

COUNCIL ON HOUSING
Public Session
Luther Towers Building I
Dover, Delaware
November 10, 2015

Motions

- Approval of the October 14, 2015 Minutes.
- Approval of Resolutions No. 516 and 524 to DSHA.
- Recommendation of approval to the Director for Resolutions:
 - No. 517 – Habitat for Humanity New Castle County – A Brush with Kindness FY16
 - No. 518 – NCALL – Preserving Homeownership in Central Delaware.
 - No. 519 – New Castle County Garfield Park Overview Gardens Owner-Occupied Rehab FY16
 - No. 520 – Sussex County Redevelopment Partnership FY16
 - No. 521 – Kent County Housing and Community Division – Emergency Repair Program FY16
 - No. 522 – Milford Housing Development Corporation – Home Repair Program FY16
 - No. 523 – New Castle County Garfield Park Overview Gardens Emergency Repair FY16

Important Dates

- December 9, 2015 - next Council meeting, Wild Quail Country Club.

Mr. Peters, Chair, called to order the public session of the Council on Housing at 2:00 p.m. on November 10, 2015. In addition to Mr. Peters, the following Council members were present:

Francis Julian	Corrine Massey
Rob Harra	Donna Mitchell
Connie Harrington	Ruth Sokolowski
Hugh Leahy	Vincent White

Absent and excused from the meeting was Ms. 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

Guests present:

Albert Biddle, Kent County Levy Court
Natalie Busillo, Habitat for Humanity New Castle County (HFHNCC)
Fran Cardaci, Milford Housing Development Corp. (MHDC)
Lexie Driscoll, New Castle County
Mary Dupont, Delaware Health & Social Services (DHSS)
Denise Freeman, NCALL
Matthew Heckles, Director of Housing Finance, DSHA
Russell Huxtable, MHDC
Trish Kelleher, Delaware Housing Coalition
Valerie Miller, MHDC
Troy Nuss, HFHNCC
Karen Speakman, NCALL
Brad Whaley, Sussex County Department of Community Services

APPROVAL OF MINUTES

Mr. Leahy moved, and Ms. Massey seconded, that the Minutes of October 14, 2015 be approved as written. The motion was passed unanimously.

DSHA REPORT – Anas Ben Addi

- **FY16 Budget Request**
 - The OMB public budget hearing was held on November 3, 2015 at Legislative Hall.
 - Funds requested were:
 - \$8.5 million for the Downtown Development District (DDD) grant programs from the Bond Bill.
 - \$1.5 million to be used for down payment assistance for homeowners within their DDD.
 - \$4 million for the HDF from general funds.
 - \$6 million for the Affordable Rental Housing program.
 - \$3 million for SRAP from General Funds.
 - Mr. Peters testified on behalf of the Council and Ms. Sokolowski also attended the hearing.
 - Few advocates attended the hearing but the message was well presented.
 - More advocates and partners are expected at the Joint Finance Committee and Bond Bill hearings; the dates to be determined.
- **Downtown Development Districts**
 - FY16 round opened.
 - \$8.5 million was received.
 - \$8 million set aside for large projects.
 - Considerable interest is being received.
 - Changes to small set aside were made:
 - Lowered the deductible of the minimum investment from \$25,000 to \$15,000.
 - Reservation process.

- **Veterans Homelessness**

- Mr. Ben Addi and Ms. Zumsteg attended a progress meeting which was held with the Governor, Secretary Landgraf, and state working group representatives.
- The Dover, New Castle County, and Sussex County groups were recognized for their good work.
- 236 Homeless veterans have been identified since the program's inception in May 2015.
 - 140 of those identified have been permanently housed.
 - 96 remaining are in the process of being housed.
- The number housed is on track with the goal of the Point-in-Time Study of 280.
- The next Point-In-Time-Study will be held the end of January 2016.
- The goal in 2016 will be a 'functional' zero, in that there will always be some homeless veterans but housing will be found as they are identified.
- A campaign is being waged to identify landlords willing to accept veterans and educate them to be more flexible with housing requirements.

