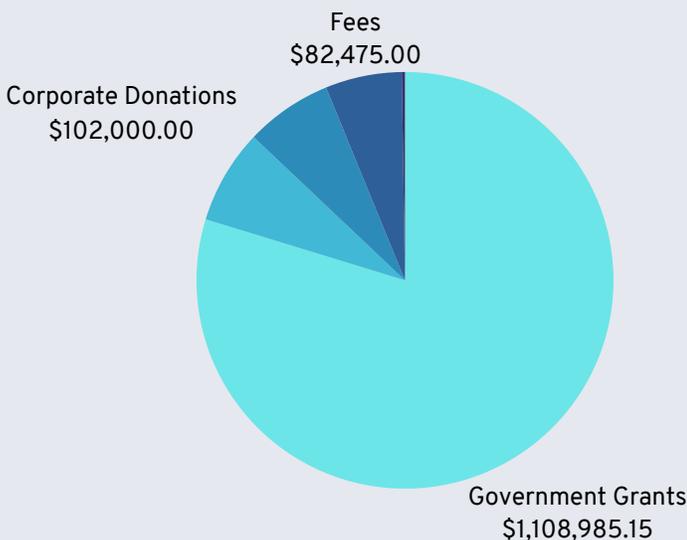
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HAD Team

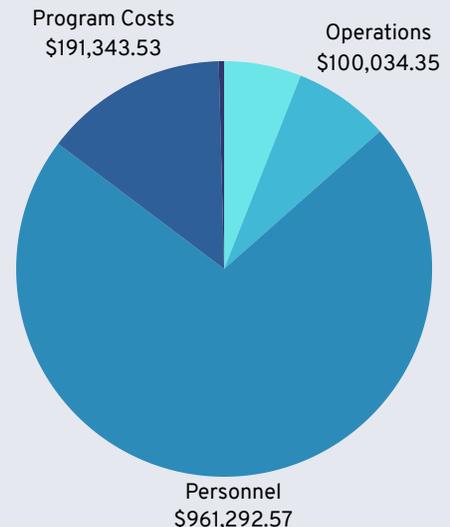
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FY 23 Finances at a Glance

REVENUE



EXPENSES



Strengthening Partnerships & Building Coalitions

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

In FY23, Housing Alliance Delaware worked in partnership with more than 100 organizations and people in Delaware to advance housing opportunities for all Delawareans.



(Members of the Delaware Continuum of Care Board)

Each day HAD staff work with 21 programs in Delaware to help people and families experiencing homelessness access shelter and housing assistance, including emergency shelter, transitional housing, rapid-re-housing, and permanent supportive housing.

Housing Alliance DE staff provide support, leadership, and facilitation to 4 community-based coalitions in Delaware working to address the housing needs of residents:

- Delaware Continuum of Care
- Sussex Housing Group
- Delaware Affordable Housing Coalition
- Delaware Community Development Network

In FY23 HAD hosted

62

meetings with coalition partners

10

trainings on best practices for homeless assistance staff

8

educational webinars about housing and homelessness for the community & the public

(Point in Time Count volunteers, 2023)



Helping People & Families

In FY23, the Centralized Intake team assisted 8,017 unhoused households with information and referrals services.

Each day the CI team responds to calls and emails from people and families in Delaware experiencing homelessness or at risk of homelessness. In FY23, HAD was contacted 120 times each day for help, on average.

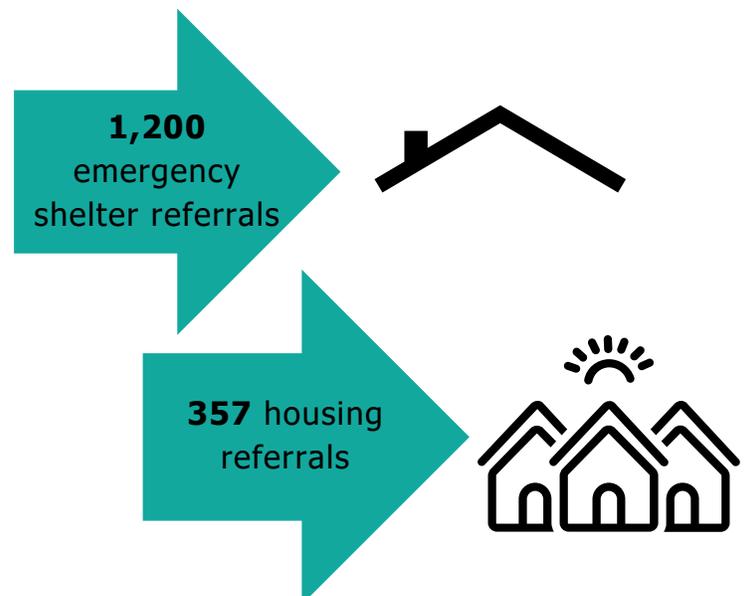
Some people who contact us are facing eviction. Some are sleeping on the streets or in their cars, and are in need of shelter. Some are fleeing violent or unsafe living situations.

