

COUNCIL ON HOUSING
Public Session
Luther Towers Building I
Dover, Delaware
September 9, 2015

Motions

- Approval of the August 12, 2015 Minutes.
- Approval of DSHA – Second Mortgage Assistance Loan (SMAL), Resolution No. 505

Action Items

- Ms. Harrington to verify Committee assignments
- Mr. Heckles will provide additional demographic information of SMAL participants to Mr. White
- Repagination of the Annual Report
- Addendum or map included with Annual Report to be decided by the Communications Committee

Due to the absence of Mr. Peters, Chair, Mr. Leahy, Vice Chair, called to order the public session of the Council on Housing at 2:05 p.m. on September 9, 2015. In addition to Mr. Leahy, the following Council members were present:

Rob Harra	Ruth Sokolowski
Connie Harrington	Vincent White
Corrine Massey	Norma Zumsteg
Donna Mitchell	

The following members were absent and excused from the meeting:

Francis Julian	Ralph Peters
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Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Lynda Blythe, Administrative Specialist III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Policy and Planning, DSHA
Matthew Heckles, Director of Housing Finance, DSHA

APPROVAL OF MINUTES

Ms. Sokolowski moved that the Minutes of August 12, 2015 be approved as presented. Ms. Massey seconded the motion which was unanimously passed.

DSHA REPORT – Anas Ben Addi

- FY2017 Budget
 - The first public budget hearing with the Office of Budget and Management will be at 1:00 p.m. on November 3, 2015 in the Senate Chambers at Legislative Hall.
 - New budget will be announced by the Governor in January 2016.
 - Meetings then will be held with the Joint Finance Committee and the Bond Bill Committee.
- “Carvertise”
 - A 3-year-old startup born at the University of Delaware hires private vehicles to put billboards on their cars
 - DSHA has contracted with this company to put billboards on the sides of 17 vehicles
 - GPS tracking will give good data as to area covered and estimate of people who might have viewed the billboards
- Downtown Development Districts (DDD)
 - \$5.6 million committed during the first round of DDD is leveraging \$114 million in investments.
 - \$7 million was requested for 2016 and the allocation was \$8.5 million.
 - Public hearings have been held in each DDD jurisdiction for feedback on the first round as well as to share some of the changes to the 2016 program
 - Small projects investment threshold will be reduced to \$15,000 from \$25,000
 - Large projects threshold will remain at \$25,000
 - Light reservation system
 - Available to small projects once building permits have been issued
 - Six month reservation
 - Next round will be opened September 15, 2015 and close December 1, 2015
 - Anticipate the announcement of the round awards January 16, 2016
- Veterans Homelessness
 - Sussex County, the last county to sign on to the Governor’s challenge, held an event August 13, 2015 attended by Ms. Gibson
 - Also signing on were the City of Seaford, Towns of Georgetown, Greenwood, Bridgeville, and Blades
 - All participants have a working group of service providers in place
 - Mr. Ben Addi and Ms. Gibson participate in the state working group
 - Facilitates the work of local groups
- Strategic Plan
 - A priority matrix , a “super summary” of the final report to be distributed by Ms. Gibson (copy attached) was reviewed
 - Priorities are
 - Ensure affordable rental housing
 - Advance and sustain homeownership
 - Promote inclusive, sustainable communities, and effective systems to address housing needs
 - Manager for operational efficiency and long-term sustainability
 - Both Strategic Initiatives and Ongoing Programs for each priority were highlighted
 - DSHA is trying to customize its programs to the needs of its communities
 - Mr. Leahy asked that a dashboard style update of the matrix be given semi-annually or annually

COMMITTEE REPORTS

OPERATIONS – Ms. Harrington

- Committee assignments –
 - The current assignments were reviewed and Council members asked to advise Ms. Harrington, within the next couple of days, if they wished to be on different committees
 - Mr. Peters will then be contacted to confirm the assignments
- Ms. Harrington’s name change (from Louder) was announced
- Conflict of Interest Forms were completed

LOAN REVIEW – Ms. Mitchell

One request for \$2 million for the funding of the DSHA Second Mortgage Assistance Loan (SMAL) program was reviewed by the Committee.

Mr. Heckles stated another assistance program, Advantage 4, was introduced in March 2015 to help reduce the percentage of SMAL loans in the DSHA portfolio.

Mr. Heckles will provide additional demographic information of SMAL participants to Mr. White. Most of the demand comes from below 80% income.

It is the recommendation of the committee, after due discussion, that the following request be approved by Council:

- Delaware State Housing Authority – Second Mortgage Assistance Loan (SMAL) – Resolution No. 505. Mr. Leahy moved the request be approved. Ms. Zumsteg seconded the motion which was unanimously approved.

COMMUNICATIONS – Ms. Sokolowski

Annual Report –

- A correction of page numbering was requested as it was noted there were two pages numbered five and two pages numbered six.
- Exhibit #3 – it was suggested that the name of the town for each project be added. The committee will decide whether to include an addendum or map to indicate project locations.

SCHEDULING OF NEXT MEETING

The next meeting will be held on October 14, 2015, at 2:00 p.m. at Huling Cove, Lewes, DE.

ADJOURNMENT

The meeting was adjourned at 3:05 p.m.

Respectfully submitted,



Lynda T. Blythe

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