

COUNCIL ON HOUSING
Public Session
Luther Towers
Dover, DE
February 10, 2016

Motions

- Approval of November 10, 2015 Minutes with corrections
- Recommendation of approval to the Director for Resolution No. 534 – YWCA Home-Life Phase I

Important Dates

- February 19, 2016 – Wilmington Market Value Analysis announcement - Chase Center at the River Front, Wilmington at 9:00 a.m.
- February 24, 2016 - Grand Opening of The Lofts at Clifford Brown Walk, Wilmington at 2:00 p.m.
- March 9, 2016 – next Council meeting – North Lake Village, Middletown

Mr. Peters, Chair, called to order the public session of the Council on Housing at 2:00 p.m. on February 10, 2016. In addition to Mr. Peters, the following Council members were present:

Connie Harrington	Donna Mitchell
Francis Julian	Ruth Sokolowski
Hugh Leahy	Robert Harra
Corrine Massey	Norma Zumsteg

Vincent White was absent and excused from the meeting.

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Lynda Blythe, Administrative Specialist III, DSHA
Shanná Alicea, Administrative Specialist III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Policy and Planning, DSHA
Karen Horton, Principle Planner, DSHA
Jonathan Starkey, Director of Public Relations, DSHA

Guests present:

Stephanie Staats, YWCA

APPROVAL OF MINUTES

Mr. Julian moved, and Ms. Harrington seconded, that the Minutes of December 9, 2015 be approved as written. The motion was passed unanimously.

DSHA REPORT – Mr. Ben Addi

- **2016 Budget**
 - 2016 JFC meeting scheduled for February 9, 2016 was canceled.
 - SRAP – Governor recommended an increase in the amount of 3 million to 3.5 million.
 - Discussion will resume between the JFC and the Attorney General, Matt Denn, regarding the Settlement funds.
 - Still advocating for the release of funds for the Strong Neighborhood program.

- **Downtown Development Districts**
 - Funding 11 projects within the three districts – 5 in Dover, 1 in Seaford, and 5 in Wilmington.
 - 2016 Second round will be opened in March and closed in June for the applicants who needed more time to secure more funds.
 - City of Wilmington Market Value Analysis presentation will be presented by TRF on February 19th.
 - Invitation will be sent to all council members.

- **Rental Assistance program**
 - Increasing the number of landlords interested in accepting the vouchers.
 - Ms. Gibson did an analysis of zip codes to be targeted for increased payments.
 - Implementation of the analysis will be done by the DSHA Management section.

COMMITTEE REPORTS

HOUSING POLICY – Mr. Leahy

The committee met on January 27, 2016 at which time there was discussion on how to increase fair housing choices:

- a. Increase affordable housing options in higher opportunity areas
- b. Continue to invest and improve condition in struggling neighborhoods.

Mr. Leahy stated Ms. Horton will be giving a presentation of land use policies later in the meeting at the invitation of the committee. Presentations like this are consistent with the committee's goals as stated in the annual report.

Mr. Leahy stated the committee would like to conduct listening sessions with providers, non-profits, and developers with a focus on "solutions", and not problems of policies, to bring forth to legislation, the governor, DSHA and COH for discussion.

- Sessions suggested;
 - a. Affordable rental on both new and preservation.
 - b. Affordable home ownership.
 - c. Rehab on substandard housing.
 - d. Manufactured homes.

Mr. Leahy and Ms. Gibson will be working on this idea within the next 30-45 days to put a structure around this concept with input from council regarding problems or traps to avoid.

Mr. Leahy and Ms. Gibson attended a Senate Community / County Affairs committee meeting on Jan. 27th where they are working up a bill regarding source of income legislation. This part of the bill does not include vouchers, giving it a better chance of passing. It did pass the Senate; now it is waiting on the House to vote.

Mr. Peters suggests council should not advocate for this bill and just wait and see what happens.

Ms. Sokolowski suggested getting the opinion of the sponsors if a letter of support from the council would be of value.

Mr. Leahy moved, and Ms. Sokolowski second, if desired by the sponsors, a letter of advocacy will be sent in support of this bill. Council all supported the motion.

COMMUNICATIONS:

Ms. Sokolowski - No report

OPERATIONS:

Ms. Harrington – in Mr. White’s absence there is nothing to report.

LOAN REVIEW - Ms. Mitchell

The committee met on February 1, 2016 and discussed one grant request from YWCA to acquire a loan for \$572,000 for their Home-Life Management Center, Phase I located in Wilmington. After due discussion, it is the recommendation of the committee that the following requests be considered by the Council for recommending approval to the DSHA Director.

- YWCA Delaware Inc., Home-Life Management Center Phase I – Resolution #534.
- Ms. Zumsteg moved and Ms. Harrington seconded the motion that the recommendation be approved.
- The motion was passed with 8 yes votes and 1 abstention by Ms. Sokolowski due to her past association with YWCA.

HOUSING AND GROWTH MANAGEMENT– Presented by Karen Horton DSHA

Ms. Horton gave a PowerPoint presentation (copy attached) highlighting the following items:

- Growth Management in Delaware
- State Strategies
- Intersection with Housing
- Opportunities for DSHA

OLD / NEW BUSINESS

None

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, March 9, 2016, at North Lake Village, Middletown, DE at 2:00 p.m.

ADJOURNMENT

There being no further business to come before the Council, upon motion by Ms. Sokolowski, the meeting was adjourned at 3:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shanná L. Alicea". The signature is fluid and cursive, with a large, stylized initial "A" at the end.

Shanná L. Alicea