

COUNCIL ON HOUSING  
Public Session via Conference Call  
June 9, 2021

**Motions**

- May 12, 2021 Minutes

Mr. Motley called to order the public session of the Council on Housing meeting at 2:03 pm, June 9, 2021. In addition to Mr. Motley, the following Council members were present:

Connie Harrington  
Donna Mitchell  
Norma Zumsteg

Lillian Harrison  
Amy Walls

Francis Julian  
Vincent White

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

Garrett Grier

Dianne Casey

**Also attending:**

Anas Ben Addi, DSHA  
Cindy Deakyne, DSHA  
Susan Eliason, DSHA  
Marlena Gibson, DSHA  
Stephanie Griffin, DSHA

**Guests:**

Larry DiSabatino, DiSabatino Construction  
Donna Gooden, Woodlawn Trustees  
Claude Hicks, HDC MidAtlantic  
Rich Przywara, Woodlawn Trustees  
Ian Rawhauser, HDC MidAtlantic

**APPROVAL OF MINUTES**

Mr. White moved and Ms. Mitchell seconded that the Minutes of the May 12, 2021 meeting be approved as submitted. The motion was passed unanimously.

**DSHA REPORT** – Mr. Ben Addi

- **Budget**

General Assembly negotiating the final recommendations for the Appropriations bill (Budget Act) and the Capital Improvements Act (Bond Bill). DSHA actively working with Governor's staff to ensure appropriate funding of DSHA programs.

- **Legislative –**

Several pieces of legislation with housing impact are actively working their way through the process:

1. **Right to Counsel** – SB 101, introduced by Sen. Townsend and strongly driven by CLASI.

This passed the Senate on 6/8.

2. **Source of Income Discrimination** – SB 90, introduced by Sen. Lockman. Has not had any further action but is out of Senate Housing Committee.
3. **Landlord Mitigation Fund** – SB 167; this was just introduced last week as a companion bill, also by Sen. Lockman. It would establish (but does not fund) a Landlord Mitigation Fund to be administered by DSHA to assist landlords with damages not covered by tenants or repairs required to pass PHA inspections. A similar program was funded as a pilot with Home4Good last year.
4. **College Students** – HB 240. This was recently introduced by Rep. Longhurst as a topic very important to her, establishing a fund to provide emergency housing assistance to undergraduate students who are homeless or housing insecure. It also allocates \$90,000 to the Fund.
5. **Manufactured Housing** - There are still several bills related to manufactured housing, but none of them directly involve DSHA.

- **Other Program Areas:**

1. Review process for the 2021 LIHTC applications will begin next week with internal review. Will reach out to members of Loan Review about participating on the review panel.
2. In order to address the impacts COVID has had on affordable rental development projects, we are exploring with the Governor’s Office, OMB and DOJ potential use of other stimulus funds (CRF) to assist the 2020 LIHTC projects. All of the 2020 projects have been impacted by increased costs created by COVID ranging from around \$300k - \$2M. Unaddressed, these gaps could threaten the viability of these projects, representing about 200 units of new and preserved affordable housing. The total estimated need is up to \$7M to cover the gaps in projects created by uniquely increased costs. We are comparing the needs to the funding that may be available.
3. The American Rescue Plan included Fiscal Recovery Funds directed to state and local governments. Housing is an eligible use and DSHA has met with the Nonprofit Housing Agenda group to discuss potential uses of funds.
4. DEMAP remains on hold as we plan for use of the Homeowner Assistance Fund established by the ARP. We are thinking about capacity needs, application process/point of entry and engaging some with stakeholders this week and next for some feedback. Only 10% of the funding is being disbursed initially. In a significant departure from the ERA guidance, accessing the HAF will include a required planning process and submission and approval of a plan for the use of the funds to Treasury before the full allocation is released.
5. The DEHAP program has received over 6,400 applications for a total of over \$31 million in delinquent rent requested. Approximately 1,300 files have been approved. The program has begun the process to make payments, which consists of landlords confirming the amounts requested and owed. We also are working to incorporate utility assistance into DEHAP, and coordinating with the Public Advocate/Public Services Commission and several of the large utility companies to streamline our interaction on amounts due and payments. Our target is to launch this by late July. Up to 10% of ERA funds may also be used for “Housing Stability Services”. We are working on a framework for how to support some other services and assistance such as legal services and other housing supports.

## COMMITTEE REPORTS

### LOAN REVIEW: Mr. Julian

The committee met June 1 and reviewed three HDF requests. After due discussion, Loan Review made the following recommendation to the Council.

- DE Bond I for redevelopment of Smyrna Gardens/East Lake Gardens - **Resolution #617** that the HDF financing be recommended for approval by the Director. Mr. Julian moved and Ms. Mitchell seconded that the resolution be approved. The motion passed unanimously.
- The Flats, Phase IV – **Resolution #618** that the HDF financing be recommended for approval by the Director. Mr. Julian moved and Ms. Harrington seconded the resolution be approved. The motion passed unanimously.
- Home4Good Program – **Resolution #619** that the HDF grant to DSHA be approved. Mr. Julian moved and Mr. White seconded the resolution be approved. The motion passed unanimously.

### COMMUNICATIONS: Ms. Casey

- No report due to Ms. Casey's absence.

### OPERATIONS: Ms. Harrington

- Ms. Harrington presented the slate of nominees for the Chair and Vice Chair positions for the upcoming year. Both Ms. Casey and Mr. Motley have agreed to continue in their current roles. Ms. Harrington also opened the floor to nominations. There were none presented. A vote on the slate will be held at the next meeting of COH.
- Ms. Harrington also reported that the revisions to the by-laws were under legal review and will be presented for full Council consideration at a later date.

### HOUSING POLICY: Mr. White

- A meeting was held on June 7 and Ms. Eliason presented some analysis of DSHA's outreach to minority/women/veteran-owned businesses. Once the Committee has had a chance to discuss the presentation, they will provide information to the Council as a whole.

**OLD / NEW BUSINESS:**

- None

**ADMINISTRATIVE:**

- None

**SCHEDULING OF NEXT MEETING**

- The next meeting will be held on Wednesday, July 14, 2021 at 2:00 pm. Mr. Motley asked that Council be kept up to date on any changes to the pandemic rules that might allow for an in-person meeting.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 2:47 pm

Respectfully submitted,

***Susan Eliason***

Susan Eliason

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