

COUNCIL ON HOUSING
Public Session
Huling Cove
Lewes, Delaware
September 14, 2016

Motions

- Approval of August 10, 2016 Minutes
- Recommendation of approval to the Director for Resolution No. 540 – DSHA Housing Support Programs

Important Dates

- September 29, 2016 – Developer Forum DSHA Multifamily Financing
- October 12, 2016 – next Council meeting – Appoquinimink State Service Center, Middletown
- October 13, 2016 – Annual Developer Forum-2017 QAP
- November 17, 2016 – Budget Public Hearing with OMB, 8:30, Legislative Hall

Mr. Leahy, Chair, called to order the public session of the Council on Housing at 2:00 p.m. on September 14, 2016. In addition to Mr. Leahy, the following Council members were present:

Robert Harra
Hugh Leahy

Corrine Massey
Vincent White

Donna Mitchell
Norma Zumsteg

Ralph Peters

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

Connie Harrington

Francis Julian

Ruth Sokolowski

Also attending:

Anas Ben Addi, Director of Delaware State Housing Authority, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Policy and Planning, DSHA
Shanná Alicea, Administrative Specialist III, DSHA

Guests present:

Russell Huxtable, Milford Housing Development Corporation

APPROVAL OF MINUTES

Mr. White motioned, and Ms. Zumsteg seconded, that the Minutes of August 10, 2016 be approved as written. The motion was passed unanimously.

DSHA REPORT – Anas Bin Addi

- *Governor’s Conference September 8th.
- *Approximately 400 people attended
- *Luncheon presentation included a short video, featuring Hugh Leahy, showing how DSHA “does more” than Section 8 and Public Housing.

- **Budget**

- Preparation for next year's budget which doesn't start until July 2017 has begun. Target meeting with OMB will be later this month. Memo from Mr. Ben Addi and each cabinet member will be distributed to OMB to discuss the fiscal situation.
- Public hearing will be to get feedback from the public on the agency's task.
- The budget will be recommended or released by Governor Markell but will be worked out by the next administration because the JFC, Bond Bill and negotiations in June will occur during the next administration.

*Mr. Ben Addi mentioned that DSHA will discuss with OMB how DSHA's base budget funding which was funded by the Settlement Funds for FY17 goes back to the regular appropriation process.

- Settlement funds received \$11.2 million:

- \$5.7 million - Strong Neighborhood Housing Funds released last week.
- \$1.5 million – Delaware Mortgage Assistance Program (DEMAP)
- \$1 million - Post-Foreclosure Financial Coaching program
- \$2.5 million - SRAP still pursuing expanding the SRAP-DOE program with the Christina School district. Looking to other school districts hoping to select one district in each county. Talking with Secretary of Education to see if other districts are interested.
Also helping out about 20-25 vouchers from the \$2.5 million to continue DSHA work with homeless veterans.
- \$500,000 - Vacant property maintenance program to assist local jurisdiction in maintaining vacant properties.

- Downtown Development Districts

- Governor has added 5 new districts in addition to Wilmington, Dover, and Seaford. There is now Georgetown, Laurel, Milford, Harrington, and Smyrna.
- Orientation meeting has been held with all the chosen districts by DSHA and the Office of State Planning in the hopes they will take advantage of the DDD funding that will open next week.
- Current DDD grant is approximately \$8 million and will be available for all 8 districts. Mr. Ben Addi noted that anyone within the districts who are investing can access up to 20% rebates on their investment and then there is also the small set aside and large set aside
- LIHTC process has started for the next QAP.

Mr. Ben Addi stated a developer annual forum session is scheduled for October 13, 2016 to discuss their experience and DSHA's experience from previous years, what DSHA has in mind and get some early feedback. Then DSHA will issue a draft of the 2017 QAP in November. In December DSHA will hold the mandated public hearing to get it finalized and signed by the governor.

Mr. Ben Addi invited council to attend both the October 13th meeting regarding the 9% tax credit and the separate forum DSHA will be holding to discuss the 4% tax credit with the public on September 29th at Liberty Court.

Mr. Leahy recommended council attending the two upcoming developer forums. Mr. Leahy also asked Mr. White, who is the chairperson of the Housing Policy Committee, if he could ensure that a member of council is present at as many of the community meetings as possible. Mr. White agreed with Mr. Leahy stating he will be the first to attend the upcoming meeting.

COMMITTEE REPORTS:

LOAN REVIEW: Ms. Mitchell

The committee met September 6th and reviewed the HDF grant request for the Housing Support program and Statewide Emergency Repair Program. It is the recommendation of the committee, after due discussion, that the following request by DSHA be considered and approved by the Council:

- DSHA Housing Support Programs. Mr. Leahy asked for a motion on Resolution #540 – Delaware State Housing Authority Housing Support Programs. Mr. White moved and Ms. Zumsteg seconded. The motion was approved and passed unanimously.

Ms. Mitchell stated DSHA as the grantee will implement the practice of sub-granting the funds to the organizations. The sub-grantees will be required to go through a streamlined application process, executed specific grant agreements and required to provide performance reports to DSHA. If a new homeless prevention organization should apply for funding for the first year they will be subject to a separate competitive process application which could come before council for funding and if funding is granted then it will fall under the streamline application process.

Mr. Peters suggested and moved for a waiting time of three years before having new homeless prevention organization go through a streamlined application process. This way more information can be gather to show how the organization has done. However, since the waiting period was not specified in the resolution, no motion was needed. Mr. Peters’ suggestion can be handled through the program guidelines.

Council members discussed DSHA’s Notice of Funds Availability (NOFA) for the Statewide Emergency Repair Program. Mr. Huxtable spoke about his organization’s experience with a similar program. After discussion, Council indicated that it looked forward to reviewing the awardee selection.

HOUSING POLICY:

Nothing to report

COMMUNICATIONS:

Nothing to report

OPERATIONS:

Nothing to report

OLD / NEW BUSINESS: Ms. Zumsteg

COH Annual Report: Edits to report included Mr. White’s request that there be an explicit statement on fair housing and non-discrimination, in addition to the fair housing symbols. It was Council’s intent to circulate the revised report and vote by telephone on approval prior to the October COH meeting. However, COH was subsequently advised that this would violate Delaware’s open meeting standards. Therefore, the revised COH annual report will be approved at the October COH meeting.

ADMINISTRATIVE:

Council member reviewed contact information and committee assignments. Corrections will be made. Mr. Leahy will work in an ex officio manner with all committees.

SCHEDULING OF NEXT MEETING

The next meeting is scheduled for October 12, 2016 at Appoquinimink State Service Center, at 2pm.

ADJOURNMENT

There being no further business to come before the Council, upon motion by Mr. Leahy, the meeting was adjourned at 3:34 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shanná L. Alicea". The signature is written in a cursive style with a large, stylized initial "A" at the end.

Shanná L. Alicea

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