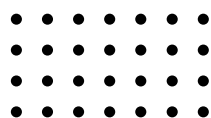




2025 Annual Report

BUILDING FOUNDATIONS.
STRENGTHENING COMMUNITY



MILFORDHOUSING.COM



About MHDC

Milford Housing Development Corporation (MHDC) is a nonprofit affordable housing developer dedicated to improving housing opportunities for low- and moderate-income residents throughout the State of Delaware. Although headquartered in Milford, MHDC provides programs and services statewide.

Founded in 1977 by a group of concerned community members who recognized the need for affordable housing, MHDC initially operated through the efforts of volunteers and a committed Board of Directors. In the early 1990s, the organization hired its first staff member, marking the beginning of significant growth. Within three years, MHDC completed its first senior rental housing complex and became the first—and remains the only—organization in Delaware authorized by USDA Rural Development to operate the Self-Help Housing Program.

Today, MHDC is recognized as a leader in affordable housing development and services in Delaware. The organization provides a comprehensive continuum of housing programs designed to address a wide range of housing needs. These include the Statewide Emergency Repair Program (SERP), the Replacing, Repairing Heaters & Conserving Energy (RRHACE) Program, the Self-Help Housing Program, multi-family rental housing development, single-family home construction, and a robust volunteer program. Through these initiatives, MHDC works to ensure safe, affordable, and sustainable housing for individuals and families across the state.

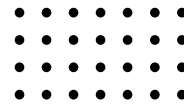
OUR MISSION

The mission of Milford Housing Development Corporation (MHDC) is to provide decent, safe, and affordable housing solutions to people of modest means.

OUR VISION

MHDC strives to be the premier developer of affordable single-family and rental housing. We are known for our open minded approach, commitment to quality, and possess a caring and sound passion for clients and staff alike.

Welcome Letter



Dear Friends,

As we reflect on our journey since our founding in 1977, the Milford Housing Development Corporation (MHDC) Board of Directors and staff are proud to present our 2025 Report to the Community. This year's report highlights the accomplishments that continue to advance our mission of providing decent, safe, and affordable housing solutions to individuals and families of modest means.

For more than 45 years, MHDC has remained committed to making a meaningful difference in the lives of those we serve. Our success would not be possible without the steadfast support of our partners, donors, volunteers, and community members. Your investment in our mission allows us to expand opportunities for homeownership, improve housing conditions, and strengthen neighborhoods throughout our communities.

At MHDC, we recognize that our impact begins with people. The dedication of our staff, the leadership of our volunteer Board of Directors, and the generosity of the many individuals who give their time and talents to help make our organization a truly special place. Together, we are building more than homes—we are building stability, opportunity, and stronger communities.

I invite you to explore this report and learn more about the milestones we have reached, the families whose lives have been changed, and the partnerships that have made our work possible. Your continued engagement is vital to our success. We encourage you to connect with us on social media, subscribe to our newsletter, volunteer, attend an event, or consider making a donation to support our mission.

Thank you for being part of MHDC's story and for helping us create brighter futures through affordable housing in Delaware.

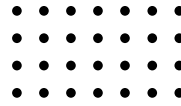
Yours in Purpose,

David W. Moore

David W. Moore
President & CEO



Our Programs



Self-Help Housing Program



The Self-Help Housing Program provides an affordable path to homeownership for households earning at or below 80% of the Area Median Income. Working in small groups, families help build each others homes during a year-long construction process. These labor hours of “sweat equity” are used as the down payment and reduces construction costs. Families average over \$32,000 in sweat equity per home.

Single-Family New Construction

MHDC provides a conventional path to homeownership for individuals and families seeking a newly constructed home. Through this program, homebuyers have the opportunity to customize their homes by selecting design features and options that best meet their needs and preferences.

MHDC manages all phases of the construction process from planning and site development to building and final completion, providing a streamlined and supportive experience for homebuyers. By serving as a true “one-stop shop” for housing needs.

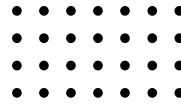


Multi-Family Rental



MHDC provides quality, affordable rental housing opportunities for families and seniors throughout Delaware. The organization expands housing options by both developing new apartment communities and acquiring existing properties to preserve long-term affordability.

The majority of MHDC properties are professionally managed by East Coast Property Management, ensuring residents receive high-quality property management and responsive service.



Volunteer Program



MHDC's Volunteer Program provides the opportunity to work alongside families who are building their homes through the Self-Help Housing Program. Volunteers assist with various stages of construction, gaining hands-on experience while supporting families on their journey to homeownership. MHDC staff work closely with volunteers to coordinate dates, locations, and activities that best fit their schedules and interests. The goal of the program is to engage community members, foster meaningful connections, and strengthen the sense of community while helping local families achieve the dream of homeownership.

Statewide Emergency Repair Program

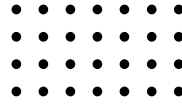
The Statewide Emergency Repair Program addresses urgent conditions that threaten the health and safety of low-income, owner-occupied households across Delaware. The program provides critical home repairs to eliminate hazards and help homeowners remain safely in their homes. In 2025, MHDC completed 308 emergency repairs, improving living conditions and protecting the well-being of vulnerable residents throughout the state.



Replacing, Repairing Heaters & Conserving Energy

The Heater Repair and Replacement Program assists low-income Delaware homeowners whose heating systems are non-functioning, unsafe, or inefficient. The program provides repairs or full replacements when necessary to ensure homes have safe, reliable heat during the colder months. By addressing critical heating needs, the program helps improve energy efficiency, reduce utility costs, and ensure that vulnerable households can remain safe and comfortable in their homes.

2025 Highlights



Riverwalk Villas



City officials joined MHDC on June 2 to celebrate the groundbreaking of Riverwalk Villas, a new affordable housing community located along the riverwalk in Milford. The development will feature 27 townhomes designed to provide safe, high-quality, and affordable housing for local residents.

Riverwalk Villas represents MHDC's continued commitment to expanding housing opportunities and addressing the growing need for affordable housing in the Milford community. Once completed, the development will offer modern, energy-efficient homes in a convenient location near downtown amenities, helping to strengthen the neighborhood and provide stable housing for families.



Lt. Governor Kyle Evans Gay

In September, Delaware Lieutenant Governor Kyle Evans Gay visited MHDC to learn more about the organization's housing initiatives and the impact of its programs across the state. During her visit, she toured a Self-Help Housing home currently under construction, gaining firsthand insight into how the program works and the important role it plays in expanding affordable homeownership opportunities in Delaware. The visit also provided an opportunity to discuss the growing need for affordable housing and the collaborative efforts required to address housing challenges facing Delaware families.

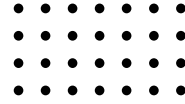
Annual Charity Golf Tournament

More than 90 golfers joined MHDC at Southern Delaware Golf Club in Milford, Delaware, on October 15, 2025, for MHDC's 17th Annual Charity Golf Tournament. The event raised over \$30,000 to support MHDC's Home Repair Program (HRP), which provides critical repairs that eliminate immediate threats to life, health, and safety for low-income homeowners.

HRP serves as a vital community resource, particularly for senior citizens and individuals with disabilities who often face significant financial and accessibility challenges. By addressing urgent repair needs and removing barriers within the home, the program helps create safer, more accessible, and more functional living environments for Delaware residents in need.



Our Supporters



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US Department of Agricultural RD
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