

COUNCIL ON HOUSING  
Public Session  
Buena Vista Conference and  
Reception Center  
New Castle, Delaware  
November 12, 2014

**Motions**

- Approval of October 14, 2014 Minutes
- Recommendation of Approval of Central Delaware Habitat, Dover – A Place to Call Home, Resolution No. 492
- Recommendation of Approval of Habitat of New Castle County – Walnut Ridge, Resolution No. 493
- Recommendation of Approval of Milford Housing Development Corp. – Home Repair FY15, Resolution No. 494
- Recommendation of Approval of Sussex County Habitat – Ingram Village Phase I, Resolution No. 495
- Recommendation of Approval of Sussex County Habitat – Owner-Occupied Rehab FY15, Resolution No. 496
- Approval of DSHA – Pre-Purchase Homeownership Education and Counseling Funding, Resolution No. 497
- Approval of DSHA – Second Mortgage Assistance Loan (SMAL), Resolution No. 498

**Important Dates**

- OMB Budget Hearing – November 21, 1:00 p.m., Legislative Hall
- December 10 – next Council meeting – holiday meeting and luncheon

Mr. Peters, Chair, called to order the public session of the Council on Housing at 2:05 p.m. on November 12, 2014. In addition to Mr. Peters, the following Council members were present:

Francis Julian                      Donna Mitchell  
Connie Louder (by phone)      Ruth Sokolowski  
Corrine Massey

The following members were absent and excused from the meeting:

Hugh Leahy  
Vincent White  
Norma Zumsteg

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

Guests present:

Natalie Busillo, HFHNCC  
Fran Cardaci, Milford Housing Development Corporation (MHDC)  
Tim Collins  
Kevin Gilmore, Sussex County Habitat for Humanity  
Russell Huxtable, MHDC  
Valerie Miller, MHDC  
Troy Nuss, HFHNCC  
Kevin Smith, Habitat for Humanity of New Castle County (HFHNCC)  
Jocelyn Tice, Central Delaware Habitat for Humanity

### **APPROVAL OF MINUTES**

Mr. Julian moved, and Ms. Mitchell seconded, that the Minutes of October 8, 2014 be approved as written. The motion was passed unanimously.

### **DSHA REPORT** – Mr. Ben Addi

Ms. Gibson and Mr. Heckles were introduced in their new DSHA positions as Director of Policy and Planning and Director of Housing Finance respectively.

- OMB Budget hearing will be held Friday, November 21<sup>st</sup>, at 1:00 p.m. in Legislative Hall.
  - Ms. Gibson will work with Council to draft comments for the hearing.
  - Funding to be requested
    - \$4 million for HDF
    - \$6 million on the Bond Bill for rental housing
    - \$3 million for SRAP (State Rental Assistance Program)
    - \$7 million for DDD (Downtown Development Districts)
      - A new allocation for FY15
      - Will be distributed to awarded districts in two rounds
      - FY16, if funded, will only be one round
- DDD
  - Three meetings were held, one in each county
  - Official comments were closed October 31<sup>st</sup> but interested parties are still being contacted
  - Forms will be finalized in early December
  - 10 Applications have been received
  - The first allocation round will be one to each county; the second round to other applicants

- Strong Neighborhood Development Fund
  - Funded by the JPMorgan Chase settlement
  - RFP will be released by November 21, 2014
  - Allocations expected to be early January 2015
  - Funds to be mainly used for acquisition and rehabilitation targeting abandoned and foreclosed properties
  - Income eligibility includes 120% AMI
  - Looking for creative proposals
- Housing Needs Assessment – will be reviewed by Ms. Gibson
- Low Income Housing Tax Credits (LIHTC)
  - Informal Developer Forum was held November 5<sup>th</sup>
  - 58 attendees gave good feedback
  - Utilizing 4% bond deals will create a major funding source
  - Anticipating funding five to eight deals dependent on size
  - Feedback will be included in the published draft for formal comment at the public meeting in December and the final will be sent to the Governor for signing
  - Final application will be released in early to mid-January 2015
- New Castle County Council (NCC)
  - Working on a proposed NCC ordinance which would replace the existing Workforce Housing Ordinance with a Traditional Neighborhood Housing Program
  - DSHA comments were very supportive
    - Particularly as it would be mandatory for all rezoning
    - Overall income distribution using HUD standards
    - Longer restriction on affordability
    - Invited them to use the Delaware Housing Search to advertise units produced
  - Ms. Gibson will email NCC's proposal to the Policy Committee for their review for formal Council comment if desired

## **COMMITTEE REPORTS**

### LOAN REVIEW – Ms. Mitchell

The committee met on November 3<sup>rd</sup> and reviewed seven HDF grant requests. There were no HDF loans for review.

