

COUNCIL ON HOUSING
Huling Cove
1142 Savannah Rd.
Lewes, DE 19958
November 13, 2019

Motions

- August 14, 2019 Minutes

Important Dates:

- Budget Public Hearing – Legislative Hall, November 21st
- QAP Public Hearing – DNREC Auditorium, December 3rd
- New Castle County Habitat ground breaking on the Eastside – December 6th

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, November 13, 2019. In addition to Mr. White, the following Council members were present:

Dianne W. Casey Connie Harrington Francis Julian Corrine Massey
Donna Mitchell Doug Motley

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

Garrett Grier Norma Zumsteg

Also attending:

Shanná L. Alicea, Administrative Assistant III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Jonathan Adkins-Taswell, DSHA

Special Guests:

Keith Smith, 2 Fish Renovation
Jocelyn Tice, Central Delaware Habitat for Humanity
Tim Bailey, Central Delaware Habitat for Humanity
Helen MacAdory, Diamond State Community Land Trust
Tyler Berl, Housing Alliance DE
Russell Huxtable, Milford Housing Development Corporation
Debbie White, Milford Housing Development Corporation
Katie Millard, Sussex County Habitat for Humanity

APPROVAL OF MINUTES

Mr. Julian moved and Ms. Massey seconded that the Minutes of August 14, 2019 meeting be approved.

DSHA REPORT – Ms. Eliason

- **Budget**
 - FY21 Budget process has begun.
 - DSHA met with OMB regarding DSHA's budget targets.
 - DSHA will be requesting the following at the Budget Public Hearing:

- Regular General funding for the HDF programs
- Affordable Rental Housing – increase for the Strong Neighborhood Housing Fund from \$3 million to \$4 million. The extra \$1 million will be allocated to support the down payment, settlement initiatives, and targeted neighborhoods. There was also an additional increase request of \$1 million for the State Rental Assistance Program (SRAP). Base budget has not been increased since it was established so the increase will help support some priority initiatives and support project-basing some rental assistance to facilitate housing development for special populations.
- o DHSA is currently working on the 2020 QAP. The developer forum was held on October 10th and it was extremely well attended. DSHA will issue the draft QAP by November 15th.
- o Home4Good program which DSHA operates jointly with the Federal Home Loan Bank of Pittsburgh announced the latest round of awards on November 8th and a press release went out on November 12th. Approximately 16 awardees were awarded a total of \$1.2 million.
- o Applications were due for the Statewide Emergency Repair Program on September 24th and recommendation for funding is on today's agenda.
- o An article in the News Journal about the Central Y in Wilmington stating they were giving up their Continuum of Care grant for 41 beds but they are still obligated for 14 more years in their extended use period for the tax credit.
- o DSHA is working with the City of Wilmington's Real Estate and Housing Department on a program for additional down payment and settlement assistance to support homebuyers in certain neighborhoods in Wilmington.
- o DSHA and other PHAs in Delaware have been collaborating with the consultant teams of the Lawyer Committee for Civil Rights, Poverty, and Race Research Action Council as well as Enterprise Communities on the Analysis of Impediments to Fair Housing Choice which has been ongoing for about a year.
- o The Market Value Analysis on the Need Assessment which pulls together data from a variety of sources and tries to identify where a neighborhood is on the upswing or downturn and how close they are to the next spot on that continuum. DSHA uses this tool to develop areas of opportunity, and targeted areas for programs like the Strong Neighborhoods and the QAP to identify areas of opportunity.
- o DSHA is also starting a new Statewide Market Analysis as well as a City of Wilmington specific market value analysis. DSHA has partnered with New Castle County and the City of Wilmington and this should be completed in early summer of 2020.
- o Liberty Court was rededicated after its tax credit rehab on August 30th and there was also a celebration of the 20th anniversary of the Moving To Work program. Representative Blunt-Rochester and Senator Carper were in attendance.
- o The Village of St. John, which was the conversion of the Episcopal Cathedral in Wilmington to affordable senior rental, had its grand opening on September 12th.
- o Our Lady of Grace, which is a tax credit site in Newark, was dedicated on October 15th.
- o JPMorgan Chase made an announcement of funding they are giving to a conglomerate of community development financial institutions in Delaware on October 30th.
- o Market Value Analysis steering committee will be meeting soon.

COMMITTEE REPORTS

- **COMMUNICATIONS:** Ms. Casey
The Draft of the FY2019 Annual Report of the Delaware Council on Housing was presented and discussed. It was moved by Mr. Julian and seconded by Ms. Casey that the Report be finalized after edits were addressed. The vote was unanimous to finalize the report.
- **HOUSING POLICY:** Mr. White
None
- **OPERATIONS:** Ms. Harrington
None
- **LOAN REVIEW:** Mr. Julian

The committee met November 6, 2019 and reviewed two HDF grant requests. The five requests from the October meeting were also presented. After due discussion, Loan Review made the following recommendation to the Council.

- 2 Fish Home Renovations - Resolution #593 that the HDF financing be recommended to the Director. Mr. Julian moved and Mr. Motley seconded that the resolution be approved. The motion passed with one abstention by Ms. Harrington.
- Central Delaware Habitat for Humanity-Milford Homeownership - Resolution #594 that the HDF financing be recommended to the Director. Mr. Julian moved and Ms. Harrington seconded that the resolution be approved. The motion passed unanimously.
- Diamond State Community Land Trust-Governors Grant (Seaford) - Resolution #595 that the HDF financing be recommended to the Director. Ms. Casey moved and Mr. Motley seconded that the resolution be approved. The motion passed with one abstention by Ms. Harrington.
- Sussex County Habitat for Humanity-Ellendale Project - Resolution #596 that the HDF financing be recommended to the Director. Mr. Julian moved and Mr. Motley seconded that the resolution be approved. The motion passed with one abstention by Ms. Harrington.
- Sussex County Habitat for Humanity-Milton Project - Resolution #597 that the HDF financing be recommended to the Director. Mr. Julian moved and Ms. Harrington seconded that the resolution be approved. The motion passed unanimously.
- Habitat for Humanity of New Castle County-Wilmington Renovations - Resolution #598 that the HDF financing be recommended to the Director. Mr. Julian moved and Mr. Motley seconded that the resolution be approved. The motion passed unanimously.
- Milford Housing Development Corporation-DSHA's Statewide Emergency Repair Program - Resolution #599 that the HDF financing be recommended to the Director. Mr. Motley moved and Ms. Casey seconded that the resolution be approved. The motion passed unanimously.

Mr. White asked each representative of the grant awardees if any of their subcontractors were minority owned, women owned, or veteran owned companies and advised each that it is a grant condition to reach out to these particular companies when using funds granted by DSHA.

OLD / NEW BUSINESS: Mr. White

- Ms. Harrington suggested that DSHA offer training on best practice in outreach to minority-owned, women-owned, and veteran-owned businesses. She offered to find out who NCALL used for similar training.
- Ms. Eliason stated that DSHA would consider as part of next stakeholder meeting.
- Mr. Motley asked if there's a registry of businesses that identify as minority/women/veteran owned. Ms. Eliason agreed to send him the link to the State's Office of Supplier Diversity.
- Ms. Harrington also suggested that Diamond State Community Land Trust come in to explain their model since there are new Council members who do not know the agency's model.

ADMINISTRATIVE:

- None

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, December 11, 2019 at Duncan Center, Dover, DE from 11:00 am to 2:00 pm.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 3:35 pm

Respectfully submitted,



Shanná L. Alicea

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