

COUNCIL ON HOUSING
Luther Towers
430 Kings Hwy.
Dover DE 19901
May 9, 2018

Motions

- Approval of April 11, 2018 Minutes

Important Dates

- DSHA's Bond Bill Hearing – May 17, 2018
- DE NAHRO Annual Meeting, Lewes – May 18, 2018
- Habitat/AmeriCorps Framing Frenzy & Homeownership Month Celebration, Legislative Hall, Dover – June 7, 2018

Mr. Leahy, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, May 9, 2018. In addition to Mr. Leahy, the following Council members were present:

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

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

Robert Harra

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Public Relations, DSHA
Mabel J. Hayes, Administrative Assistance II, DSHA

Guests present:

Sarah Keifer, Director of Planning Services, Kent County

APPROVAL OF MINUTES

Mr. White moved and Mr. Peters seconded that the Minutes of April 11, 2018 meeting be approved. The motion was passed unanimously.

DSHA REPORT – Anas Ben Addi

- **Budget**
 - April 30th was the due date for LIHTC applications. DSHA received 6 applications of which 4 were for the 9% tax credit and 2 were for the 4% tax credit. Five are for preservation and one was for new creations with locations being 3 in Sussex County, 2 in Wilmington and 1 in Dover.

- Some recent events:
 - HOND luncheon was April 20th
 - Central Baptist CDC event was also held on April 20th
 - Marydale which is a multi-family site of 108 units for senior citizens had its rededication on May 2nd
 - A Day for Housing hosted by Housing Alliance DE was on May 3rd
- DSHA will be making changes and revamping some of its homeownership products. These programs being the downpayment assistance program and the SMAL program. The homeownership assistance programs will now be the following:
 - Preferred Plus Product – Homeowners may receive downpayment assistance of 2% to 5% of their mortgage.
 - This is a zero percent loan which must be repaid at refinance or sale.
 Each product will allow DSHA to be more flexible in assisting borrowers with downpayments and staying within the guidelines of the USDA insurance lending requirements. This should make our product more attractive in Kent and Sussex Counties.
 - Required credit score has been brought down from 640 to 620. Housing counseling still required for those with a score of 659 or below
- HDF funds will be used to subsidize the downpayment assistance grants.

Sarah Keifer of Kent County Levy Court was present to discuss Kent County Comprehensive Plan. This Plan which is updated every 10 years is a strategic plan on the future of Kent County growth and development through the public’s vision and opinion of their community.

COMMITTEE REPORTS

COMMUNICATIONS: Ms. Zumsteg

None

OPERATIONS: Ms. Harrington

- The floor was opened for nominations for chair and vice chair. Slate of nominations will be presented in the upcoming June meeting.
- Topics for training and education plan suggestions:
 - Homeownership products
 - Manufactured housing and protection for the homeowners
 - Legislation pending and other issues with manufactured homes
 - Policy recommendation for manufactured homes
- Orientation for new members to Council

HOUSING POLICY: Ms. Gibson

- DSHA was requested to do a report by the JFC on the feasibility of an establishment of a manufactured housing office.

LOAN REVIEW:

None

OLD / NEW BUSINESS:

None

ADMINISTRATIVE:

None

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, June 13, 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 3:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Shanná L. Alicea". The signature is written in black ink and is positioned centrally below the text "Respectfully submitted,".

Shanná L. Alicea

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