RECOVERY HOUSING PROGRAM
ANNUAL PERFORMANCE REPORT

October 1, 2025 to September 30, 2026

Housing Delaware

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LEGALLY OPERATING AS DELAWARE STATE HOUSING AUTHORITY

Program Overview

The Federal Register Notice No. FR-6225-N-01 as authorized under Section 8071 of the SUPPORT for Patients and Communities Act, entitled a program to help individuals in recovery from a Substance Use Disorder (SUD) become stably housed, herein referred to as the Recovery Housing Program (RHP). The RHP authorizes assistance to grantees to provide stable, temporary housing from a SUD.

The State of Delaware's RHP is administered by Housing Delaware, legally operating as Delaware State Housing Authority. Housing Delaware oversees the development, implementation, distribution, and reporting of RHP activities and funds.

Completed RHP Projects

Impact Life Recovery House – Seaford, DE

Award Amount: $971,000.00

Impact Life's Recovery House located in Seaford, DE is a women's only, single family house used as a group home for up to ten (10) women. RHP funds were used for the acquisition and rehabilitation of the property. Residents meeting RHP requirements began occupying the property in May of 2023. To date, this residence has provided stable, temporary housing and resources to 97 residents, with 57 securing permanent housing. This property also provides residents with a unique sober-living experience due to the expansive 17 acre property that provides access to gardening, fishing, farming, and animal assisted therapy. Residents also are provided with 24/7 staff and/or peer support, access to a clinical team including medical providers for medication management, along with individualized case management and daily group therapy sessions and activities.

Attack Addiction Recovery House – Harbeson, DE

Award Amount: $1,010,474.28

Attack Addiction's Recovery House located in Harbeson, DE is a men's only, single family house used as a group home for up to ten (10) men. RHP funds were used for the acquisition and rehabilitation of the property. Residents meeting RHP requirements began occupying the house in March of 2024. To date, this recovery residence has provided stable, temporary housing and resources to 98 residents, with 65 of those residents transitioning to permanent housing. At this property, residents have access to 24/7 staff or peer support, an on-site clinical team, and medical providers for medication management. Residents are also given individualized case management and treatment, along with daily therapeutic groups and activities.

Attack Addiction Recovery House – Smyrna, DE

Award Amount: $760,844.27

The Attack Addiction Recovery House located in Smyrna, DE is a women's only, single-family house used as a group home for up to ten (10) women. RHP funds were used for the acquisition and reconstruction of the property. Residents meeting RHP requirements began occupying the house in October 2024. To date, this recovery residence has provided stable, temporary housing and resources to five (5) residents, two (2) of which have transitioned to permanent housing.

Current RHP Projects

Impact Life Recovery Houses – Bear, DE

Impact Life's Recovery Houses located in Bear, DE is a unique property featuring two homes. Due to the scale of this project, it was split into three phases: Phase I Acquisition, Phase II Front House Rehabilitation, and Phase III Back House New Construction.

Phase II will provide temporary housing and resources to men in recovery, offering ten (10) beds for residents meeting RHP requirements. Phase III is providing temporary housing and resources to women in recovery, offering ten (10) beds for RHP eligible residents.

Phase I Acquisition of the entire property was awarded $936,724.42 of RHP funds. Phase II was awarded $836,288.88 for the rehabilitation of the Front House and Phase III was awarded $710,689.02 for the new construction of the Back House.

Currently, Phase II is nearing construction completion and preparing for their grand opening event, but the application process for potential residents has not yet opened. Phase III completed construction and has been in operation since the end of August 2026 and has housed a total of 6 residents to date.

For both Phase II and III, services offered to residents include/will include individualized re-entry planning including court, probation, and parole navigation. Residents will also have access to pardon and expungement support, transportation assistance, documentation recovery e.g. photo identification, government issued documents, etc., healthcare referrals, family engagement and social sober events. Financial literacy sessions, resume and interview preparation, as well as employment partnerships are accessible to residents.

Upcoming RHP Projects

Regarding the RHP funds not yet committed, there are developments in the RHP pipeline. Impact Life has contacted Housing Delaware for the potential acquisition of another recovery home, which would help satisfy our 30% expenditure requirement within one year of funding obligation. Housing Delaware is planning to use RHP funds for the payment of lease, rent, and utilities of a shelter located in Dover, DE.

While these projects are still under review and no firm commitments have been made, Housing Delaware is strategically planning the use of RHP funds for these projects.

RHP Funding Overview

Below is a table reflecting the past and present RHP expenditures, as well as the funding year remaining balance is applicable.

FY2020 RHP Allocation:	**$1,022,000.00**
Administration and Planning	$51,000.00
Impact Life Recovery House – Seaford	$971,000.00
Balance of Uncommitted Funds:	**$0.00**

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FY2021 RHP Allocation:	**$1,227,551.00**
Administration and Planning	$61,378.00
Attack Addiction Recovery House – Harbeson	$1,010,474.28
Impact Life Recovery House – Bear Phase I	$155,698.72
Balance of Uncommitted Funds:	**$0.00**

FY2022 RHP Allocation:	**$1,357,066.00**
Administration and Planning	$67,853.00
Attack Addiction Recovery House – Smyrna	$760,844.27
Impact Life Recovery House – Bear Phase I	$526,326.00
Impact Life Recovery House – Bear Phase III	$2,042.73
Balance of Uncommitted Funds:	**$0.00**

FY2023 RHP Allocation:	**$1,382,343.00**
Administration and Planning	$69,117.15
Impact Life Recovery House – Bear Phase II	$836,288.88
Impact Life Recovery House – Bear Phase III	$222,237.27
Impact Life Recovery House – Bear Phase I	$254,699.70
Balance of Uncommitted Funds:	**$0.00**

FY2024 RHP Allocation:	**$1,430,099.00**
Administration and Planning	$71,504.00
Impact Life Recovery House – Bear Phase III	$430,000.00
Balance of Uncommitted Funds:	**$928,595.00**

FY2025 RHP Allocation:	**$1,430,099.00**
Administration and Planning	$71,504.00
Balance of Uncommitted Funds:	**$1,1358,595.00**
FY2026 RHP Allocation:	**$1,250,731.00**
Grant not yet received in DRGR.	
Balance of Uncommitted Funds:	**$1,250,731.00**

Citizen Participation and Consultation Process

Citizen participation in the RHP planning process helps Housing Delaware set fourth issues that need to be addressed to improve conditions for the individuals, families, and the communities in which they live. Housing Delaware encourages and maintains open relationships with a number of agencies, and provides them with the opportunity to submit data, ideas, and comments throughout the planning process. Housing Delaware interacts with the representatives from Delaware Governments, social services agencies, nonprofits, for-profits, and other stakeholders.

On October 22, 2026, a notification of a fifteen-day (15) comment period and a public hearing notice on the RHP Annual Performance Report was advertised on Housing Delaware's website and made available in the Delaware State Newspaper. A Public Hearing was held on October 26, 2026.

The comments received are included as an attachment to this Annual Performance Report. The publications to DSHA's website and the Delaware State Newspaper are also included as an attachment to this Annual Performance Report.