

COUNCIL ON HOUSING
Public Session via Conference Call
July 14, 2021

Motions

- June 9, 2021 Minutes
- Resolution #620 – Foster Commons, LLC
- Resolution #621 – Anas Ben Addi

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

Connie Harrington	Lillian Harrison	Francis Julian
Doug Motley	Amy Walls	Norma Zumsteg

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

Garrett Grier	Donna Mitchell	Vincent White
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Also attending:

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

Guests:

Eugene Young, incoming Director of DSHA
David Holden, Ingerman
Brad Ingerman, Ingerman

APPROVAL OF MINUTES

Mr. Julian moved and Ms. Zumsteg seconded that the Minutes of the June 9, 2021 meeting be approved as submitted. The motion was passed, with Ms. Casey abstaining.

Mr. Ben Addi thanked the Council for all their support during his tenure as Director of DSHA. He introduced Mr. Young, who spoke of how much he was looking forward to working with the Council when he assumes the Director position on August 2, 2021.

COMMITTEE REPORTS

OPERATIONS: Ms. Harrington

- Ms. Harrington presented the slate of nominees for the Chair and Vice Chair positions for the upcoming year at the June 2021 meeting. She asked if there were any nominations from the floor. There were none, so a vote was taken on the slate of Dianne Casey for Chair and Doug Motley for Vice Chair. The slate was passed unanimously.
- Ms. Harrington asked about the status of the review of the by-law revisions; Ms. Gibson said that the legal review should be complete by the August meeting.

LOAN REVIEW: Mr. Julian

The committee met July 6 and reviewed one HDF request. After due discussion, Loan Review made the following recommendation to the Council.

- Foster Commons, LLC – **Resolution #620** that the HDF financing be recommended for approval by the Director. Mr. Julian moved and Mr. Motley seconded the resolution be approved. The motion passed unanimously.

COMMUNICATIONS: Ms. Casey

- Ms. Casey reported that the committee will begin working on the Annual Report soon.

HOUSING POLICY: Mr. White

- No report.

DSHA REPORT – Mr. Ben Addi

- Budget – The final Operating and capital budgets included the DSHA lines as anticipated. This included increases to both SRAP and Strong Neighborhoods Housing Fund.
- Legislative – several pieces of legislation did not move out of the General Assembly:
 - Right to Counsel – SB 101 – negotiations on this fell apart in the final days of session. The advocacy community plans to continue working on it.
 - Source of Income Discrimination – SB 90, introduced by Sen. Lockman. Did not have any further action after coming out of Senate committee but Sen. Lockman plans to return to it.
 - Landlord Mitigation Fund – SB 167; 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. The sponsor (Sen. Lockman) agreed to hold this bill to allow for some work on implementation details and to identify funding.
 - Assistance to Homeless College Students – HB 240. This was introduced by Rep. Longhurst, establishing a fund to provide emergency housing assistance to undergraduate students who are homeless or housing insecure. It also allocated \$90,000 to the Fund. It passed.
- The preliminary LIHTC awards were announced on July 8. Three 9% deals were offered a preliminary award, pending further underwriting of their applications – Nonprofit and Preservation – Maxwell Estates/MHDC; New Creation – Betts Common/Ingeman; Preservation – Diamond Court II/Green Street Housing. The 4% application for the

preservation of Frazier Place in Smyrna (Severn) is moving forward. Applicants who did not receive a preliminary award have been offered the opportunity to come in for a debriefing on their scoring and suggestions on ways to strengthen their applications.

- DSHA has worked with the Governor's Office, OMB and DOJ to use other stimulus funds (CRF) to assist the 2020 LIHTC projects address construction increases. All of the 2020 projects have been impacted by increased costs created by COVID ranging from around \$300k - \$2M. OMB has made \$7 million available for this purpose and today's report from Loan Review includes the first allocation of these funds. As the remaining 2020 projects come to COH for review, please expect to see use of these funds.
- The Home4Good program, a joint effort of the Federal Home Loan Bank of Pittsburgh and DSHA for homelessness related services was opened last week. We refocused the eligible activities in light of the significant new federal resources that came in related to COVID-19. FHLB is focusing on the diversity of applicants throughout its service area.
- We continue to work on DEHAP troubleshooting and improvements. We are considering some more significant program changes to improve long-term operations, including a software switch and some outside contracting. The DEHAP program has received over 8,000 applications for a total of over \$40 M rent requested. About 2,500 of these applications are still incomplete/not yet submitted. DEHAP has disbursed \$7 million for more than 1,200 tenants as of July 7, 2021.
- DSHA also received federal funding for the Homeowner Assistance Fund. US Treasury has disbursed about 10% of the funding while we develop our plan to cover capacity needs, application process/point of entry and engaging some with stakeholders this week and next for some feedback.
- Two members of DSHA's Senior Staff have accepted positions elsewhere: Jessica Eisenbrey Welch, Director of Public Relations, and Brian Rossello, Director of Housing Finance. Recruitment for replacements is underway.

OLD / NEW BUSINESS:

- Ms. Casey presented Resolution #621 on behalf of the entire Council, recognizing Mr. Ben Addi's tenure at DSHA and listing some of the accomplishments of the agency during that time. Mr. Julian moved and Ms. Harrington seconded the Resolution. It was passed unanimously.
- Ms. Casey spoke about an Urban Institute webinar she attended on the importance of stable housing and offered to share the link with any interested Council members.

ADMINISTRATIVE:

- None

SCHEDULING OF NEXT MEETING

- The next meeting will be held on Wednesday, August 11, 2021 at 2:00 pm. New guidance on public meetings was received from the Governor’s Office today and may affect the August meeting.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 2:51pm

Respectfully submitted,

Susan Eliason

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