

COUNCIL ON HOUSING
Public Session
Huling Cove
Lewes, Delaware
April 8, 2015

Motions

- Approval of the February 11, 2015 Minutes
- Approval of Resolution No. 502

Important Dates

- Week of April 27th – DDD awardees will be announced
- May 13th – next Council meeting at Northlake Village, Middletown, DE

Mr. Peters, Chair, called to order the public session of the Council on Housing at 2:05 p.m. on April 8, 2015. In addition to Mr. Peters, the following Council members were present:

Francis Julian	Ruth Sokolowski
Connie Louder	Norma Zumsteg
Corrine Massey	

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

Hugh Leahy	Vincent White
Donna Mitchell	

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Lynda Blythe, Administrative Specialist III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Policy and Planning, DSHA

Guests attending:

Patricia Kelleher, Delaware Housing Coalition
Eden Roberts, Delaware Valley Development Company

APPROVAL OF MINUTES

Mr. Julian moved, and Ms. Louder seconded, that the Minutes of February 11, 2015 be approved as presented. The motion was passed unanimously.

DSHA REPORT – Mr. Ben Addi

- Downtown Development Districts
 - \$5.6 million was set aside for large projects.
 - 15 applications requesting \$7.1 million were received: 2 from the City of Dover, 1 from Seaford, and 12 from the City of Wilmington.
 - \$1 million was set aside for small projects which do not receive reservations.
 - Threshold reviews are currently being performed by DSHA staff.
 - A ranking review will be held and awardees announced around April 27th.
 - Several outreaches were made with good responses.
- Veterans Homelessness
 - Governor Markell wants to end veterans homelessness by the end of 2015.
 - DSHA's Policy and Planning staff is working on a plan.
 - Local groups from Dover, Wilmington-New Castle County, and Sussex County-Georgetown are being formed.
 - A state group has been formed which will develop the plan to be presented to the Governor. It will also serve as a supporting and oversight entity for the local groups.
 - The objective is to review the many policies already in place.
 - Using the current point-in-time study, it is calculated approximately 277 people will be helped.
 - It is hoped that information gathered for this endeavor can be used to help end overall homelessness in the future.
 - Council will be invited to the early May announcement by the Governor.
- 2015 Homebuyer Fair
 - 350 Potential homebuyers attended the fair at the Riverfront in Wilmington.
 - A Fair will also be held in Kent County in conjunction with NCALL on June 6th and in Sussex County with a date to be determined.
- The Flats
 - Construction closing was held March 24th.
 - This is the Woodlawn Trustee project on Union Street.
 - A total 450 units to be demolished and rebuilt in 8 to 12 years.
 - Council approved a \$2.56 million loan for 70 units in January 2015.
 - Another funding request for 108 units using the 4% bond deal is anticipated.
 - There is currently very little demand for large unit housing.

COMMITTEE REPORTS

LOAN REVIEW – Mr. Julian

The committee met on April 1st and reviewed the Delaware Valley Development Company redevelopment of Meadowbridge Apartments request. After due discussion, it is the recommendation of the committee that the following request be considered by the Council for recommending approval to the DSHA Director:

- Delaware Valley Development Company, Meadowbridge Apartments – Resolution No. 502. Ms. Sokolowski moved that the Resolution be approved. Ms. Zumsteg seconded the motion which was unanimously passed.

COMMUNICATIONS – Ms. Sokolowski

- Ms. Sokolowski spoke at the Bond Bill Hearing on March 9th on behalf of Council.
- Ms. Mitchell, Ms. Sokolowski, and Mr. White met with Gov. Markell on March 10th. The Governor was reminded that there are vacancies on the Council, which he quickly acted upon. Governor’s comments included:
 - Good work done with limited resources
 - Pleased with various groups working together

CONSOLIDATED PLAN REVIEW – Ms. Gibson

Using the attached handout, Ms. Gibson gave a PowerPoint presentation for the FY2015-2019 Consolidated Plan highlighting:

- Consolidated Plan Process
- Purpose and Function of the Plan
- Delaware Entitlement Jurisdictions
- FY2015 Allocations effective July 1, 2015
- Process to prepare the Plan
- Citizen Participation
- Consolidated Plan and Annual Action Plan
- Priority Needs
- Anticipated Resources
- Goals
- Resource Allocation
- 5 Year Goals
- Public Hearings schedule

It is anticipated that HUD will provide an Annual Plan template for all jurisdictions in 2016.

SCHEDULING OF NEXT MEETING

The next meeting will be held on May 13, 2015 at 2:00 p.m. at Northlake Village, Middletown, DE.

ADJOURNMENT

Upon motion by Ms. Zumsteg, the meeting was adjourned at 3:15 p.m.

Respectfully submitted,



Lynda T. Blythe

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