

COUNCIL ON HOUSING  
Alder Creek  
101 Terrace Drive  
Newark, DE 19711  
August 8, 2018

**Motions**

- Approval of June 13, 2018 Minutes

**Important Dates**

- Governor's Conference on Housing will be held on September 6<sup>th</sup> at Dover Downs.

Mr. White, Vice Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, August 8, 2018. In addition to Mr. White, the following Council members were present:

Dianne W. Casey      Connie Harrington      Corrine Massey      Doug Motley  
Norma Zumsteg

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

Robert Harra      Francis Julian      Hugh Leahy      Donna Mitchell      Ralph Peters

Also attending:

Shanná L. Alicea, Administrative Assistant III, DSHA  
Susan Eliason, Director of Housing Development, DSHA  
Marlena Gibson, Director of Public Relations, DSHA

Guests present:

Marene Jordan, Newark Housing Authority  
Spencer Leech, Severn Development  
Tina Showalter, Housing Alliance Delaware  
Rachel Stucker, Housing Alliance Delaware

Council was welcomed and given a little history on the establishment of Alder Creek by Ms. Jordan, director of Newark Housing Authority.

**APPROVAL OF MINUTES**

Ms. Zumsteg moved and Ms. Massey seconded that the Minutes of June 13, 2018 meeting be approved. The motion was passed unanimously.

**DSHA REPORT** – Susan Eliason

- **Budget**
  - Budget was passed and DSHA will be receiving:
    - \$4 million for HDF
    - \$3 million for SRAP
    - \$8.5 for DDD rebate program
    - \$3 million for Strong Neighborhoods program through the BOND bill
    -

- A portion of the Real Estate Transfer Tax that passed in 2017 was repealed for first time homebuyers and was made retroactive. The first \$400,000 in a home purchase price is exempt from the transfer tax for first time home buyers. Sellers in a transaction where there is a first time home buyer must pay their full share of the tax.
- There were quite a few manufacturing housing bills but few of them passed. Representative Briggs King sponsored a House Resolution to establish a task force on manufacturing housing issues, especially rent justifications. After two years this bill finally passed and the task force will hold its first meeting later this month. DSHA is a non-voting advisory member.
- The Neighborhood Assistance Act Tax credit bill was passed and the amount of the credits available was increased from \$500,000 to \$1 million. DSHA now has \$1 million each year for NAA credits to award.
- Home4Good program: NOFA is out and applications are due August 27<sup>th</sup>. DSHA held a meet and greet on July 9<sup>th</sup> for the nonprofits to meet the Federal Home Loan Bank member institutions. One of the requirements of the application is that a member institution be a co-applicant.
- DSHA will have a meeting in the fall or early winter with some of the stakeholders to announce the funding rounds for the HDF homeownership grants and Strong Neighborhood funds. DSHA also hopes to get some feedback from this meeting on how best to use the Strong Neighborhood funding DSHA received.
- 2018 tax credit applications have all been allocated, all documents have been return from the applicants and kick off meetings have begun.
- DSHA's application to the Vera Institute of Justice has been selected for the technical assistance program. DSHA's application focuses on the concept of developing a statewide initiative to allow people reentering the community in certain low-risk circumstances and with supportive service to be reunited with their families living in PHA-assisted housing who would otherwise not be able to do so due to PHAs' criminal background requirements.
- Student award luncheon was held on July 29<sup>th</sup>. These awards are given out to students from grades K to 12 who live in the public housing sites and are recognized for academic achievement or perfect attendance. There were a total of 38 students.
- Tomorrow, August 9<sup>th</sup> the Residences at Midtown, a Buccini/Pollin site will have its grand opening.
- The Pearl Center grand opening has been rescheduled from September to sometime in October.

## **COMMITTEE REPORTS**

### **COMMUNICATIONS:** Ms. Zumsteg

None

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

- Slate of officers was voted on and passed unanimously for:
  - Mr. White for Chair
  - Ms. Mitchell for Vice Chair
- Conflict of Interest forms were given out to all Council members who were in attendance.

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

- Recommendation to convene a task force to look into the notion of the declining rate of minority homeownership and to talk with other agencies to discuss best practices or whatever issues they may have. October was a proposed date to meet with some of the listed agencies discussed in the Policy meeting.

Ms. Harrington stated that NCALL has organized a group that is looking into the issue of the low rate of minority homeownership.

**LOAN REVIEW:** Ms. Harrington

The committee met July 31, 2018 and reviewed two HDF grant requests. After due discussion, Loan Review made the following recommendation to the Council.

- Housing Alliance Delaware - Resolution #578 that the grant to DSHA be approved. Mr. White moved and Ms. Zumsteg seconded that the resolution be approved. The motion passed unanimously.
- Brandywine Station - Resolution #579 that the loan request be recommended for approval by the Director. Ms. Harrington moved and Ms. Zumsteg seconded that the resolution be approved. The motion passed unanimously.

**OLD / NEW BUSINESS:**

Ms. Eliason briefly discussed the structure of the Neighborhood Assistance Act tax credit program. If a person with Delaware tax liability makes a donation to a qualified non-profit, which all 80 are listed on the DSHA website, the tax payer will receive a tax credit equal to 50% of the donation they make. The donation must be at least \$2,500 and within any given calendar year a person cannot receive an award of tax credits greater than \$50,000. Over the course of a rolling 3-year period a single tax payer cannot receive more than \$100,000 in tax credits. Non-profits can have as many programs as they want to try to qualify for the NAA but the programs must address one of the six areas listed in the presentation and either serve a low/mod neighborhood or a low/mod resident.

Ms. Stucker from Housing Alliance Delaware was present to update Council on inquiries from a previous meeting regarding if and how data is collected on non-English speaking homeless clients.

**ADMINISTRATIVE:**

None

**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, September 12, 2018, at Huling Cove, Lewes, DE from 2:00 p.m. to 4:30 pm.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 3:30 p.m.

Respectfully submitted,



Shanná L. Alicea

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