

COUNCIL ON HOUSING  
Public Session  
North Lake Village Apartments  
Middletown, Delaware  
July 9, 2014

**Motions**

- Approval of May 14, 2014 Minutes
- Approval of Patricia C. Batchelor Resolution No. 480
- Approval of Carleton Preservation Associates, LLC,  
Carleton Court request, Resolution No. 481
- Approval of Jefferson Estates Development LLC,  
Jefferson Estates request, Resolution No. 482
- Approval of Inter-Neighborhood Foundation-Walnut Street Townhomes request,  
Resolution No. 483

**Important Dates**

- August 13 – Council meeting canceled
- September 10 – next Council meeting at Luther Towers I, Dover
- October 7 – 2015 Governor’s Conference on Housing

Ms. Sokolowski, Chair, called to order the public session of the Council on Housing at 2:05 p.m. on July 9, 2014. In addition to Ms. Sokolowski, the following Council members were present:

Francis Julian	Donna Mitchell
Hugh Leahy	Ralph Peters
Connie Louder	Norma Zumsteg
Corrine Massey	Vincent White

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)  
Lynda Blythe, Administrative Specialist III, DSHA  
Susan Eliason, Director of Housing Development, DSHA

Guests present:

Russell Huxtable, Milford Housing Development Corporation (MHDC)  
Tim Barila, PaxEdwards/Severn  
Chris Bartges, Leon N. Weiner & Associates  
Timothy Crawl-Bey, T. Crawl-Bey & Associates

## **APPROVAL OF MINUTES**

Mr. Peters moved, and Mr. Julian seconded, that the Minutes of May 14, 2014 be approved as written. The motion was passed unanimously.

## **WELCOME REMARKS** – Mr. Huxtable

Mr. Huxtable welcomed the attendees to North Lake Village Apartments on behalf of Milford Housing Development Corporation, who re-developed the site. DSHA provided Tax Credits for the project to MHDC in 2011, the deal was closed in 2012, construction was finished in December 2013, and permanent closing is expected to be mid-August 2014. Three different apartment complexes, i.e. North Lake Village I, North Lake Village II, and Lakewood Apartments, were combined to create this 52-unit, project-based rental assistance low-income housing site.

## **ADMINISTRATIVE MATTERS**

Ms. Sokolowski read Resolution No. 480 which recognized Patricia C. Batchelor for her service on the Council from November 2009 to June 2014. Ms. Zumsteg moved and Mr. Peters seconded the motion that the Resolution be approved as read. The motion was unanimously approved.

Ms. Louder presented the slate of officers for a two-year period effective July 9, 2014: Ralph Peters – Chair and Hugh Leahy – Vice Chair. Ms. Sokolowski called for any nominations from the floor. There were none. Ms. Zumsteg moved that the officers be approved as presented. Mr. Julian seconded the motion which was unanimously approved.

## **DSHA REPORT** – Mr. Ben Addi

- DSHA State FY15 Budget
  - \$4 million base HDF budget
  - \$3 million for SRAP (State Rental Assistance Program)
  - \$7 million for DDD (Downtown Development Districts)
  - \$5.9 million for Affordable Rental Housing Program (ARHP)
  - \$100,000 increase to NAA to \$600,000 for 2015
  - \$2.9 million for Strong Neighborhoods Housing Fund
- 2015 Governor's Conference on Housing
  - October 7, 2014
  - Dover Downs Hotel & Casino
  - Council members will be contacted for their complimentary registrations

## **COMMITTEE REPORTS**

### **LOAN REVIEW**– Mr. Leahy

The committee met on June 3<sup>rd</sup> during a review of applications for Low Income Housing Tax Credits. The committee also met June 30<sup>th</sup> to review the three applications being presented today.

It is the recommendation of the committee, after due discussion, that the following requests be considered by the Council which Mr. Leahy so moved:

- Carleton Court - Resolution No. 481. Ms. Zumsteg moved that the request be approved. Mr. Peters seconded the motion which was unanimously passed.
- Jefferson Estates – Resolution No. 482. Mr. White moved that the request be approved. Mr. Julian seconded the motion which was unanimously passed.
- Inter-Neighborhood Foundation – Walnut Street Townhomes – Resolution No. 483. Ms. Zumsteg moved that the request be approved. Ms. Mitchell seconded the motion which passed with 8 yes votes and one abstention. Ms. Louder abstained due to her employment with NCALL which will also be funding the project. Council expressed their desire to have another appraisal done. Staff indicated the re-appraisal would be done as a routine part of the process.

OPERATIONS COMMITTEE – Ms. Louder

The slate of officers had been previously presented.

HOUSING POLICY – Mr. Peters

No report at this time.

COMMUNICATIONS – Ms. Sokolowski

No report at this time.

CHAIR – Ms. Sokolowski

Council members were thanked for their diligence, hard work, and support during her term as Chair for the past two years.

**SCHEDULING OF NEXT MEETING**

Council was reminded that the August 13, 2014 meeting has been canceled. The next meeting will be held Wednesday, September 10, 2014, at Luther Towers I, Dover, DE at 2:00 p.m.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 3:40 p.m.

Respectfully submitted,



Lynda T. Blythe

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