

COUNCIL ON HOUSING  
Public Session via Conference Call  
July 8, 2020

**Motions**

- May 13, 2020 Minutes

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, July 8, 2020. In addition to Mr. White, the following Council members were present:

Dianne W. Casey	Francis Julian	Connie Harrington	Corrine Massey
Donna Mitchell	Doug Motley	Norma Zumsteg	

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

Garrett Grier

**Also attending:**

Anas Ben Addi, Director, DSHA  
Susan Eliason, Director of Housing Development, DSHA  
Marlena Gibson, Director of Policy and Planning, DSHA  
Jonathan Adkins-Taswell, DSHA  
Cynthia L. Deakyne, DSHA  
Stephanie M. Griffin, DSHA  
Robert Messineo, DSHA  
Brian Rossello, DSHA

**Guests present:**

Paul Calistro, West End Neighborhood House  
Maggie Cook-Pleasant, NCALL Research  
Larry DiSabatino, DiSabatino Construction  
Patricia Kelleher, NCALL Research  
Lottie Lee, Solomon's Court  
Sarah Lester, Cornerstone West Development  
William McCool, United Cerebral Palsy of Delaware  
Rachel Stucker, Housing Alliance Delaware

**APPROVAL OF MINUTES**

Mr. Julian moved and Ms. Casey seconded that the Minutes of the May13, 2020 meeting be approved. The motion was passed unanimously.

## **DSHA REPORT** – Mr. Ben Addi

- **Budget** – The budget was finalized and DSHA’s budget lines made it through very well:
  - Operating Budget: HDF \$4 M; SRAP \$3 M
    - \$1 M increase for SRAP was removed, which was to support continuation/expansion of some priority and pilot initiatives, but base budget not affected
  - Bond Bill: DDD \$4 M; ARHP \$5 M; SNHF \$4 M
    - SNHF includes a \$1 M increase which will be used to support an initiative to increase homeownership demand in the City.
- The process around use of stimulus funding continues to be refined, and OMB and the Governor’s Office are working on a recovery package of initiatives using this funding.
- **LIHTC QAP:** Applications were received May 29. Received:
  - 7 applications requesting nearly \$6.5 million in 2020 LIHTC (\$3.2 M available)
  - Applications from all 3 counties from a diverse group of developers and project types
  - Review panel is meeting July 21 and Ms. Casey is representing COH
- **Strong Neighborhoods:** Applications were received May 29 and are under review.
  - 6 applications requesting \$2.8 million were received. \$2.5 million was available.
  - Applications were received from all 3 counties, for continued work in neighborhoods where nonprofit developers have had success and impact.
  - Review panel is meeting tomorrow, July 9
- **Family Reentry Pilot:** DSHA and the other public housing authorities have been working for well over a year with the Department of Correction and the Delaware Center for Justice to develop a statewide Family Reentry Pilot.
  - This pilot will allow people who have been recently incarcerated and who are under Community Supervision (probation) to reunite with their families living in public housing for a period as a guest and, if successful, to join the household and the lease.
  - In many cases, these individuals would otherwise not be able to join the lease due to their conviction history and the public housing authorities’ admissions policies.
  - This has been a priority for DSHA and also explicitly named as an objective in the Governor’s Executive Order which established the Delaware Correctional Reentry Commission (DCRC).
  - An MOU between all of the PHAs, DOC and DCJ will memorialize the pilot. On July 9, we will be hosting a ceremonial signing meeting over zoom with all of the parties. DOC and DSHA will be recording and sharing pieces of this on social media, and there will be a press release about the program.
- **DSHA Emergency Fund:** Mr. Ben Addi provided the Council members with an update on his use of the funds set aside by Council for the DSHA Emergency Fund
  - Since the last COH meeting, DSHA has been working with its partners to plan for the coming foreclosure and eviction filings, once the state’s moratorium was lifted. The anticipated housing instability from both homeowners and renters is a significant concern of all within the housing community.
  - DSHA has expanded its partnership with the Department of Justice on outreach and awareness about these two issues into a more formal arrangement where we are both contributing to outreach costs. This was the subject of the Governor’s press release last week following the changes to his emergency declaration regarding the moratoriums on foreclosures and evictions. Roughly \$15 million in CRF stimulus funding is expected to be available for the financial assistance pieces of these strategies.

