

COUNCIL ON HOUSING

Public Session
Huling Cove
Lewes, Delaware
October 14, 2015

Motions

- Approval of the September 9, 2015 Minutes
- Recommendation of approval to the Director for energy grants:
 - Resolution No. 514 – STEHM, Inc. – Martha House I – Energy/Accessibility
 - Resolution No. 515 – YWCA Delaware, Inc. – HLMC Phase II Energy Improvements
- Recommendation of approval to the Director for housing support grants:
 - Resolution No. 506 – Catholic Charities, Inc. – Homeless Prevention Service
 - Resolution No. 507 – Catholic Charities, Inc. – Rapid Rehousing Service
 - Resolution No. 508 – Community Resource Center – Housing Support/Homeless Prevention
 - Resolution No. 509 – Family Promise of Northern New Castle County, Inc. – Rapid Re-housing
 - Resolution No. 510 – Lutheran Community Services, Inc. – LCS Homeless Prevention Program
 - Resolution No. 511 – Ministry of Caring, Inc. – Rapid Re-Housing
 - Resolution No. 512 – West End Neighborhood House – Statewide Security Deposit Loan Program
 - Resolution No. 513 – YWCA of Delaware, Inc. – Rapid Re-Housing Program

Important Dates

- November 3, 2015 - OMB public budget hearing, 1:00 p.m., Legislative Hall.
- November 10, 2015 – Tuesday – next Council meeting at Luther Towers, Dover, DE

Mr. Peters, Chair, called to order the public session of the Council on Housing at 2:05 p.m. on October 14, 2015. In addition to Mr. Peters, the following Council members were present:

Connie Harrington	Ralph Peters
Hugh Leahy	Ruth Sokolowski
Corrine Massey	Norma Zumsteg
Donna Mitchell	

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

Rob Harra	Vincent White
Francis Julian	

Also attending:

Lynda Blythe, Administrative Specialist III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Policy and Planning, DSHA

Guests attending:

Aaron Ballett, Lutheran Community Services (LCS)
Paul Calistro, West End Neighborhood House
Pat Curry, STEHM
Rich Curry, STEHM
Carolyn Gordon, Family Promise
Suzi Harris, Ministry of Caring (MOC)
Russell Huxtable, Milford Housing Development Corp. (MHDC)
Elena Kupchik, YWCA
Val Miller, MHDC
Paula Savini, Catholic Charities
Elaine Stepnay, Community Resource Center
Steve Tindall, LCS

APPROVAL OF MINUTES

Ms. Sokolowski moved, and Ms. Zumsteg seconded, that the Minutes of September 9, 2015 be approved as presented. The motion was passed unanimously.

DSHA REPORT – Ms. Eliason

- FY16 Budget Request
 - The request is being presented the week of October 12th.
 - The OMB public budget hearing will be at 1:00 p.m. on November 3, 2015 at Legislative Hall.
 - Base request is the same as FY15:
 - \$7 million for the Downtown Development District grant programs
 - \$4 million for the HDF
 - \$6 million for the Affordable Rental Housing program
 - \$3 million for SRAP
- HDF Emergency Fund
 - Disbursement made to the former New Hope community in Ellendale
 - Concentration of old mobile and manufactured housing
 - Some housing is owner-occupied but most is rental
 - Two properties have been condemned
 - HUD, through the Wilmington state office, has coordinated public meetings with the county, local community groups, churches, USDA, DSHA, DNREC – anyone who might have a resource to use to alleviate:
 - Living conditions which have deteriorated drastically
 - Problems with the drinking water

- DSHA, through the Director's designated authority used \$50,000 from the HDF Emergency Fund to extend its current Grant Agreement with Catholic Charities for rapid re-housing service. This amendment authorized Catholic Charities to re-house up to 10 families from New Hope if they became literally homeless through condemnation of their home by Sussex County or because they were forced to leave for medical reasons aggravated by the physical condition of their home.
- With this funding, families are either found new rental units or temporary housing.
- HUD is the main contact as they were contacted directly by the community group
- Landlords are responsible for repairs to the homes
- Sussex County is responsible for resolving the water problem
- Ms. Eliason will email Brandy Nauman, Sussex County Housing Coordinator and Fair Housing Compliance Officer, with a copy to Mr. Peters, to advise her of Council's concerns as to the speed with which problems are being resolved.
- DELAWARE NAHRO
 - DSHA Director, Anas Ben Addi, was presented with the 2015 DE NAHRO Ambassador Award on September 18, 2015. This annual award is in recognition of a member's outstanding contributions and exceptional work with DE NAHRO and the affordable housing community throughout the State of Delaware.
- Downtown Development Districts
 - The 2nd round was opened up on September 15th
 - Applications for large projects will be due December 1st
 - Events staff attended in September:
 - Sussex County session 'Open for Business' monthly meeting
 - People interested in starting their own businesses
 - Resources for financing opportunities including DDD
 - DE NAHRO sponsored their annual meeting centered strictly around the DDD program
 - Kent County Economic Development Summit
 - First awards of DDD small projects to two properties in Dover was held
 - Groundbreaking held in Seaford for their 72-unit DDD project on the Nanticoke River
- Announced Ms. Blythe's retirement effective December 18, 2015.
- Non-HDF Tax Credit Grants
 - A record-setting 31 applications were received: 27 grants and 4 loans
 - Ms. Mitchell was thanked for attending the application review panel
 - Recommendations for funding will begin at this meeting and continue for the next two months
- 2016 QAP Developer's Forum
 - The annual forum was held October 7th
 - 40-45 developers attended
 - The meeting is not required by the IRS but presents an opportunity to discuss possible changes to the QAP
 - Developers were especially interested in
 - Access to transit
 - Energy efficiency
 - The required public hearing of the final QAP will be held in mid-December

