

COUNCIL ON HOUSING
Duncan Center
500 Loockerman Street
Dover, DE 19904
December 11, 2019

Motions

- November 13, 2019 Minutes

Important Dates:

- Joint Finance Hearing Committee Meeting – Legislative Hall, February 18, 2020
- Bond Bill Committee Hearing – Legislative Hall, March 5, 2020

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 11:15 am, December 11, 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:

Jonathan Adkins-Taswell, Planner III, DSHA
Shanná L. Alicea, Administrative Assistant III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Policy and Planning, DSHA
Dawn Momot, Housing Finance Manager, DSHA
Brian Rossello, Director of Housing Finance, DSHA

APPROVAL OF MINUTES

Mr. Julian moved and Ms. Harrington seconded that the Minutes of November 13, 2019 meeting be approved.

DSHA REPORT – Ms. Eliason

- **Budget**
 - FY21 Budget process has begun.
 - Public Hearing took place on November 14, 2019. Mr. White was present and spoke on behalf of the Council.
 - DSHA is asking for two increases to the budget line: An extra million dollars for SNHF which will bring the request up to \$4 million. This extra money will be used for a down payment and settlement assistance initiative in the Strong Neighborhood in Wilmington. The other \$1million increase will be for the State Rental Assistance Program taking it from \$3 million to \$4 million. This increase request is partly because there has been no budget increase to the SRAP funding since its inception and because there are some new priority initiatives, especially around homeless

students. Also, DSHA is trying to develop more housing for special populations and the SRAP is an excellent way to use rental assistance for this specific population.

- QAP public hearing was held on December 3rd. Ms. Casey was present to represent Council. Written comments were issued by some of the developers and DSHA will be working through them and will submit the final QAP to the Governor's office by early January.
- In mid-January, DSHA will hold an event in Claymont, DE announcing the HDF Homeownership grants which were discussed in the previous Council meeting.
- Wilmington Homebuyer Assistance has been a continuing topic of discussion between DSHA and the City of Wilmington. Both parties have recognized a need for additional down payment settlement and assistance in certain neighborhoods and will be putting together a program funded jointly by the City of Wilmington and DSHA to use DSHA infrastructure in the homeownership loan program but directed to targeted neighborhoods in the city. This program is expected to be launched in late February.
- There is an initiative through the Family Services Cabinet Council and the First Lady on the principles of trauma informed care. The Governor signed an executive order directing state agencies to develop strategic plans for implementing trauma-informed care programs. As part of the order, DSHA sponsored an all-staff training on the principles of trauma informed care back in November and has also participated in planning sessions with the Statewide Steering Committee.
- The Consolidated Plan is currently being worked on, in addition to the Analysis of Impediments and the Market Value Analysis. The Consolidated Plan will be submitted in May of 2020, and there will be some Public Hearings in January and April 2020. New Castle County, Wilmington, and Dover are also working on their Consolidated Plans.
- Habitat of New Castle County had a ground breaking on the Eastside for a project called, "Amala Way" on December 6th and some of that work will be funded by Strong Neighborhoods.

COMMITTEE REPORTS

- **COMMUNICATIONS:** Mr. Adkins-Taswell
Presented the final approval Draft of the FY2019 Annual Report of the Delaware Council on Housing which was given to each Council member. Mr. White requested that a PDF copy of the report be sent to each member of the General Assembly and to the federal delegation.
- **HOUSING POLICY:** Mr. White
Topics Council will explore:
 - Use of minority-, women-, and veterans-owned businesses
 - Gap between minority homeownership
 - Meetings with Public Housing partners to discuss their housing plans and use of their Housing Choice Vouchers
 - Other project-based subsidy

Ms. Casey mentioned talking with recipients of the Home 4 Good funding to see how the program is working and if there are any suggestions of any changes that could be made.

- **OPERATIONS:** Ms. Harrington

None

- LOAN REVIEW: Mr. Julian

The committee met December 3, 2019 and reviewed two HDF grant requests. After due discussion, Loan Review made the following recommendation to the Council.

- Milford Housing Development Corporation - Harmony Hill Homeownership Resolution #600. Mr. Julian moved and Ms. Casey seconded that the resolution recommending approval to the Director be approved. The motion passed with one abstention by Ms. Harrington.
- DSHA – Preferred Plus Mortgage Assistance Program - Resolution #601. Mr. Julian moved and Mr. Motley seconded that the resolution be approved. The motion passed unanimously.

Mr. Rossello and Ms. Momot were present to explain the purpose and need of the Preferred Plus Mortgage Assistance Program to Council.

OLD / NEW BUSINESS:

- None

ADMINISTRATIVE:

- New Council member, Mr. Grier has not been able to attend previous meetings because he started a new job immediately after his appointment to Council. He is in constant contact with DSHA Policy and Planning and hopes to be able to attend future meetings.

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, January 8, 2020 at Luther Towers, Dover, DE from 2:00 pm to 4:30 pm.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 12:30 pm

Respectfully submitted,



Shanná L. Alicea

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