It is the recommendation of the committee, after due discussion, that the following requests be considered by the Council for recommending approval to the DSHA Director:

- Central Delaware Habitat for Humanity – Dover, A Place to Call Home – Resolution No. 492. Ms. Sokolowski moved that the request be approved; Mr. Julian seconded the motion which was passed with five yes votes and one abstention. Ms. Louder abstained due to her employment with NCALL who assists with their foreclosure plan.
- Habitat for Humanity of New Castle County – Walnut Ridge – Resolution No. 493. Mr. Julian moved that the request be approved. Ms. Sokolowski seconded the motion which was unanimously passed.

- Milford Housing Development Corporation – Home Repair Project FY15 — Resolution No. 494. Mr. Julian moved that the request be approved. Ms. Massey seconded the motion which was unanimously passed. Ms. Eliason will report on the FY14 grant funds at a future Council on Housing meeting.
- Sussex County Habitat for Humanity – Ingram Village Phase I – Resolution No. 495. Mr. Julian moved, and Ms. Massey seconded, that the request be approved. The motion passed with five yes votes and one abstention by Mr. Peters due to his affiliation with SCHFH.
- Sussex County Habitat for Humanity – Owner-Occupied Rehabilitation-Laurel – Resolution No. 496. Mr. Julian moved, and Ms. Massey seconded, a motion that the request be approved. The motion passed with five yes votes and one abstention by Mr. Peters due to his affiliation with SCHFH.

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

- Delaware State Housing Authority – Pre-Purchase Homeownership Education and Counseling Funding – Resolution No. 497. Mr. Julian moved the request be approved. Ms. Sokolowski seconded the motion which was approved with five yes votes and one abstention by Ms. Louder due to her employment with NCALL.
- Delaware State Housing Authority – Second Mortgage Assistance Loan (SMAL) – Resolution No. 498. Ms. Julian moved the request be approved. Ms. Massey seconded the motion which was approved with five yes votes and one abstention by Ms. Louder due to her employment with NCALL.

COMMUNICATIONS – Ms. Sokolowski

Confirmed that Ms. Gibson will be working with Ms. Sokolowski and Mr. Peters on the comments for the upcoming Budget Hearing.

POLICY – Mr. Peters

Mr. Peters, in Mr. Leahy’s absence, will spearhead a reply to the New Castle County Council’s Workforce Housing Ordinance proposal.

OTHER BUSINESS

Mr. Collins, who attended the September 10<sup>th</sup> Council meeting, spoke again on behalf of housing for registered sex offenders and drug addicts. Mr. Peters stated there had been a discussion on the subject at the October 7<sup>th</sup> Governor’s Council on Housing which was open to the public. Mr. Peters stated the Council on Housing does not implement programs but funds them and suggested Mr. Collins contact the Homeless Planning Council for assistance.

## **HOUSING NEEDS ASSESSMENT** – Ms. Gibson

Ms. Gibson gave a PowerPoint review of the recent Housing Needs Assessment using the attached handouts. Specifically noted items about Delaware:

- Recent growth is partially due to retirees moving into the state
- Households are getting smaller
- Recovery from the recent economic recession is slower than national average
- Lower poverty rates and few minorities than the national average
- Most new housing construction will occur outside of cities
- Low and moderate-wage workers are creating a demand for workforce housing
- Nearly one-half of all renters and one-third of homeowners have housing challenges
- Minority households less likely to become homeowners
- Future housing needs will be met with smaller units and more rentals
- Greatest housing demand over the next five years will be in New Castle County
- Greatest rental demand is among renters earning less than 50% AMI and market rate units
- Greatest homeownership demand is from moderate and middle-income families
- Seniors are more likely to enter the homeowner than rental market
- Much of the state's rental housing is aging
- Approximately 8,000+ residents experience homelessness over the course of a year
- Persons requiring supportive services is increasing
- Solutions to assist seniors to remain in their homes will be increasingly important
- Agricultural workers and migrant laborers also have special housing needs
- Financial resources are not available to address all housing issues; development between public and private investments will help increase affordable housing
- A regional approach to housing issues is increasingly important in national housing policy.
- Housing policy is focusing more on integrating housing with jobs, services, and public transportation

## **SCHEDULING OF NEXT MEETING**

The next meeting will be the annual holiday meeting and luncheon on Wednesday, December 10, 2014, at the Wild Quail Golf & Country Club, Camden Wyoming, DE at 11:30 a.m.

## **ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 4:10 p.m.

Respectfully submitted,



Lynda T. Blythe

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