

COUNCIL ON HOUSING  
Heron Run  
363 Commerce Road  
Smyrna, DE 19807  
February 13, 2019

**Motions**

- Approval of December 12, 2018 Minutes

**Important Dates:**

- DE-NAHRO Fair Housing Training – Poly Tech, March 7<sup>th</sup>
- NCSHA Legislative Conference – Washington DC, March 11<sup>th</sup> – 13<sup>th</sup>
- Central DE Chamber of Commerce Legislative Luncheon – Dover Downs, March 14<sup>th</sup>
- DE State Chamber of Commerce Spring Brunch – Del Tech, Dover, March 19<sup>th</sup>

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 3:00 pm, February 13, 2019. In addition to Mr. White, the following Council members were present:

Dianne W. Casey      Connie Harrington      Hugh Leahy  
Ralph Peters              Norma Zumsteg

The following council members were absent and excused from the meeting:

Corrine Massey      Francis Julian      Donna Mitchell      Doug Motley

Also attending:

Shanná L. Alicea, Administrative Assistant III, DSHA  
Susan Eliason, Director of Housing Development, DSHA  
Marlena Gibson, Director of Policy & Planning, DSHA  
Dawn Momot, Housing Finance Manager, DSHA  
Jonathan Taswell, Planner III, DSHA

Special Guests:

Tyler Berl, Housing Alliance DE  
Karen Spellman, NCALL

**APPROVAL OF MINUTES**

Ms. Zumsteg moved and Mr. Peters seconded that the Minutes of December 12, 2018 meeting be approved. The minutes were approved unanimously.

## DSHA REPORT – Ms. Eliason and Ms. Gibson

- **Budget**

- Joint Finance Committee meeting was February 12, 2019. There was a strong representation from the Non-profit Housing Agenda group speaking on homelessness, rental housing, homeownership, and community development.
- Governor's recommended budget includes the following:
  - HDF - \$4 million
  - SRAP - \$3 million
  - Affordable Rental Housing Program and Bond Bill - \$6 million
  - Districts DDD \$8.5 million
  - Strong Neighborhood Housing Fund - \$3 million
- Legislation discussion included topics from the task force regarding a series of reorganizations and fixes to Title 25, Chapter 70 of the Delaware Code. Legislation also reintroduced discussion on establishing an attorney trust fund to help the manufactured homeowners' organization with legal cost.
- On January 28<sup>th</sup> DSHA held an event announcing the Home4Good funding awards. Home4Good is a joint venture with DSHA and the Federal Home Loan Bank of Pittsburgh. \$1.2 million was awarded to agencies that are doing rapid rehousing, diversion, homelessness prevention. In addition, there were two projects funded in the innovation category, one which is being led by CLASI that provides eviction defense at the court level. Awards were also made to the Lutheran Community Services and the Community Resource Center in Rehoboth where they will do the financial part of the legal services for CLASI. The other innovated awardee was to Crisis House of Sussex County where they will be putting together a housing locator to assist those in need of housing quickly.
- Funding round is now open for the Strong Neighborhood Housing Fund and the HDF Homeownership grants. Together these awards will be approximately \$4 million. SNHF applications are due in early March and the HDF applications are due in early April. On January 17<sup>th</sup> DSHA offered a technical assistance day at Liberty Court for anyone who wanted to apply to either program.
- The LIHTC round has begun and applications are due April 30<sup>th</sup>
- The Housing Trust Fund program is also begun. A NOFA has been put out looking for permanent supportive housing and applications
- DSHA is in the middle of a DDD event where a tour was led by DSHA and the Governor. The event started in Harrington where a roundtable with some business owners, the Governor, and Senator Wilson had a discussion on how the DDD program has worked in Harrington, what kind of economic revitalization they've seen and any suggestions they may have for the program going forward. The next event was in Smyrna where the Governor announced the most recent round of funding which closed on January 11<sup>th</sup>. There were 10 awardees projects within Dover, Milford, and Wilmington. NCALL was also among the awardees where Karen Spellman was in attendance and spoke about the program.
- Annual Report on the DDD program was completed in December. The DDD story maps will be listed on the DSHA's website for viewing.
- HUD announced the new projects of the Continuum of Care awards and the Renewal Projects totaling \$8.2 million. The new projects include Rapid Rehousing for victims of domestic violence with People's Place and the Ministry of Caring of Joseph Residence which is being adopted from a transitional housing to permanent supportive housing. Joseph House is also working with DSHA on the National Housing Trust Funds.

**COMMITTEE REPORTS**

- **COMMUNICATIONS:** Ms. Casey  
None
  
- **HOUSING POLICY:** Mr. White
  - Monthly Housing Policy meeting was held and discussion included the following:
  - Needs assessment on number of units being produced
  - Minority homeownership gap
  - Invitation to New Castle County to attend the upcoming COH meeting to conduct a presentation on their policies
  
- **OPERATIONS:** Ms. Harrington  
None

**LOAN REVIEW:** Ms. Harrington

The committee met February 4, 2019 and reviewed one HDF grant request. After due discussion, Loan Review made the following recommendation to the Council.

- DSHA – Pre-Purchase Homeownership Education and Counseling Program FY19 - Resolution #586 that the HDF financing be approved. Mr. Leahy moved and Mr. Peters seconded that the resolution be approved. The motion passed with two abstentions by Ms. Harrington and Ms. Zumsteg.

**OLD / NEW BUSINESS:**

None

**ADMINISTRATIVE:**

None

**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, March 13, 2019 at Appoquinimink State Service Center, DE from 2:00 pm to 4:30 pm.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 4:00

Respectfully submitted,



Shanná L. Alicea

Note: Copies of materials referenced as “attached” in these Minutes are available upon request.