- Veterans Homelessness Initiatives – Ms. Gibson
 - October 23rd - the state working group will update the Governor, other elected officials, and participants on the initiative’s progress
 - Strategies, challenges, and successes will be discussed
 - Statewide 100-day challenge will be announced
 - Registry event will be held to perform street outreach

COMMITTEE REPORTS

HOUSING POLICY – Mr. Leahy

Ms. Gibson has been assisting the committee planning future agendas:

- The Low Income Housing Tax Credit QAP and policy implications of its criteria will be discussed in November
- Land use policy and procedures as highlighted in the Council’s Annual Report
- SRAP update
- Homelessness in general

OPERATIONS – Ms. Harrington

- An updated listing of committee assignments and contact information was distributed
- Council members were asked to review the listing and advise Ms. Harrington of any changes needed
- Ms. Blythe will also email the listing to all members
- It was noted that Mr. White will be the new Chair of the Operations Committee

LOAN REVIEW – Ms. Mitchell

The committee met on October 5th and reviewed eight housing support grants and two energy grants. After due discussion, it is the recommendation of the committee that the following requests be considered by the Council for recommending approval to the DSHA Director:

- STEHM (Supportive Transitional and Emergency Housing Ministry), Inc. for Martha House I – Energy/Accessibility – Resolution No. 514. Ms. Mitchell moved that the Council recommend approval of the grant, Ms. Massey seconded the motion which was as passed by a vote of five yes votes and one abstention (Ms. Mitchell is a board member of STEHM, Inc.)
- YWCA Delaware, Inc., for HLMC Phase II Energy Improvements – Resolution No. 515. Ms. Mitchell moved that the Council recommend approval of the grant and Ms. Zumsteg seconded the motion which passed unanimously.
- Catholic Charities, Inc. – Homeless Prevention Service – Basic Needs Program – Resolution No. 506. Ms. Mitchell moved that the Council recommend approval of the grant and Ms. Zumsteg seconded the motion which passed unanimously. Mr. Peters requested a breakout of direct client assistance from administrative expenses in future synopses.
- Catholic Charities, Inc. – Rapid Rehousing Program – Resolution No. 507. Ms. Mitchell moved that the Council recommend approval of the grant and Ms. Massey seconded the motion which passed unanimously.

- Community Resource Center (CRC) – Housing Support/Homeless Prevention, Resolution No. 508. Ms. Mitchell moved that the Council recommend approval of the grant and Ms. Zumsteg seconded the motion which passed unanimously.
- Family Promise of Northern New Castle County, Inc. (FPNNCC) – Rapid Rehousing – Resolution No. 509. Ms. Mitchell moved that the Council recommend approval of the grant and Mr. Leahy seconded the motion which passed unanimously.
- Lutheran Community Services, Inc. (LCS) – LCS Homeless Prevention Program – Resolution No. 510. Ms. Mitchell moved that the Council recommend approval of the grant and Mr. Leahy seconded the motion which passed unanimously.
- Ministry of Caring, Inc. (MOC) - Rapid Re-Housing (RRH) - Resolution No. 511. Ms. Mitchell moved that the Council recommend approval of the grant and Ms. Massey seconded the motion which passed unanimously.
- West End Neighborhood House – Statewide Security Deposit Loan Program – Resolution No. 512. Ms. Mitchell moved that the Council recommend approval of the grant and Ms. Zumsteg seconded the motion which passed unanimously.
- YWCA of Delaware, Inc. – Rapid Re-Housing Program – Resolution No. 513. Ms. Mitchell moved that the Council recommend approval of the grant and Ms. Massey seconded the motion which passed unanimously.

COMMUNICATIONS – Ms. Sokolowski

Ms. Gibson will send the committee a draft of verbiage for the November 3rd public hearing.

ADMINISTRATIVE MATTERS

Ms. Gibson reminded Council that a New Member Orientation, with lunch, will be held from noon to 2:00, prior to the next regularly scheduled meeting, on Tuesday, November 10, at Luther Towers. All members are welcome to attend. Mr. Leahy will chair the November meeting as Mr. Peters will be unable to attend.

NEW BUSINESS

Mr. Huxtable gave an update on how funds received last year have been spent thus far through MHDC’s Home Repair Program.

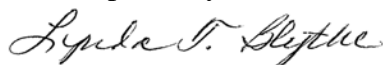
SCHEDULING OF NEXT MEETING

The next meeting will be held on Tuesday, November 10, 2015 at 2:00 p.m. at Luther Towers, Dover, DE.

ADJOURNMENT

Upon motion by Ms. Zumsteg, the meeting was 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.