

COUNCIL ON HOUSING
Public Session
Bear Library
Bear, Delaware
June 14, 2017

Motions

- Approval of May 10, 2017 Minutes
- Approval of Resolution No. 557 – DSHA pass-through grant to Housing Alliance Delaware
- Recommendation of approval to the Director for Resolution No. 558 – Village of St. John

Important Dates

- June 22, 2017: Veteran Homelessness Celebration
- July 7, 2017: Groundbreaking for H. Fletcher Brown Apartments
- August 2, 2017: Annual Luncheon for Student Achievement Award ceremony at Polytech

Mr. Leahy, Chair, called to order the public session of the Council on Housing at 2:10 pm, June 14, 2017. In addition to Mr. Leahy, the following Council members were present:

Connie Harrington Donna Mitchell Ralph Peters Vincent M. White
Norma Zumsteg

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

Robert Harra Francis Julian Corrine Massey Ruth Sokolowski

Also attending:

Anas Ben Addi, Director, DSHA
Shanná L. Alicea, Administrative Specialist III, DSHA
Kim Brockenbrough, Planner IV, DSHA
Susan Eliason, Director of Housing Development, DSHA

Guests present:

Rachel Stucker, Housing Alliance Delaware
Larry Trunfio, OMB

APPROVAL OF MINUTES

Mr. White moved and Ms. Zumsteg seconded that the Minutes of May 10, 2017 be approved as written. The motion was passed with Mr. Peters abstaining because he was not present for the previous meeting.

DSHA REPORT – Mr. Ben Addi

- **Budget**
 - On June 30th the legislature is required by law to vote on a balanced budget and present it to the governor for signature.
 - The budget recommended by the Trump administration has deep cuts for public housing which includes not just the vouchers but also the capital funding which helps maintain

public housing. All the lines in public housing will see cuts which range from 20% to 64%. The HOME and CDBG programs have been zeroed out which means a loss of \$10 million for the State of Delaware. DSHA has reached out to all three members of our delegation and briefed them on the impact of these cuts on the State of Delaware. In a budget hearing with Secretary of HUD, Ben Carson, Senator Coons was very vocal in highlighting the importance of the HOME and CDBG programs to our state.

- There is a bill which was introduced by Senator Cantwell of Washington State and Senator Hatch from Utah to reform the low income housing tax credit by making it much simpler and increasing the credit allocation to the state by 50% which will allow DSHA to receive in addition to the \$2.6 million an increase of \$1.3 million.
- On April 28th DSHA closed its round for the tax credit. DSHA received 4 applications on the 9% and 1 application for the 4% tax credit. The review committee met on June 13th to discuss the applications and DSHA hopes to make its announcement the first week of July.
- DSHA won its 22nd annual national award for Excellence in Financial Accounting.

COMMITTEE REPORTS

COMMUNICATIONS: No reports per Ms. Zumsteg

OPERATIONS: Ms. Harrington

- Slate of Officers for fiscal year 2018:
 - Huge Leahy as Chair
 - Vincent M. White as Vice Chair

Ms. Harrington opened up the floor and asked 3 times if anyone would like to nominate anyone else; there was no response. Mr. White made a motion to close the nomination for slate of officer and Mr. Peters seconded. Everyone agreed on the nomination and it was closed but cannot be voted on until the next Council meeting.

- Strategic Planning:
 - List of ideas from Council members of any possible training or educational material brought to future meetings.

Ms. Zumsteg suggested a discussion on how the Federal budget cuts will affect affordable housing and the people Council serve. Mr. Leahy suggested that Ms. Harrington, Mr. Harra and Ms. Gibson should meet and send via email to Council if there are any subjects they wish to discuss at an up incoming meeting.

- Mr. White proposed sending out a survey to all Council members to see if starting time for the Council meeting could start earlier than 2 pm.

HOUSING POLICY: Mr. White

- Tentative meeting for the Policy Committee to be July 5th.

LOAN REVIEW: Ms. Mitchell

The committee met May 31, 2017 and reviewed one HDF grant request and one HDF loan request. It is the recommendation of the committee, after due discussion, that the following grant requests by DSHA be considered and approved by the Council and a recommendation for approval made to the DSHA Director for the loan request:

- Housing Alliance Delaware – Resolution No. 557. Mr. White moved and Mr. Peters seconded which was passed unanimously.

In response to a question from Council Ms. Stucker listed the following sources of funding to HAD other than HDF:

- HUD (Housing & Urban Development)
- CDBG (Community Development Block Grant)
- DHC (Delaware Housing Coalition)

Mr. White requested copies of the following reports of which Ms. Stucker stated she will forward to him the following:

- Quarterly Performance Report.
 - Annual Homeless Assessment Report.
 - System Performance Report. (Per Ms. Eliason this report will come from Ms. Brockenbrough who administers the grant for DSHA and is the System Performance Chair for the Continuum Care Committee)
 - Audit Report.
 - Policy & Procedure Report.
- Village of St. John – Resolution No. 558. Ms. Zumsteg moved and Mr. Peters seconded which passed with 4 yes and two abstentions by Ms. Harrington because of her association with NCALL and Ms. Mitchell’s association with Deutsche Bank Trust Co., which is participating in the equity funding of the project.

Mr. Peters stated that because the LIHTC developments’ project price per unit seems to be going up Council should put a cap on cost per unit. Ms. Eliason stated that the maximum funding of HDF which is contributed on each project is \$50,000 per unit. She also stated in the QAP DSHA is trying to control cost by offering an incentive for deals which come in below the average cost per unit. Mr. Ben Addi stated DSHA is considering for next year QAP application of putting a cap on how many tax credits a developer can request.

Mr. White stated Policy & Planning should look into placing into the policy a cap per unit for developers. Mr. Leahy stated the result of a project is established through the QAP and feel there are developers out there who will adhere to a more stringent policy.

OLD / NEW BUSINESS: Mr. Trunfio

New Business - Strategic Planning

- Benchmarks were established for each committee
- Goals were prioritized
- Timelines were established
- Twice a year progress and timeline will be checked (January & July).

An adoption for the new Strategic Planning for FY18 through FY22 was voted on and approved unanimously.

Other New Business

- Mr. Leahy stated on the report there is a lot of business to be done by each committee according to the timeline of the chart.
- Mr. White stated under the bylaws Council has the authority to bring in public housing agencies. He suggested this be something to consider for FY18. This review will give Council insight into what these agencies do to help lower income families and give Council an understanding of how these agencies will be affected by the proposed cuts by the Trump administration.

ADMINISTRATIVE: Mr. Leahy

Mr. Leahy stated he and Mr. White will be discussing the committee composition for the coming year and invited any suggestions any council member may have.

Mr. Leahy also stated that Council will like to meet every month whether there is a loan review or not of which Ms. Eliason state that will have to be discussed with Ms. Gibson.

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, July 12, Luther Towers, Dover 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 4:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shanná L. Alicea". The signature is written in a cursive style with a large, stylized initial "A" at the end.

Shanná L. Alicea

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