

COUNCIL ON HOUSING  
Public Session  
Wild Quail Golf & Country Club  
Camden Wyoming, DE  
December 10, 2014

**Motions**

- Approval of November 12, 2014 Minutes
- Recommendation of Approval of Better Homes of Seaford, Chandler Heights II - Resolution No. 499

**Important Dates**

- January 14, 2015 – next Council meeting – Luther Towers, Dover, DE

Mr. Peters, Chair, called to order the public session of the Council on Housing at 11:45 a.m. on December 10, 2014. In addition to Mr. Peters, the following Council members were present:

Francis Julian	Ruth Sokolowski
Connie Louder	Vincent White
Corrine Massey	Norma Zumsteg
Donna Mitchell	

Hugh Leahy, Council member, is on a medical leave of absence for approximately the next six months.

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)  
Lynda Blythe, Administrative Specialist III, DSHA  
Calvin Bonniwell, Housing Project/Loan Manager, DSHA  
Patricia Conley, Housing Development Administrator, DSHA  
Susan Eliason, Director of Housing Development, DSHA  
Marlena Gibson, Director of Policy and Planning, DSHA  
Stephanie Griffin, Housing Project Loan Specialist, DSHA  
Shannon Keenan, Executive Secretary, DSHA  
Ruth Ann Jones, Housing Project Loan Specialist, DSHA  
Cynthia Karnai, Chief Operating Officer, DSHA  
H. James Loescher, Housing Development Administrator, DSHA  
Robert Messineo, Housing Project Loan Specialist, DSHA  
Penny Pierson, Management Analyst III, DSHA

Guests present:

Pat Batchelor, former Council member  
Maggie Cook-Pleasant, NCALL Research, Inc.  
Norman Poole, Better Homes of Seaford, Inc.  
William Roupp, Better Homes of Seaford, Inc.

## **APPROVAL OF MINUTES**

Mr. Julian moved, and Ms. Mitchell seconded, that the Minutes of November 12, 2014 be approved with the correction that Ms. Zumsteg was absent and excused from the meeting. The motion was passed unanimously.

## **DSHA REPORT** – Mr. Ben Addi

- Ms. Jones and Mr. Messineo were introduced as new Development staff as of 2014.
- Strong Neighborhood Fund
  - Applications are due back to DSHA by January 2<sup>nd</sup>.
  - Will probably be oversubscribed.
- Downtown Development District
  - Applications for designations, which were due to the State Planning Office on November 1, are still being reviewed.
  - It is anticipated the Governor will announce the designations early to mid-January.
  - After the designations DSHA will have the grant portion up and running.
- 4% Bond Deals
  - Jefferson Estates, a 4% bond deal, was closed December 2, 2014.
  - Two more 4% deals will be closed by the end of the calendar year.
  - Overall, for calendar year 2014, a total of six deals – 3-4% and 3-9% – have had LIHTC allocations made

## **COMMITTEE REPORTS**

### **HOUSING POLICY** – Mr. Peters

The committee discussed the New Castle County Neighborhood Housing Ordinance, which was passed December 8<sup>th</sup>. Council members were encouraged to review the ordinance sent to them by Ms. Gibson. Mr. Julian does not believe the new Ordinance will be beneficial.

### **COMMUNICATIONS** – Ms. Sokolowski

Ms. Gibson, Ms. Mitchell, and Ms. Zumsteg were thanked for their work on the Annual Report, a copy of which had been sent to all members. Ms. Sokolowski moved the draft report be approved and released; Ms. Zumsteg seconded the motion which was unanimously passed. Mr. Peters also thanked the committee for their hard work.

### **LOAN REVIEW** – Ms. Mitchell

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

- Chandler Heights II – Resolution No. 499. Ms. Mitchell moved that the request be approved; Ms. Zumsteg seconded the motion which was passed with seven yes votes and one abstention. Ms. Louder abstained due to her employment with NCALL.

**OLD / NEW BUSINESS**

Ms. Sokolowski read Resolution No. 480, passed July 9, 2014, which recognized Ms. Batchelor for her service as a Council member.

**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, January 14, 2015, at Luther Towers, Building I, Dover, DE, at 2:00 p.m.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 12:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lynda T. Blythe".

Lynda T. Blythe