

COUNCIL ON HOUSING
Public Session
Luther Towers Building I
Dover, Delaware
September 10, 2014

Motions

- Approval of July 9, 2014 Minutes with corrections.
- Approval of Resolution No. 494 – DSHA – Homeless Planning Council

Action Items

- Email to be sent to Council regarding future parameters for future members.
- Mr. Heckles to determine if a second year grant has been given to the I-ADAPT program.

Important Dates

- October 7 – Governor’s Council on Housing at Dover Downs Conference Center
- October 8 – next Council meeting at Huling Cove, Lewes

Mr. Peters, Chair, called to order the public session of the Council on Housing at 2:00 p.m. on September 10, 2014. In addition to Mr. Peters, the following Council members were present:

Francis Julian	Corrine Massey
Hugh Leahy	Donna Mitchell
Connie Louder	Norma Zumsteg

The following Council member was absent and excused from the meeting:

Vincent White

Also attending:

Lynda Blythe, Administrative Specialist III, DSHA
Matthew Heckles, Director of Policy and Planning, DSHA

Guest present:

Tim Collins

Mr. Peters invited Mr. Collins to begin the meeting with his comments. Mr. Collins is an advocate for those who are on the sex offender registry, those wrongfully and rightfully accused. He is also an advocate for those falsely accused of domestic violence. Mr. Collins stated his purpose today was to bring to light the problems these two groups have in obtaining housing and, hopefully, get some assistance or guidance from the Council to help alleviate the

problem. Mr. Peters thanked Mr. Collins for his appearance and stated Council would take his request under advisement and wished him luck in his endeavors.

APPROVAL OF MINUTES

Mr. Julian moved, and Ms. Mitchell seconded, that the Minutes of July 9, 2014 be approved as corrected. The motion was passed unanimously.

DSHA REPORT – Mr. Heckles

- Housing Needs Assessment meeting
 - Held September 8, 2014 at Del Tech-Terry Campus in Dover
 - DSHA is required to hold a meeting every five years
 - Thanked Mr. Leahy, Mr. Peters, Mr. White, and Ms. Zumsteg for their attendance
 - Governor Markell and approximately 150 others attended
 - Consultants, GCR from New Orleans and TRF from Philadelphia, in conjunction with DSHA produced the report
 - More focus was given to where the needs would be, rather than data which is now readily available
 - State is divided by county then submarkets An Executive Summary will distributed to Council when available
 - Marlana Gibson will attend a future Council meeting to present an overview of the final assessment
 - An interactive website has been created for the developers, policy makers, and others around the state to use
 - DSHA staff will be meeting to determine how to best utilize the report's information in future planning for the 5-Year Consolidated Plan for HUD and DSHA's Strategic Plan
 - Council is welcome to use the report to determine its policy and planning
 - Council will be invited to participate in DSHA's strategic planning process in late fall/early winter 2014
 - Community input will be shared with Council
- DDD (Downtown Development Districts) –
 - Applications to create a District Plan were published in August and are due on or before November 1, 2014
 - Applications will be reviewed and Districts will be designated by Governor Markell by January 2015
 - Jurisdictions are required to provide information on the need for the district as well local incentives to be put into place, and will also be graded on the quality of the redevelopment plan
 - DSHA will administer the \$7 million grant
 - An overview of the grant will be released by October 2014 for public comment due by November 1 with meetings being held throughout all three counties and other stakeholders
 - The overview will also be added to Council's October meeting agenda
 - Purpose is to incentivize investment in the Districts for either residential, commercial, or industrial investments in real property for new construction, rehabilitation, or expansion projects
 - The \$7 million will probably be broken into two segments:

