

COUNCIL ON HOUSING

Luther Towers  
430 Kings Hwy.  
Dover, DE 19904  
June 12, 2019

**Motions**

- Approval of May 8, 2019 Minutes

**Important Dates:**

- Homeownership Month Celebration & Homes for Grad Announcement – The Green, June 13<sup>th</sup>
- National Alliance to End Homelessness National Conference – Washington DC, July 22-24<sup>th</sup>
- DE Continuum of Care Quarterly Meeting – Georgetown, July 17<sup>th</sup>

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, June 12, 2019. In addition to Mr. White, the following Council members were present:

Garrett Grier	Connie Harrington	Francis Julian	Corrine Massey
Doug Motley	Ralph Peters		

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

Dianne W. Casey      Donna Mitchell      Norma Zumsteg

Also attending:

Anas Ben Addi, Director of Delaware State Housing Authority, DSHA  
Shanná L. Alicea, Administrative Assistant III, DSHA  
Susan Eliason, Director of Housing Development, DSHA  
Marlena Gibson, Director of Policy & Planning, DSHA  
Jonathan Taswell, Planner III, DSHA

Special Guests:

Bill Freeborn, Executive Director, Wilmington Neighborhood Conservancy Land Bank  
Bob Weir, Director, City of Wilmington Department of Real Estate and Housing

**APPROVAL OF MINUTES**

Mr. Julian moved and Ms. Massey seconded that the Minutes of May 8, 2019 meeting be approved. The minutes were approved unanimously.

**DSHA REPORT** – Ms. Eliason

- **Budget**
  - Legislative session ends on June 30<sup>th</sup> and it looks as if DSHA may receive a little additional funding for the Strong Neighborhood Housing Fund.
  - House Bill #68, The Delaware Mandatory Residential Foreclosure Mediation program has passed the House and the Senate and will be extended through 2024.
  - House Bill #46, a Manufactured Housing Owner Attorney fund has also passed the House and the Senate which includes some amendments.
  - House Bill #120 was introduced by Representative Sean Matthews which would

offer renters a tax credit of \$250 annually. This bill is for seniors who are renters and have disabilities or families below the poverty level but the structure of the credit is still being worked out and the fiscal note on the estimated cost to the State has not been added or been on the Committee agenda as of yet. With only 2 weeks left for the session it does not look as if it will be brought to the floor.

- House Bill #171 was introduced last week and it creates certificates of rehabilitation that the Department of Correction would issue to people who have completed their sentences and have met certain criteria. It's primarily related to licensing and employment but it could also have the benefit for housing by being a formal piece of evidence that people could present when applying for rental units, that they have been truly rehabilitated.
- DSHA hosted an announcement event on May 13<sup>th</sup> for the SNHF.
- Applications for the HDF Homeownership grants are currently under review.
- Applications for the LIHTC are currently being reviewed for threshold and a formal meeting will be held on June 19<sup>th</sup>.
- Notice of funding availability for the Home4Good program which addresses homelessness issues jointly with DSHA and the Federal Home Loan Bank of Pittsburgh is currently out. A stakeholders' meeting was held on June 10<sup>th</sup> at Del Tech.
- The Office of State Planning Coordination received applications from 6 towns who are seeking DDD designations and are currently under review. State Planning will be making their recommendations to the Cabinet Committee on State Planning Issues next Thursday, June 20<sup>th</sup> and from there the committee will be making recommendations to the Governor on which towns they recommend for designation.
- DSHA has a large project funding round which applications came in on May 20<sup>th</sup> and award announcements will be held by the end of June.
- June is Homeownership month and Mr. Ben Addi sent out notice for a new homeownership program for recent college graduates. Formal announcement will be held on June 13<sup>th</sup> on The Green during DSHA's Homeownership month event. This program will provide reduced mortgage rates to people who have graduated with a 4-year degree over the last 3 years.

## COMMITTEE REPORTS

- COMMUNICATIONS: Mr. White  
Ms. Gibson mentioned it's time to start looking over the Annual Report.
- HOUSING POLICY: Mr. White  
None
- OPERATIONS: Ms. Harrington
  - The floor was opened for nominations for chair and vice chair. Slate of Officers was presented:
    - Mr. Vincent M. White for Chair and Ms. Dianne Casey for Vice Chair.

Mr. White asked if there were any other nominations to be brought to the floor. There were none. Nomination process will be open for at least 30 days. Slate of officers will be voted on at the first meeting held after July.

- LOAN REVIEW: Ms. Harrington  
None

At the request of Council, Mr. Bob Weir, Director, City of Wilmington Department of Real Estate and Housing was present to discuss the City of Wilmington 2020 budget and the City's proposed strategic acquisitions and stabilization of properties in the City of Wilmington.

Mr. Bill Freeborn, Executive Director, Wilmington Neighborhood Conservancy Land Bank was also present to discuss the mission and different strategies of his organization and the relationship between the WNCLB and the City of Wilmington.

**OLD / NEW BUSINESS:**

None

**ADMINISTRATIVE:** Mr. Ben Addi and Mr. White

- Retirement of Mr. Ralph Peters from Council – Resolution #591 was introduced by Mr. White in recognition and appreciation of Mr. Peters' dedication to promoting affordable housing and community development for all Delawareans. Acting on behalf of the Governor and Lieutenant Governor, Mr. Ben Addi presented Mr. Peters with a tribute from the Governor and Lieutenant Governor.
- Council on Housing introduced its newest member, Mr. Garrett L. Grier who will be representing Kent County.

**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, July 8, 2019 at Luther Towers, Dover DE from 2:00 pm to 4:30 pm.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 3:35 pm

Respectfully submitted,



Shanná L. Alicea

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