

COUNCIL ON HOUSING
Public Session via Conference Call
August 12, 2020

Motions

- July 8, 2020 Minutes

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, August 12, 2020. In addition to Mr. White, the following Council members were present:

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

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

Garrett Grier	Donna Mitchell	Amy Walls
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Also attending:

Shanná L. Alicea, DSHA
Susan Eliason, Director of Housing Development, DSHA
Jonathan Adkins-Taswell, DSHA
Stephanie M. Griffin, DSHA

Guests present:

Ryan Bailey, Pennrose
Jacob Fisher, Pennrose
Toki Rehder, Pennrose
David Ford, REACH Riverside
Talla Collins, WHA
John Hill, WHA
Andy Johnson, WHA

APPROVAL OF MINUTES

Ms. Casey moved and Ms. Massey seconded that the Minutes of the July 8, 2020 meeting be approved. The motion was passed unanimously.

DSHA REPORT – Ms. Eliason

- **Budget** – There has been no changes to the budget since the July meeting. State effort has been concentrated on the Federal Stimulus funding.
 - **DSHA** is mostly involved in rental and mortgage assistance programs that are being undertaken. For now, DSHA is prioritizing the use of Federal Corona virus Relief Funds dollars because that has a funding deadline of December 30, 2020.
- **LIHTC** – Preliminary ranking letters have gone out with allocations to four projects:
 - **The Willows at Millsboro** – 60-unit new construction family development that will be a mixed-income site in Millsboro. The site received a preliminary allocation of \$1 million in LIHTC.
 - **The Flats, Phase IV** – 52-unit family development in Wilmington that will continue

the redevelopment of The Flats area. The site has also received a preliminary allocation of \$1 million in LITHC.

- **Diamond Court II Preservation** – 32-unit family site in Harrington that receives rental subsidy from USDA Rural Development. This site received a preliminary allocation of \$608,080.
- **Riverside Redevelopment, Phase I** – 67-unit family development in Wilmington will continue the redevelopment of the Riverside neighborhood in partnership with REACH Riverside and the Wilmington Housing Authority. It is a mixed-income site that has received a preliminary allocation of \$1 million in LITHC.

These allocations total more than the \$3.2 million in credits DSHA has available, so to proceed with these four projects this year, DSHA will be making a forward allocation of \$390,580 in 2021. This is a process that has been done in the past and is allowed in the QAP.

Mr. White requested that all Council members receive notice of the preliminary allocation announcement before information is made public.

- **Strong Neighborhood Housing Fund** – review panel met on July 9th and announcement of awardees took place last week. A press release will be coming soon. DSHA was able to award approximately \$2.5 million through the SNHF.
 - Awardees of the SNHF were 2 Fish Renovations in Claymont and other continued work in the SNHF areas across Delaware.
- **DDD** – DSHA made reservations for 17 large projects from 3 of the districts: Milford, Wilmington, and Middletown. This round represents more than \$200 million in total investment for approximately \$9 million in DDD rebate.
- **Home4Good** – Federal Home Loan Bank has already disbursed their H4G funds of \$700,000 for 2021 to DSHA to support the DEHAP program. DSHA's approved \$500,000 match to FHLB 2021 funding will be awarded to the current Homelessness Prevention awardees to and also to CLASI's eviction defense program to assist people who are in need of rental assistance but are not eligible for DEHAP funding.
- **Rapid Rehousing and Diversion groups** that are normally funded with H4G will have access to the stimulus funding coming in through the Emergency Solutions Grant CV2 funding to handle the increased demand because of the pandemic.
 - A Zoom call with the Governor, Mr. Ben Addi and several other members announced the relaunch of DEHAP and the foreclosure assistance that will be run in a manner similar to the Delaware Mortgage Assistance Program which DSHA already has in place. DSHA has the DEMAP and DEHAP programs that are both being used to address what is projected to be a "tsunami" evictions and foreclosures.
 - DSHA is working jointly with the Department of Justice to get outreach so people will know that there are programs available to address their needs.
 - Governor Carney has recorded 2 public service announcements to be aired as radio commercials.
 - Print ads are being run in both the Delaware State News and Delaware Hispano magazine.
 - DSHA is doing a lot of social media to get the word out that assistance is out there for people who need it.
- **CARES Act Funding** – DSHA has received several allocations of the Emergency Solution Grant and the CDBG funding that are specific to the coronavirus. Through all the jurisdictions Delaware has received \$7.6 million in CDBG and \$6.3 million in ESG. The priorities to date have been:

- Non-congregate shelters, which is getting homeless people into hotel-motel and then providing them with support of food and case management.
 - Rapid rehousing services to be directed to people who are currently living in hotel-motel.
 - Homelessness prevention for rental and utility assistance and legal services.
 - Second round of ESG funding is coming which may include street outreach to get people off the street and into some kind of housing.
- CDBG-CV1 are funds DSHA received but must go through Kent and Sussex counties. Counties are currently going through their public participation and application process.
 - DSHA has entered into a MOU with DHSS and all the CDBG jurisdictions to do the hotel-motel voucher reimbursement.
 - CDBG-CV2 are funds DSHA manages directly and are we currently working on applications and funding priorities.
 - ESG-CV1 – DSHA has provided additional operating support to shelters and given additional funding to the rapid rehousing so they can actively work with families in hotel placement
 - ESG-CV2 – planning and priority setting is underway.

The current administration has rolled back significant parts about the implementation of the Affirmatively Furthering Fair Housing Act. It appears the federal focus will be just on overt housing discrimination which will affect the requirement for the Analysis of Impediments that is underway.

The current administration has also rolled back an important rule established late in the Obama administration about access to shelter for transgender individuals. This is also a significant roll back of protection.

DSHA is aware of all of these changes and is working with all of DSHA’s partners to address and mitigate any potential damage caused by these changes.

COMMITTEE REPORTS

COMMUNICATIONS: Ms. Casey
None

OPERATIONS: Ms. Harrington

Election of Officers:

Ms. Harrington moved and Mr. Julian 2nd for the slate of officer with Ms. Dianne Casey as Chair and Mr. Doug Motley as Vice Chair. The vote was passed unanimously.

HOUSING POLICY: Mr. White
None

LOAN REVIEW: Mr. Julian & Ms. Griffin

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

- Riverside Redevelopment – Phase I - **Resolution #611**. Mr. Julian moved and Ms. Harrington

seconded that the resolution be approved. The motion passed with 7 yes votes and 1 abstention by Mr. White.

OLD / NEW BUSINESS:

None

ADMINISTRATIVE:

- Ms. Eliason introduce Council's newest members, Ms. Lillian Harrison and Ms. Amy Walls. Mr. White welcomed Ms. Harrison, who provided some information on her particular housing experience and areas of interest.

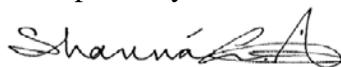
SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, September 9, 2020 at 2:00 pm.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 2:45 pm

Respectfully submitted,



Shanná L. Alicea

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