- Small project set aside of \$1 million for small investors at a threshold of \$250,000 towards hard capital costs
 - Large project set aside of \$6 million for investments over \$250,000 further segmented into \$3 million for the three districts and \$3 million into a general pool
 - Each county will have at least one designated jurisdiction
 - Jurisdictions receiving funds will be reviewed annually
 - A list of all state agency programs that could be useful to the jurisdictions is being prepared
- Settlements to the state have been used for
 - Foreclosure prevention
 - Foreclosure recovery
 - Creating a crime strategies unit to suppress crime
 - Establishment of the
 - Neighborhood Building Blocks initiative with a \$1 million allocation intended for small grants and non-profits doing neighborhood redevelopment work
 - Strong Neighborhoods Housing Fund with \$2.9 million DSHA received targeting vacant, abandoned, and foreclosed properties in targeted areas with allocations to non-profits to acquire, rehab, or resale properties. Funds can also be used for demolition and land banking
 - Council's advocacy for these projects to the Joint Finance Committee may be useful
 - Delaware will also receive lump sums of \$5 million from the Citibank settlement and the Bank of America settlement will bring in approximately \$30 million
 - Both lump sums will be allocated throughout the state as determined by the Department of Justice
 - Upon total funding, DSHA will review programs to determine the actual usage which could include urban renewal rather than housing with DSHA working with local jurisdictions
- Governor's Conference on Housing
 - Scheduled for October 7th at Dover Downs Conference Center
 - All Council members are invited to attend at no cost
- Budget Target Meeting
 - DSHA's internal meeting was held September 5th
 - DSHA will be requesting \$20 million
 - Council is invited to attend the Budget Public Hearing to be held at 1:00 p.m. on November 21st at Legislative Hall
- SRAP
 - DSHA received another national award from the Council of State Community Development Agencies (COSDA)
 - Over 600 vouchers have been awarded in this program.
 - Children of SRAP recipients must attend the same school the entire year, busing is provided if students move out of school's area.
- DSHA Personnel Changes
 - Doug Croft, Chief Operating Officer, retired August 29th
 - Cynthia Karnai has taken his position

COMMITTEES

Mr. Peters announced the following Committee assignments through June 30, 2015:

Policy -	Hugh Leahy, Chair Norma Zumsteg Ralph Peters
Loan Review -	Donna Mitchell – Chair Francis Julian – Vice Chair Hugh Leahy Connie Louder
Communications -	Ruth Sokolowski – Chair Norma Zumsteg – Vice Chair Donna Mitchell
Operations -	Connie Louder – Chair Corrine Massey Vincent White

COMMITTEE REPORTS

LOAN REVIEW – Ms. Mitchell

The funding request from DSHA for a \$130,000 grant to be sublet to the Homeless Planning Council was reviewed and it is the recommendation of the committee, after due discussion, that the following request be considered by the Council which Ms. Mitchell so moved:

- Delaware State Housing Authority – Resolution No. 484. Ms. Zumsteg moved that the request be approved. Mr. Leahy seconded the motion which was unanimously passed.

Ms. Mitchell also noted that the Homeless Planning Council will be announcing a new Executive Director as Susan Starrett recently resigned that position.

OPERATIONS – Ms. Louder

- Conflict of Interest forms are to be completed and returned to Ms. Blythe.
- The committee has been working with the Governor’s office on the list of applicants to fill the remaining two Council vacancies.
- No Council member term renewal is needed. Terms are considered valid until the Council member leaves or is replaced.
- Ms. Louder or Mr. Heckles will email Council a list of parameters for use when suggesting new members.

POLICY – Mr. Leahy

Although there was no committee report, Mr. Leahy stated he would send an email to Ms. Sokolowski and Mr. Heckles to set a meeting to discuss plans for the end of the year.

COMMUNICATIONS – Ms. Sokolowski

No report at this time.

OLD/NEW BUSINESS

Mr. Leahy suggested Council members might be interested in a meeting to be held in Selbyville by Pathways to Success focusing on Fair Housing Rights for Everyone. A copy of the announcement flyer is attached.

Addressing the sex offender housing predicament, Mr. Peters stated that would probably be an item for the Policy Committee to discuss. It was noted that Jay Lynch of Delaware's Health and Social Services leads the I-ADAPT group for offender re-entry and is looking for a second grant for housing. Mr. Heckles will find out if the second funding was granted. However, it is a federal law that sex registrants, government defrauders, or those convicted of making methamphetamines are prohibited from housing in HUD properties. Properties receiving Housing Tax Credits would most likely be unable to house the offenders due to the restrictions placed on sex offender's housing.

SCHEDULING OF NEXT MEETING

The next meeting will be held on October 8, 2014 at 2:00 p.m. at Huling Cove, Lewes, DE.

ADJOURNMENT

There being no further business to come before the Council, Mr. Leahy moved and Ms. Mitchell seconded that the meeting be adjourned. The motion was unanimously passed and the meeting adjourned at 3:40 p.m.

Respectfully submitted,



Lynda T. Blythe

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