

COUNCIL ON HOUSING
Alder Creek
101 Terrace Drive
Newark, DE 19711
August 14, 2019

Motions

- Approval of June 12, 2019 Minutes

Important Dates:

- DDD announcements – Delaware City, August 19th
- Liberty Court celebration – Dover, August 30th
- DSHA celebrating its 20th Anniversary for the MTW program held at Liberty Court, August 30th

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, August 14, 2019. In addition to Mr. White, the following Council members were present:

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

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

Garrett Grier Donna Mitchell

Also attending:

Anas Ben Addi, Director of Delaware State Housing Authority, DSHA
Shanná L. Alicea, Administrative Assistant III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Policy & Planning, DSHA

Special Guests:

Chaz Enerio, Ministry of Caring

APPROVAL OF MINUTES

Mr. Julian moved and Ms. Harrington seconded that the Minutes of June 12, 2019 meeting be approved as amended. Ms. Zumsteg asked that the minutes be amended as she was not present at the June 12th meeting. The minutes were approved with 1 abstention by Ms. Zumsteg.

DSHA REPORT – Mr. Ben Addi

- **Budget**
 - DHS A received \$3 million for the Strong Neighborhood Fund.
 - The Governor signed the bills for the following funding:
 - Delaware Mandatory Residential Foreclosure Mediation program which has been extended to 2024.
 - \$6 million to be added to the ARHP funding
 - \$8.5 million for the DDD program

- Chapter 70 for the Landlord Tenant Codes and Manufacturing Housing Communities have received some updates
 - A bill has been established and created for the Manufacturing Housing Owner Attorney Funds which funds will be collected from all the owners to establish funding to help with legal disputes and advocacy.
 - Brian Eng has been hired through the Attorney General's office within the Department of Justice to oversee all issues dealing with Manufacturing Housing.
 - The HDF Homeownership program review panel met in July.
 - The 2019 LIHTC preliminary rankings were announced in July and the 3 projects that will be receiving the 9% tax credits are Riverside Housing Partnership which is a new project along with Quaker Art Village, also is a new project, and Compton Town House Apartments which is a major rehab. All three ranked project are in Wilmington.
 - The Home4Good application cycle will be closing soon. This program is a jointly funded by DSHA through the HDF and the Federal Home Loan Bank of Pittsburgh. DSHA contributed \$500,000 and the Federal Home Loan Bank of Pittsburgh contributed \$700,000 for homeless prevention, rapid rehousing, innovation work, which are all related to homelessness., A stakeholders' meeting was held on June 10th at Del Tech.
 - The Statewide Emergency Repair Program is beginning a new 3-year contract cycle. A Notice of Funding Availability (NOFA) has been issued to solicit interest. Applications are due September 24th.
 - The last round of the DDD program has been awarded with approximately \$5.5 million of rebates with projects in Milford, Smyrna, and Wilmington. There are 12 large projects and the small ones are ongoing.
 - The State, through the Office of State Planning Coordination, has received interest that other jurisdictions would be interested in establishing a Downtown Development District. A few applications have been received. The Governor will make his announcements on August 19th in Delaware City. DSHA has recommended 4 districts: Middletown, Delaware City, New Castle, and Clayton, but the decision will be up to the Governor.
 - DSHA has set aside up to \$10 million for the Homes for Grads program which is a mortgage program for recent graduates who have obtained a 4-year degree in the last 3 years to receive a mortgage from DSHA with a 50 basis point reduction. Whatever the rate is for that day they will received a 50 basis point reduction. So far there are 14 mortgages with a total of \$3.2 million. DSHA's objective is to help with the student loan crises and to keep recent graduates in Delaware.
- Mr. Ben Addi reintroduced Jack Stucker who worked for DSHA in the past and is now DSHA's General Counsel.

COMMITTEE REPORTS

- COMMUNICATIONS: Ms. Casey
None
- HOUSING POLICY: Mr. White
None

- **OPERATIONS:** Ms. Harrington
 - Slate of officers was voted on and passed unanimously for:
 - Mr. White for Chair
 - Ms. Casey for Vice Chair

- **LOAN REVIEW:** Mr. Julian

The committee met August 7, 2019 and reviewed one HDF grant request. After due discussion, Loan Review made the following recommendation to the Council.

- DSHA – House of Joseph - Resolution #592 that the HDF financing be approved. Ms. Zumsteg moved and Mr. Julian seconded that the resolution be approved. The motion passed unanimously.

OLD / NEW BUSINESS: Ms. Eliason

- Presentation was done on the Strong Neighborhood Housing Fund in regards to all the neighborhoods that have been awarded through the SNHF.

ADMINISTRATIVE:

- None

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, September 11, 2019 at Huling Cove, Lewes, DE from 2:00 pm to 4:30 pm.

Mr. White suggested some of the sites be toured by Council next year.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 3:00 pm

Respectfully submitted,



Shanná L. Alicea

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