

COUNCIL ON HOUSING  
1142 Savannah Road  
Lewes, DE 19958  
October 10, 2018

**Motions**

- Approval of August 8, 2018 Minutes

**Important Dates**

- Stakeholder Meeting on Strong Neighborhood Housing Fund and HDF Homeownership – October 22<sup>nd</sup>, 2:00 pm at Liberty Court.
- DE Chapter of the American Planning Association Regional Conference – Rehoboth Beach, October 23<sup>rd</sup> – 24<sup>th</sup>.
- Policy Committee Discussion Session on Homeownership – Route 9 Innovation Center & Library, October 24<sup>th</sup>, 10:00 am
- Sussex County Today & Tomorrow Conference – October 31<sup>st</sup>.
- Budget Public Hearing – November 8<sup>th</sup> at 2:00 pm.

Mr. White, Vice Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, October 10, 2018. In addition to Mr. White, the following Council members were present:

Dianne W. Casey	Connie Harrington	Francis Julian	Hugh Leahy
Corrine Massey	Donna Mitchell	Ralph Peters	Norma Zumsteg

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

Robert Harra                      Doug Motley

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority  
Shanná L. Alicea, Administrative Assistant III, DSHA  
Eliason, Director of Housing Development, DSHA  
Gibson, Director of Public Relations, DSHA  
Jonathan Taswell, Planner III, DSHA

Guests present:

Allan Mattes, Connections  
Mike Skipper, Connections  
Claude Hicks, HDC Mid Atlantic  
Donna Gooden, Woodlawn Trustees & Todmorden Foundation  
Vernon Green, Woodlawn Trustees & Todmorden Foundation  
Rod Lambert, Woodlawn Trustees & Todmorden Foundation

**APPROVAL OF MINUTES**

Ms. Mitchell moved and Ms. Massey seconded that the Minutes of August 8, 2018 meeting be approved. The motion was passed unanimously.

## **DSHA REPORT** – Anas Ben Addi

- **Budget**

- DSHA has started the budget cycle with the State.
- DSHA has had an informal target meeting with OMB to discuss what DSHA plans to discuss at the budget public meeting in November.
- While the budget has continued to improve, the one-time funding is still an issue.
- The recommendation from the Governor regarding the Strong Neighborhood Fund which was funded to target blight and vacant homes is now considered base so DSHA no longer has to ask for it each year. This will now be included in the Governor's recommendation.
- The Governor recommended \$2 million but DSHA received \$3 million because between the recommendation and the final vote things looked better on the State one-time funding side.
- Mr. White is scheduled to speak on behalf of Council on Housing at the Budget Public meeting on November 8<sup>th</sup>. Mr. Ben Addi also invited other members of Council to attend.
- The Home4Good program which is DSHA's partnership with the Federal Home Loan Bank has received and are now in the process of reviewing applications internally. Formal review committee will meet on October 11<sup>th</sup>.
- DSHA will hold a stakeholders meeting for feedback and input on the Strong Neighborhood Housing Funds which has approximately \$3 million for the upcoming round.
- The Low Income Housing Tax Credits process has started. An informal developer forum was held October 3<sup>rd</sup> to discuss any issues and share ideas before the draft QAP is issued in December during the formal public hearing meeting. Then a final draft will be submitted to the Governor for his signature and the final QAP will be posted in January 2019
- DSHA has applied and received an additional 7 VASH vouchers. These vouchers are specifically for veterans. In 2017 DSHA received 8 vast vouchers which now DSHA has a total of 15 VASH vouchers. The purpose of these vouchers is to provide supportive housing for veterans. DSHA monitors how many veterans are homeless and how long it takes to house the veterans.
- Building on the work DSHA has done with the SRAP program DSHA has been able to secure an additional 50 vouchers which are Section 811 main stream vouchers for persons with disabilities that are non-elderly.
- Governor's Conference on housing in September produced great feedback. There were many great forums like Affordable Home Ownership, Workforce Housing in New Castle County, Special Population, and Creative Financing to name a few.

## **COMMITTEE REPORTS**

### **COMMUNICATIONS:** Ms. Zumsteg

- The annual report was presented to Council for distribution and approval. Mr. Peters moved its approval for distribution and Mr. Leahy seconded the approval. The annual report was approved by Council unanimously.

Mr. White suggested and asked for approval from Council that the annual report also be distributed to each member of the General Assembly.

**HOUSING POLICY:** Mr. White

- A meeting was held and discussion on the drop off in the homeownership rate by African Americans concluded that further discussion should be held with other practitioners to discuss what they are seeing in the marketplace. This meeting will be held on October 24<sup>th</sup>, at the Route 9 Library in New Castle.

**OPERATIONS:** Ms. Harrington

- Conflict of Interest forms were given out to all Council members who were in attendance and have not yet handed in their forms.

**LOAN REVIEW:** Ms. Mitchell

The committee met October 1, 2018 and reviewed two HDF grant requests. After due discussion, Loan Review made the following recommendation to the Council.

- The Flats, Phase III - Resolution #580 the HDF & HTF financing be approved. Mr. Peters moved and Mr. Leahy seconded that the resolution be approved. The motion passed unanimously.
- Connections CSP, Inc.-Port Penn - Resolution #581 that the HDF & HTF financing be approved. Ms. Zumsteg moved and Mr. Julian seconded which was passed 8 yes and one abstention by Ms. Harrington due to her conflict of interest.

**OLD / NEW BUSINESS:**

None

**ADMINISTRATIVE:**

None

**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, November 14, 2018, at Luther Towers, Dover, DE from 2:00 p.m. to 4:30 pm.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 3:30 p.m.

Respectfully submitted,



Shanná L. Alicea

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