- As required by Resolution 194, Mr. Ben Addi consulted with Mr. White as Chair of COH on the exigent circumstances and the need to provide these funds before the next regularly scheduled COH meeting.
- Both DSHA and DOJ will be contributing funds to this effort. DSHA will use the \$150,000 from the Emergency Fund and DOJ will contribute \$100,000. These funds will be used for community outreach and capacity building within the housing counseling agencies.
- Approximately \$97,000 from the DSHA Emergency fund to building capacity within the housing counseling agencies. This funding will be used to support intake and administrative needs to deal with an increase in calls.
- DSHA is also developing a new structure to deliver assistance to homeowners in default to get current on their payments. This will likely be a grant rather than a loan to conform with requirements under the stimulus funding to be used.
- Similar efforts are being made with evictions, working with the Delaware judiciary on an alternate dispute resolution process to reduce actual evictions.
- Both New Castle County and DSHA have made legal services an eligible use for some of our HUD CARES Act funding and will be making applications for that available soon.
- We are working to establish a new application process for DEHAP that should significantly improve access and efficiency and are looking to re-open later in July. To date, 4600 applications have been referred to community partners. 860 have had payments processed, totaling \$1.3 M.

## **COMMITTEE REPORTS**

### **COMMUNICATIONS:** Ms. Casey

The Committee had no report to make, but Mr. White and Ms. Casey discussed beginning the process for Council's FY20 Annual Report.

### **OPERATIONS:** Ms. Harrington

Ms. Harrington moved and Ms. Massey seconded the following slate of officers to lead the Council for the next year:

- Ms. Casey for Chair
- Mr. Motley for Vice Chair

The vote on this slate will be held at the next meeting of Council.

### **HOUSING POLICY:** Mr. White

None

### **LOAN REVIEW:** Mr. Julian

The committee met June 2 and June 30, 2020 and reviewed three HDF requests and two HDF requests, respectively. After due discussion, Loan Review made the following recommendation to the Council:

- Housing Alliance Delaware - Resolution #608. Mr. Julian moved and Ms. Harrington seconded that the pass-through grant to HAD be approved. The motion passed unanimously.
- DSHA Pre-Purchase Financial Empowerment and Coaching – Resolution #609. Mr. Julian moved and Ms. Casey seconded that the pass-through grant to \$Stand By Me be approved. The motion passed with 7 yes votes and 1 abstention by Ms. Harrington.
- Cornerstone West CDC, Life Lines III - Resolution #610. Mr. Julian moved and Ms. Mitchell seconded that the construction and permanent financing for Life Lines III be recommended for approval to the Director. The motion passed with 7 yes votes and 1 abstention by Ms. Harrington.
- Solomon’s Court – Resolution #612. Mr. Julian moved and Ms. Casey seconded that the construction and permanent financing for Solomon’s Court be recommended for approval to the Director. The motion passed with 7 yes votes and 1 abstention by Ms. Harrington.
- Millsboro Village Landing – Resolution #613. Mr. Julian moved and Mr. Motley seconded that the construction and permanent financing for Millsboro Village Landing be recommended for approval to the Director. The motion passed with 7 yes votes and 1 abstention by Ms. Harrington.

Ms. Casey asked that Resolution #609 be corrected on page 1 to show that there will be five (5) counselors funded with this grant and that heading of page 5 of the synopsis for Millsboro Village Landing be corrected to show the proper development name.

OLD / NEW BUSINESS:

Mr. Motley asked about the status of applicants for the two vacancies on Council. Mr. Ben Addi reported that there are two applications under consideration by the Governor’s Office. The nomination process was slowed by the response to the public health emergency, but has begun again, so he is hopeful that new members may be appointed soon.

ADMINISTRATIVE:

None

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, August 12, 2020 at 2 pm.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 3:15 p.m.

Respectfully submitted,

***R. Susan Eliason***

Susan Eliason

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