

COUNCIL ON HOUSING
Public Session via Conference Call
May 12, 2021

Motions

- March 10, 2021 Minutes

Ms. Casey called to order the public session of the Council on Housing meeting at 2:00 pm, May 12, 2021. In addition to Ms. Casey, the following Council members were present:

Connie Harrington	Francis Julian	Donna Mitchell	Doug Motley
Amy Walls	Norma Zumsteg		

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

Garrett Grier	Lillian Harrison	Vincent M. White
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Also attending:

Anas Ben Addi, DSHA
Jonathan Adkins-Taswell, DSHA
Shanná L. Alicea, DSHA
Susan Eliason, DSHA
Marlena Gibson, DSHA
Karen Horton, DSHA
Melissa Ziegler, DSHA

Guests:

Wes Stefanick, Delaware Association of Realtors
Teresa Ripley, Lighthouse for Broken Wings
Toni Short, Lighthouse for Broken Wings

APPROVAL OF MINUTES

Ms. Walls moved and Ms. Harrington seconded that the Minutes of the March 10, 2021 meeting be approved after it was updated to reflect comments made in the Operations and Housing Policy Committee reports. The motion was passed unanimously.

DSHA REPORT – Mr. Ben Addi

Budget

- DSHA will received \$23.5 million from the State, approximately \$8 million from the General Fund, and \$15.5 from the Capital Committee/Bond Bill. DSHA’s programs funded by the Bond Bill are: \$5.5 million for the DDD program, \$6 million for the ARHP, and \$4 million for the SNHF.
- Housing Bills that were introduced to the Legislature – Right to Counsel which was introduced by Senator Townsend and the Source of Income Discrimination bill. There are

also a few Manufacturing Housing Bills that were presented.

- On April 30th DSHA received 6 applications for Low Income Housing Tax Credits with a total of 314 units requesting \$5.5 million in credits and also requests of \$14 million worth of permanent HDF funding.
- DSHA received two 4% applications which are both preservations; one in Smyrna and the other in Wilmington.
- DSHA is hoping that because of the high cost of construction, delays in closings, and businesses that are experiencing hardships that some of the gaps can be filled with federal funding from the Governor's office and some of the COVID related stimulus packages that have been approved. DSHA is diligently working with both the owners, the contractors, OMB, and the Governor's office.
- The American Recue Plan that was signed in mid-March of 2020 is a Federal package that includes funding for both mortgage and rental assistance. In addition to the \$200 million received for the bill that passed and was signed in December 2020, this new package adds another \$152 million to the rental assistance program (DEHAP). This is the second round that will be opened until the year 2025. The previous round deadline has been pushed back to September 2022 to spend the \$200 million. There is relief for homeowners through the Homeowners Assistance Fund. Delaware will receive a small state minimum of \$50 million that will come in tranches. Delaware has already received 10% of the \$50 million. To receive the rest of the funding, Delaware will have to send the Treasury Department a plan by the end of June of how the funding will be spent. Without changing too much of the original plan for the DEMAP program, DSHA is working with partners to draft a much more robust plan to be submitted to the Treasury Department for approval and disbursement of the rest of the \$50 million.
- Delaware will benefit from 120 Section 8 vouchers that will go to different public housing authorities. DSHA will receive 38 in addition to New Castle County and the Wilmington Housing Authority.
- There was \$5 billion awarded nationally for Homelessness Assistance and Supportive Services. DSHA will receive just over \$5 and New Castle County and Wilmington will share approximately \$5 million.
- The DEHAP program which is now being managed through DSHA's Wilmington office has received more than 5000 applications within the last few weeks for a total request of \$25 million worth of assistance. So far roughly 1300 applications have been approved for funding.
- In addition to the DEHAP (rental assistance) and the DEMAP (mortgage assistance) programs, DSHA is working with the utility companies to start also helping with utility assistance. Funding will be similar to the rental assistance program. Funds are expected to go directly to the utility companies.
- DSHA is also looking at some housing stability services and legal services. DSHA is working with CLASI and others to see how to assist with legal representation for eviction issues.

Mr. Ben Addi updated Council on the Land Bank and Connections issues.

Ms. Casey mentioned she'd testified at the JFC and Bond Bill Hearings. She felt that the Committee was very supportive of the work that DSHA has done and very impressed with the leveraging factor involving the State's dollars that fund DSHA's activities versus all the other sources through the variety of partnerships and collaborations throughout the State that end up with very valuable and useful affordable housing activities.

Mr. Motley wanted to know if COVID is affecting construction costs. Mr. Ben Addi responded that there are some project factors that are being looked into. One being projects that are in construction are facing unusual cost increases, and the second being projects that have been approved and are ready to go to construction closing but these same unusual cost increases are creating financing gaps.

COMMITTEE REPORTS

COMMUNICATIONS: Ms. Casey

- Ms. Casey testified at the Bond Bill hearing and also at a Senate Housing Committee hearing on March 24th.

OPERATIONS: Ms. Harrington

- Ms. Harrington and Ms. Walls both met and did an intensive review of the By-Laws and made some changes which were sent to Ms. Gibson. They will then be sent to DSHA's legal counsel who will make the necessary legal adjustments. Final changes will be presented sometime in the near future to review.

HOUSING POLICY: Ms. Casey

- Ms. Casey and Mr. White met in April and May and talked about topics that were not discussed in 2020.

LOAN REVIEW: Mr. Julian

- None

OLD / NEW BUSINESS:

- Ms. Casey mentioned she attended a very interesting and informative webinar on April 26th that was sponsored by the Urban Institute on Housing Wealth Equity. It talked about projections based on current home ownership rates and projecting through the year 2040. All the information can be found on the Urban Institute website.

ADMINISTRATIVE: Ms. Horton

- Ms. Horton presented to Council the 2020 Delaware State Analysis of Impediments to Fair Housing Choice. She discussed the history and duties of the AI and gave detail descriptions of the 7 goals of the program.

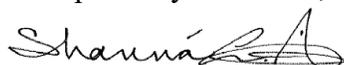
SCHEDULING OF NEXT MEETING

- The next meeting will be held on Wednesday, June 9, 2021 at 2:00 pm.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 3:20 pm

Respectfully submitted,



Shanná L. Alicea

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