

COUNCIL ON HOUSING  
122 Silver Lake Road  
Middletown, DE 19709  
November 14, 2018

**Motions**

- Approval of October 10, 2018 Minutes

**Important Dates:**

- Delaware Opportunity Zone Summit – University of Delaware, Newark
- DSHA LIHTC QAP Public Hearing - December 17<sup>th</sup>, 9:30 at DNREC Auditorium, Dover.
- Ground breaking for Our Lady of Grace – November 16<sup>th</sup>, New Castle

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, November 14, 2018. In addition to Mr. White, the following Council members were present:

Dianne W. Casey	Robert Harra	Francis Julian	Hugh Leahy
Corrine Massey	Doug Motley	Ralph Peters	Norma Zumsteg

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

Connie Harrington    Donna Mitchell

Also attending:

Shanná L. Alicea, Administrative Assistant III, DSHA  
Susan Eliason, Director of Housing Development, DSHA  
Cynthia Karnai, Chief Operating Officer, DSHA  
Dawn Momot, Housing Finance Manager, DSHA  
Brian Rossello, Acting Director of Housing Finance, DSHA  
Jonathan Taswell, Planner III, DSHA

**APPROVAL OF MINUTES**

Ms. Casey moved and Mr. Leahy seconded that the Minutes of October 10, 2018 meeting be approved. The motion was passed unanimously.

**DSHA REPORT** – Susan Eliason

- **Budget**
  - Budget hearing was on November 8<sup>th</sup>.
  - Joint Finance Committee meeting will be in February 2019
  - Bond Bill will be in May 2019
  - DSHA is asking for continued funding in FY20 of all the programs that were funded in FY19 at the same level of FY19

- Home4Good program review panel met in October and made recommendations to both the Director of DSHA and the Director of Community Investment at the Bank of Pittsburgh. Recommendations have been approved and awards notifications will go out November 20<sup>th</sup> to the non-profits. There was a total of \$1.2 million allocated.
- Strong Neighborhood Housing Fund for the first time this year will be funded \$3 million by the State. A stakeholders' meeting was held with the previous recipients of the SNHF to talk about what worked and what didn't work for the program the first two times the program was offered. Good suggestions and ideas were made on how the program could be improved. DSHA has incorporated some of these improvements into the new guidelines. Funding rounds be open the end of November or beginning of December for this program which consist of projects of 5 units or more. SNHF can be used for vacant, abandoned, and foreclosed properties. Government agencies, nonprofit and for profit agencies sometimes get together and pick a neighborhood and form an alliance to work to better that neighborhood.
- HDF Homeownership production round will also be open with a \$1 million set aside funding for projects of 4 units or less.
- DSHA will be bring back the Owner Occupied Rehab program which is a growing area of concern. More information on this redesigned program will be presented at the December COH meeting.
- 2019 QAP for the LIHTC program is currently being drafted with the Public Hearing for this program being held on December 17<sup>th</sup> at the DNREC auditorium in Dover.
- A huge portfolio of affordable rental housing in Sussex County that has been on the market for the last 4 years which has a total of over 400 units at the beach has just been transferred to Milford Housing Development Corporation which is a nonprofit organization.
- Sussex County Comprehensive plan is being reviewed by several state agencies who will comment or flag items of interest or concern. DSHA provided a certification comment which has to do with future land use and the process by which someone could get increased density.
- DSHA won 2 awards at the Annual NCSHA conference, one for DSHA's SNHF program and the other for the Stand-by-Me program.
- DDD program fall funding round is currently open and there is much more coordinated activity between the DDDs and New Opportunity zones. Delaware Opportunity Zone website is up and running.
- DSHA will be cohosting with the Biden Center a Summit at the University of Delaware on December 5<sup>th</sup> to talk about the Opportunity Zones and market them.

## COMMITTEE REPORTS

COMMUNICATIONS: Ms. Zumsteg

None

HOUSING POLICY: Mr. White

- A meeting was held with other practitioners to discuss what they are seeing in the marketplace regarding the decline in rate of homeownership by African Americans. This meeting was held on October 24<sup>th</sup>, at the Route 9 Library in New Castle. Further discussions will be held in the near future.

Ms. Karnai, Chief Operation Officer of DSHA was present to update Council on the Minority and

Women owned business statistics.

OPERATIONS: Mr. Harra  
None

**LOAN REVIEW:** Mr. Francis

The committee met November 5, 2018 and reviewed one HDF grant requests. After due discussion, Loan Review made the following recommendation to the Council.

- o DSHA – Pre-Development Loan - Resolution #582 that the HDF financing be approved. Mr. Julian moved and Ms. Casey seconded that the resolution be approved. The motion passed with two abstentions by Mr. Peters and Ms. Zumsteg.

**OLD / NEW BUSINESS:**

Mr. Rossello, acting director of DSHA Housing Finance department, was present to update Council on the changes DSHA has established in May 2018 regarding the structure of how DSHA provides the down-payment resource.

**ADMINISTRATIVE:**

None

**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, December 12, 2018, at Fraizer’s Restaurant, Dover, DE from 11:30 am to 2:00 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.