COMMITTEE REPORTS

HOUSING POLICY – Mr. Leahy

The committee met November 4th and reviewed the Qualified Action Plan (QAP) of the Low Income Housing Tax Credit (LIHTC) program. As noted in last year's Annual Report, comprehensive land use remains of particular interest and concern. The next committee meeting will be held December 2nd.

OPERATIONS – No report per Mr. White.

COMMUNICATIONS – Ms. Sokolowski

Ms. Gibson and her staff were thanked for their assistance prior to the Budget hearing. Mr. Peters was thanked for his presentation at the OMB hearing.

Regarding the OMB hearing, Mr. Peters commended Mr. Ben Addi on his presentation, a copy of which is attached.

LOAN REVIEW – Ms. Mitchell

Ms. DuPont, Director of Financial Empowerment for DHSS, gave a presentation on the \$Stand By Me program and discussion ensued.

Ms. Mitchell then stated that the committee met November 2nd and reviewed eight funding requests. After due discussion, it is the recommendation of the committee that the following request, inasmuch as the funds will be going to DSHA, be approved by the Council:

- DSHA Pre-Purchase Homeownership Education and Counseling Funding FY16, Resolution No. 516. Mr. White moved, and Ms. Massey seconded the motion, which was passed with eight yes and one abstention by Ms. Harrington due to her employment at NCALL.

- DSHA Pre-Purchase Financial Empowerment Program FY16, Resolution No. 524. Ms. Sokolowski moved, and Mr. White seconded, that this request be tabled. However, the motion was rejected having received only two yes votes. Mr. Julian moved the request be approved, with the amount requested corrected to \$100,000 from \$1,000,000, which Mr. Leahy seconded. The motion passed with six yes votes, one no vote by Mr. White, and two abstentions by Ms. Harrington and Ms. Sokolowski.

After further discussion, it is the recommendation of the committee that the following requests be considered by the Council for recommending approval to the DSHA Director:

- Habitat for Humanity New Castle County - A Brush with Kindness FY16, Resolution No. 517. Mr. White moved to forward recommendation of approval to the DSHA Director. Ms. Sokolowski seconded the motion which was unanimously passed.
- NCALL – Preserving Homeownership in Central Delaware FY16, Resolution No. 518. Mr. White moved to forward recommendation of approval to the DSHA Director. Mr. Julian seconded the motion which was passed with eight yes votes and Ms. Harrington abstaining.
- New Castle County Garfield Park Overview Gardens Owner-Occupied Rehab FY16, Resolution No. 519. Mr. Leahy moved to forward recommendation of approval to the DSHA Director. Ms. Massey seconded the motion which was unanimously passed.
- Sussex County Redevelopment Partnership FY16, Resolution No. 520. Mr. Julian moved to forward recommendation of approval to the DSHA Director. Mr. White seconded the motion which was unanimously passed.
- Kent County Housing and Community Division – Emergency Repair Program FY16, Resolution No. 521. Mr. Leahy moved to forward recommendation of approval to the DSHA Director. Mr. White seconded the motion which was unanimously passed.
- Milford Housing Development Corporation – Home Repair Program FY16, Resolution No. 522. Mr. White moved to forward recommendation of approval to the DSHA Director. Mr. Leahy seconded the motion which was unanimously passed.
- New Castle County Garfield Park Overview Gardens Emergency Repair FY16, Resolution No. 523. Mr. Leahy moved to forward recommendation of approval to the DSHA Director. Mr. Julian seconded the motion which was unanimously passed.

SCHEDULING OF NEXT MEETING

The next meeting will be the annual holiday meeting and luncheon to be held on December 9, 2015, beginning at 11:00 a.m., at the Wild Quail Golf & Country Club, Camden Wyoming, DE.

ADJOURNMENT

Upon motion made by Ms. Mitchell, and seconded by Ms. Harrington, the meeting was adjourned at 4:30 p.m.

Respectfully submitted,



Lynda T. Blythe

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

