

COUNCIL ON HOUSING
Huling Cove
1142 Savannah Road
Lewes, DE 19958
June 13, 2018

Motions

- Approval of May 9, 2018 Minutes

Important Dates

- Housing Alliance Delaware/DANA Nonprofit Housing Advocacy Day – June 20, 2018
- National Council of State Housing Finance Agencies Housing Credit Connect (Chicago) – June 19-22, 2018
- MARC-NAHRO Regional Conference, (Hershey, PA) – June 24-27, 2018
- COH Orientation Session (DSHA Dover Offices) – June 27, 2018
- Home4Good Information Session (Dover Public Library) – July 9, 2018

Mr. White, Vice Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, June 13, 2018. In addition to Mr. White, the following Council members were present:

Robert Harra	Connie Harrington	Francis Julian
Corrine Massey	Doug Motley	Norma Zumsteg

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

Dianne W. Casey	Hugh Leahy	Donna Mitchell	Ralph Peters
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Also attending:

Shanná L. Alicea, Administrative Assistant III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Public Relations, DSHA

Guests present:

Christina Stanley, Milford Housing Development Corporation
Phil Hoffert, NCALL
Janelle Cornwell, Director of Planning & Zoning of Sussex County Community Development
Brandy Nauman, Housing Coordinator & Fair Housing Compliance Officer of Sussex County
Brad Whaley, Director of Sussex County Community Development

APPROVAL OF MINUTES

Ms. Zumsteg moved and Mr. Julian seconded that the Minutes of May 9, 2018 meeting be approved. The motion was passed unanimously.

DSHA REPORT – Susan Eliason

- **Budget**

- DSHA had its Bond Bill meeting and everything was a success.
- Onetime funding is being handled through the BOND Bill.
- Grant in Aid has not been finalized yet.
- Neighborhood Assistance Act (NAA) Tax Credit which is managed and administered by DSHA has \$500,000 worth of credits and each year the credits usually go as soon as applications are submitted. Legislation has been introduced by Senator Margret Rose Henry to double the amount of credits to \$1 million. This legislation is currently working its way through the system.

Mr. White asked Ms. Eliason to explain the credit. Ms. Eliason responded that if a person with a Delaware State tax liability makes a donation to one of the 82 approved non-profit programs that either serves people who are in low to moderate income groups, or they're located in low to moderate neighborhoods and they have something to do with education, job training and other categories, then they are given a credit worth 50% of the donation they've made up to a credit of \$50,000 in any given year and they can get up to \$100,000 in credit over a 3-year consecutive period. There are set-asides for large non-profits, business donations, small non-profits, and small donors. Donations have to be at least \$2,500 to the non-profit.

- The Delaware Interagency Council on Homelessness (DICH) that was established in 2008 has seen most of its responsibilities transferred to the Continuum of Care membership body. The DICH was a fairly large organization which made it difficult for them to establish a quorum or keep people engaged in their meetings. Since the work has been transferred to the CoC, Representative Paul Baumbach from the Newark area has volunteered to introduce legislation to sunset the DICH.
- Tax credit applications came in April 30, 2018 and all have been reviewed for threshold. DSHA's review panel met on June 4th to go over them. There were some minor inconsistencies or omissions in all applications but the QAP has a cure period. The cure period ended yesterday, June 12th at noon. Everyone has submitted their cured information and DSHA is now in its final stages of reviewing its 2018 applications and announcements will be made around July 7th.
- Last meeting Mr. Ben Addi spoke about the new down payment and settlement assistance programs, the Preferred Plus with the variable amounts of down payment assistance that was introduced on May 1st. It so far has had the intended effect of stimulating DSHA's mortgage program. In the month of May DSHA has done \$27.7 million in loans which was double the amount from May 2017.
- The Home4Good program will be launched next week. DSHA will have a meet and greet session for Federal Home Loan Bank Member Institutions to meet interested non-profits because one of the requirements is that a member institution be a co-applicant in the process. This will take place on July 9th at the Dover Library.
- DENAHRO had its annual membership meeting in Lewes, on May 18th. Mr. Ben Addi was one of the key speakers and Marsha Parham, president of MARC NAHRO was present.
- On June 7th there was a framing frenzy on Legislative Mall and the house which was built was for Central Delaware Habitat for Humanity's AmeriCorps interns.
- DSHA student award luncheon will be sometime during the week of July 23rd. This is where students of the public housing sites are recognized for their academic achievements
- Governor's Conference on Housing is coming up on September 6th
- The Pearl Center which is the tax credit rehab of the Layton Home in Wilmington is planning a grand opening on September 7th.

COMMITTEE REPORTS

COMMUNICATIONS: Ms. Zumsteg
None

OPERATIONS: Mr. Harra

- Slate of officers was presented:
 - Mr. White for Chair
 - Ms. Mitchell for Vice Chair

Mr. White ask if there were any other nomination to be brought to the floor. There were none. Nomination process was closed. Slate of officers will be voted on in July.

HOUSING POLICY: Ms. Gibson

- Discussion was on the following:
 - Policy recommendations for the next annual reports
 - Training and educational plan
 - Identified a couple of topics for upcoming meetings
 - Reviewed homeownership rates and trends in the state, regionally, and nationally
 - Legislative and budget updates.

Mr. White stated for the record homeownership is down almost 40% for African American and while it may not be the case for Delaware discussion still needs to be made to figure out if and why this is the case. If it is the case Mr. White asks Council what can be done to correct it and what steps Council can be taking to correct the issue. At Mr. White's question, Ms. Gibson acknowledged that DSHA's mortgage programs are in place to serve any market.

LOAN REVIEW: Mr. Julian

The committee met June 4, 2018 and reviewed two HDF grant requests. It is the recommendation of the committee, after due discussion, that the following grant requests be approved by the Council and a recommendation for approval made to the DSHA Director:

- Market Street Apartments (Development) - Resolution #576. Ms. Zumsteg moved and Ms. Harrington seconded which was passed unanimously.
- Our Lady of Grace (Development) - Resolution #577. Mr. White moved and Mr. Motley seconded which was passed with 6 yes and 1 abstention by Ms. Harrington due to her association with NCALL

OLD / NEW BUSINESS:

Janelle Cornwell, Director of Planning & Zoning of Sussex County Community Development presented, as a follow up from a previous Council meeting on the Comprehensive Plan process for Sussex County. She concentrated on key issues within Sussex County that are related to affordable housing and also briefly discussed updates on the County's comprehensive plan.

ADMINISTRATIVE:

None

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, July 11, 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 3:45 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.