Of the 8,017 households assisted by Centralized Intake in FY23, 2,703 reported one or more times that they were sleeping outside, in a car, or some other place not meant for human habitation. 70% of the households assisted were households without children, and 30% were households with children.



(Day for Housing 2023)

Centralized Intake makes referrals to homeless assistance programs based on the the availability of beds, units, and/or services at participating programs in the community. In FY23, more than 1,200 referrals were sent to emergency shelters, 309 to rapid re-housing, and 48 to permanent supportive housing.



In 2023, HAD volunteers distributed 300+ care bags (toiletries, food, hand warmers, gloves, socks, PPE) to people experiencing homelessness during the Point in Time Count in January.

Securing Resources for Delawareans

Housing Alliance Delaware's team performs core functions for the community. These functions help Delaware access critical federal resources to help people in Delaware experiencing homelessness.

As the CoC Lead Agency, Housing Alliance Delaware successfully submits a funding application to the U.S. Department of Housing and Urban Development (HUD) each year on behalf of the CoC.

In FY23, HAD's CoC application brought \$8.9million in federal funds to Delaware to support 27 homeless assistance projects, including over 500 units of supportive housing and rapid re-housing for homeless people and families.

In FY23 HAD Completed



166 CMIS user trainings



200 hours of CMIS technical assistance



4 federal reports

HAD is also the HMIS Lead for the Delaware CoC. We are responsible for ensuring that Delaware has a federally compliant Homeless Management Information System (CMIS) that can be used to collect information about people experiencing homelessness by homeless shelters and other homeless assistance staff.

27 Projects



947 Beds



554 Units



\$8,901,293.00



(Left to Right: Rachel Stucker (ED, HAD), HUD Secretary Marcia Fudge, Dana Mitchell (CoC Board Chair), Erin Gallaher (CoC Program Manager, HAD))

Without HMIS and the CoC, Delaware would not be eligible to receive more than \$10million in federal homeless assistance funds each year.

Making the Case: Housing for All

Everyone needs housing. Yet thousands of people in Delaware do not have housing, and thousands more are living in temporary, unstable, or unsafe housing. It does not have to be this way. With the right investments, policies, and legislation in place at the local and federal levels, everyone can have a decent and safe place to call home.

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



In FY23, HAD staff worked with the Continuum of Care's Racial Justice and Equity committee to host a townhall in Dover. Elected officials and members of the public were invited to learn about how homelessness has a disproportionate impact on Black and African American people and families in DE, and what can be done about it.



(HAD staff with Congresswoman Lisa Blunt Rochester in Washington, D.C.)

In the fall of 2022, HAD hosted 3 events for state legislators to educate them about unmet housing needs in DE, and met with members of DE's federal delegation in D.C. to promote solutions.

In May 2023, more than 100 people attend Day for Housing, HAD's annual event at legislative hall in Dover. Attendees met with their state legislators to share information about housing needs in the community and advocate for solutions.

Housing Alliance DE also partnered with Friendship House to create a lived experience library that is hosted on our website. In this video library, people who have experienced homelessness and eviction tell their stories. The project is ongoing, and the work of elevating peoples' housing experiences and voices continues to be a central part of HAD's education and advocacy work.



(Continuum of Care Racial Justice and Equity Townhall)

You can help!

DONATE



Scan here to Donate to
Housing Alliance DE

Like any non-profit, Housing Alliance DE only thrives when the community lends its support. We cannot meet the needs of the community and achieve our mission without you!

Host an educational program

HAD staff are happy to come and speak to your group, organization, or congregation about housing, homelessness, and solutions to this crisis.

Become a Housing Advocate

Sign up on our website to become a housing advocate. You will be invited to participate in webinars and virtual programming, and contacted when your voice and support are needed on important housing issues and legislation.

Join a coalition

The Delaware CoC, the DE Affordable Housing Coalition, the DE Community Development Network, 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.



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We are immensely grateful for all of the people, businesses, and organizations that supported our work in 2023.

Thank you!

Grateful!

Corporate & Business

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WSFS Bank
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Centene Corporation
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Government

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

Individual Gifts

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Jesse Chadderdon
Angus Gibbs
Duncan Calder
Nathaniel Guerrero
Susanne Ryan
Alexis Brannon
Zita Dresner
David Jennings
Joe Myer
Joanne Miro
Kim Brockenbrough
Dale Smith
Migdalia Hernandez
Preston A. Schell

Organizations

New Ark United Church of Christ
National Low Income Housing Coalition
New Light Theatre
Greater Lewes Foundation
New Castle Presbyterian Church

THANK YOU
Thank you
SO MUCH!



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