

COUNCIL ON HOUSING
Bear Library
101 Governor's Place
Bear, DE 19701
April 11, 2018

Motions

- Approval of February 14, 2018 Minutes

Important Dates

- HOND Fair Housing Observance & Awards Luncheon, Doubletree by Hilton, Wilmington – April 20, 2018
- FHL Bank Pittsburgh/Central Baptist CDC Event with Senator Carper (Eastside, Wilmington) – April 20, 2018
- DSHA Annual Homebuyers Fair, Chase Center, Wilmington – April 21, 2018
- Marydale Retirement Village Re-Dedication Event, Newark – May 2, 2018
- Housing Alliance DE-Day for Housing, Dover – May 3, 2018
- DSHA's Bond Bill Hearing – May 17, 2018

Mr. Leahy, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, April 11, 2018. In addition to Mr. Leahy, the following Council members were present:

Dianne W. Casey	Robert Harra	Connie Harrington	Corrine Massey
Donna Mitchell	Doug Motley	Ralph Peters	Vincent M. White
Norma Zumsteg			

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

Francis Julian

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Shanná L. Alicea, Administrative Specialist III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Public Relations, DSHA

Guests present:

David Buches, FHL Bank, Pittsburgh
Tina Showalter, Housing Alliance DE
Rachel B. Stucker, Housing Alliance DE

APPROVAL OF MINUTES

Mr. White moved and Ms. Massey seconded that the Minutes of February 14, 2018 meeting be approved. The motion was passed unanimously.

DSHA REPORT – Anas Ben Addi

- **Budget**

- DSHA has been advocating to be one of the agencies to benefit from some of the increases in revenue and one-time funding.
- Governor has recommended an additional \$2 million on the Bond Bill side which will be devoted to the Strong Neighborhood fund.
- DSHA has \$6 million for the Affordable Rental Housing Program, \$8.5 million for the Downtown Development District, and \$2 million for the Strong Neighborhood fund currently in the Bond Bill.
- Senator Coons spoke at the National Council of State Housing Agencies conference in Washington DC and received an award as a Champion of Affordable Housing. The Director of DSHA presented the award.
- LIHTC application are due April 30, 2018.
- In the federal budget act, LIHTC allocations to States were increased 12.5%. The small States minimum that Delaware received was increased about \$550,000. Because the credit is for 10 years, this translates to more than \$5 million in extra equity. The tax reform lowered the corporate rate, leading to forecasts that there will less demand for credits so the price of equity will go down. Mr. Ben Addi stated that DSHA will have to see what the equity prices are when the new applications are submitted.
- DelawareHousingSearch.org which is a site to connect potential tenants to landlords and veterans with disabilities for free has had a major redesign to its website.
- Governor Carney, a few cabinet and staff members, along with Mr. Ben Addi volunteered at Habitat for Humanity of New Castle County and worked on 4 houses on Friday, April 6.
- Mr. White wanted to know if DSHA awards grants to the abandon and vacant property initiative; Mr. Ben Addi replied yes. DSHA funds through the Strong Neighborhood Housing Program.
- Mr. Leahy stated, he heard in a recent news report that Delaware had a very high eviction rate and wanted to know if DSHA and Council are doing anything to address this. Mr. Ben Addi stated the requests for Rapid Rehousing and Homelessness Prevention program aid in keeping the eviction rate down. He also stated that the legal aspect of the Landlord/Tenant code could play a factor in the eviction rate. Ms. Gibson added that a legislative committee has been established to look into the legalities of the Landlord/Tenant code. Some proposed changes could add more protection for the tenants.

COMMITTEE REPORTS

COMMUNICATIONS: Ms. Zumsteg

None

OPERATIONS: Mr. Harra

- In May nominations for the slate of officers will be brought and nominations from the floor will be taken. Voting will be held no sooner than 30 days later or at the first meeting after July.

HOUSING POLICY: Mr. White and Ms. Gibson

Discussion was on the following topics:

- Follow-up information on the Diamond State CLT
- FHLB funding
- Homeownership regarding rates and trends over time.

Mr. White stated that the results of an investigation mainly in the Philadelphia area is also a trend in Delaware: African Americans with similar or better credit than White Americans are being denied loans.

LOAN REVIEW Ms. Mitchell

The committee met April 3, 2018 and reviewed one HDF grant request. It is the recommendation of the committee, after due discussion, that the following grant request be approved by the Council.

- DSHA – Home4Good #575. Ms. Mitchell moved and Ms. Zumsteg seconded which was passed unanimously.

Mr. Buches from the Federal Home Loan Bank in Pittsburgh was present to describe their history and programs regarding their assistance in affordable housing.

OLD / NEW BUSINESS: Ms. Stucker

Ms. Stucker and Ms. Showalter from Housing Alliance DE were present to discuss what they have been working on for the past year related to housing and homelessness in Delaware and specifically to be the Continuum of Care lead agency for the Delaware Continuum of Care.

ADMINISTRATIVE: Mr. Ben Addi

- Orientation for new members will be scheduled for a later date.

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, May 9, 2018, Huling Cove, Lewes, DE from 2:00 p.m. to 4:30 pm.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 3:40 p.m.

Respectfully submitted,



Shanná L. Alicea

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