

COUNCIL ON HOUSING
Public Session
Appoquinimink State Service Center
122 Silver Lake Road
Middletown, DE 19709
October 12, 2016

Motions

- Approval of September 14, 2016 Minutes
- Recommendation of approval to the Director for Resolution No. 541 - Family Promise of NNCC-DVRSN
- Recommendation of approval to the Director for Resolution No. 542 - Liberty Court
- Recommendation of approval to the Director for Resolution No. 543 - The Flats, Phase II

Important Dates

- October 19, 2016 – NCALL 40th Anniversary Gala at the Duncan Center
- November 17, 2016 – Budget Public Hearing with OMB, 8:30, Legislative Hall

Mr. White, Vice Chair, called to order the public session of the Council on Housing at 2:00 p.m. on October 12, 2016. In addition to Mr. White, the following Council members were present:

Robert Harra	Connie Harrington	Francis Julian	Donna Mitchell
Ralph Peters	Ruth Sokolowski	Norma Zumsteg	

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

Hugh Leahy	Corrine Massey
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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:

Vernon Green, Todmorden Foundation
Rod Lambert, Woodlawn Trustees
Ian Rawhauser, Housing Development Corporation MidAtlantic
Claude Hicks, Housing Development Corporation MidAtlantic

APPROVAL OF MINUTES

Mr. Peters moved, and Mr. Francis seconded, that the Minutes of September 14, 2016 be approved as written. The motion was passed unanimously.

DSHA REPORT – Anas Ben Addi

○ **Budget**

- Process for fiscal year 2018 has begun and will be recommended by this administration and finalized by the next administration.
- Mr. Leahy will be present at the Budget Hearing with OMB on November 17th to present the comments from Council on Housing.
- DSHA is requesting the same level of funding as last year which will be:
 - \$4 million for HDF Base Budget
 - \$6 million for the Bond Bill-Affordable Rental Program
 - \$8.5 million for DDD
 - \$3 million for SRAP

In addition to these requests DSHA will also be requesting an additional \$1 million for SRAP to be used for DSHA and the Department of Education (DOE) partnership with the school district and for an additional \$2 million to be added to the HDF Base budget to sustain the work which is already in progress in the Strong Neighborhood program.

- Governor visited with DSHA Meadowbridge Apartments in Seaford which is about 30% complete and was very satisfied with the transformation.
- LIHTC has started for next year's QAP

Mr. Ben Addi mentioned DSHA's new Director of Housing Finance – Ms. Vanessa McCall

Mr. Ben Addi also mentioned DSHA received an award from NCSHA under Special Population which went to DSHA State's rental assistance program-HomeWorks, a program which deals with students who are dealing with homelessness.

COMMITTEE REPORTS:

LOAN REVIEW: Ms. Mitchell

The committee met October 3, 2016 and reviewed 3 HDF loan requests. It is the recommendation of the committee, after due discussion, that the following requests by DSHA be considered and approved by the Council:

- Family Promise of Northern New Castle County – Resolution No. 541. Mr. Julian moved and Mr. Peters seconded.

Ms. Sokolowski questioned the format of the Family Promise budget. Ms. Eliason stated 75% of the requested grant is used for Direct Client Assistance and the 25% is used for administrative expenses including program delivery salary expense. Mr. Ben Addi stated that DSHA allows the program to decide how to use grant funds, while capping administrative costs at 25%. Mr. Peters stated Council would like to know what the ratio is to run such a program along with the benefits of services. Mr. White suggested they direct the question back to Loan Review for them to review and then advise Council on their findings.

- Liberty Court Preservation – Resolution No. 542. Mr. Julian moved and Ms. Sokolowski seconded.
- The Todmorden Foundation, on behalf of The Flats Phase II, L.P. – Resolution No. 543. Mr. White moved and Mr. Peters seconded the motion which was passed with 7 yes votes and one abstention by Mr. Julian due to his association with the Todmorden Foundation.

Mr. Julian questioned the progress of The Flats, Phase I. Mr. Rawhauser responded they were on time with the building process and budget and have already moved in 30 families. According to Mr. Rawhauser, there are over 4,000 people on the waiting list for Phase I.

HOUSING POLICY: Mr. Leahy

Nothing to report

COMMUNICATIONS: Ms. Sokolowski

Annual report brought back to Council for approval after revisions were made. Ms. Sokolowski moved that the final report be approved and Ms. Zumsteg seconded. The Annual Report dated June 30, 2016 was unanimously approved.

OPERATIONS: Mr. Harra

Nothing to report

OLD / NEW BUSINESS: Ms. Gibson

Ms. Gibson mentioned the Policy Committee will be updating the 2012 Strategic Plan over the next 6 months through meetings and independent sessions. The OMB facilitators will once again assist in this process.

ADMINISTRATIVE:

Conflict of Interest forms were signed and handed in.

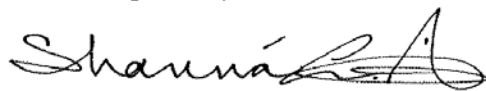
SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, November 9, 2016, at Luther Towers, Dover, DE at 2:00 p.m.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 3:10 p.m.

Respectfully submitted,

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

Shanná L. Alicea

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