

COUNCIL ON HOUSING
Huling Cove
1142 Savannah Road
Lewes, DE 19958
May 8, 2019

Motions

- Approval of April 10, 2019 Minutes

Important Dates:

- Housing Alliance DE-Day for Housing – Dover, May 9th
- Strong Neighborhoods Housing Fund Announcement – Dover, May 13th
- Delaware Bankers Association Annual Dinner – Wilmington, May 16th
- DE-NAHRO Annual Conference – Dover Downs, May 17th
- Village of St. John Grand Opening – Wilmington, May 31st

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, May 8, 2019. In addition to Mr. White, the following Council members were present:

Corrine Massey	Francis Julian	Hugh Leahy	Donna Mitchell
Doug Motley	Ralph Peters	Norma Zumsteg	

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

Dianne W. Casey Connie Harrington

Also attending:

Anas Ben Addi, Director of Delaware State Housing Authority, DSHA
Shanná L. Alicea, Administrative Assistant III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Director of Policy & Planning, DSHA
Jonathan Taswell, Planner III, DSHA

Special Guests:

Spencer Leech, Severn Development Company, LLC

APPROVAL OF MINUTES

Mr. Leahy moved and Ms. Massey seconded that the Minutes of April 10, 2019 meeting be approved. The minutes were approved with 1 abstention from Mr. Peters who was not present at the April meeting.

DSHA REPORT – Mr. Ben Addi

- **Budget**

- House Bill #69, The Delaware Mandatory Residential Foreclosure Mediation program has passed and will be extended through 2024.
- House Bill #120, presented by Representative Sean Matthews has introduced a bill which will offer renters a tax credit of \$250 annually. This is a proposed bill that will go through state tax credit funding and only for individuals who are not receiving subsidized housing.
- DSHA has received \$3 million from the Bond Bill funding for the second year for the SNHF program. Applications were received on March 8th. A committee met on April 11th to review the applications and an official announcement will be held on May 13th in Dover where the Governor will announce the awards to the nonprofit and for profit recipients.
- Homeownership production grant application for the HDF were due April 5th and are currently under review.
- LIHTC applications were due April 30th and are also currently being reviewed. DSHA received 5 applications with 3 being in the city of Wilmington, 1 in Smyrna, and 1 in Milford. Two were preservation and three were new creations.
- The DDD is in its 2nd round of this fiscal year and will be closing on May 20th. Applications for new districts are due to the State Planning Office on May 15th. There are currently 8 districts in the State that are eligible for this program.
- DSHA’s Annual Home Buyer Fair was held on April 13th at the Chase Center in Wilmington and there were approximately 395 potential home owners who attended. At the exhibit DSHA launched its new homeownership website, “KissYourLandlordGoodbye.com”. This website which educates individuals on DSHA’s product was created to take a person from step 1 of how to become a homeowner and the agencies that can help them through the different steps and process of becoming an actual homeowner. Also listed on the website are other links to different jurisdictions like New Castle County, City of Wilmington and others that also help in down payment assistance and their different products and services.

COMMITTEE REPORTS

- COMMUNICATIONS: Mr. White
 - Email for upcoming elections will be sent out next week.
- HOUSING POLICY: Mr. White
 - At the policy committee meeting Mr. White asked Ms. Eliason to provide Council with information on how our neighboring states calculate development fees for LIHTC deals. Mr. White also asked for similar information as topics come up so Council can respond to comment from the public appropriately.
 - Mr. Ben Addi suggested it would be best if Council could be more specific on what information they would like DSHA to compile for discussion.
- OPERATIONS: Mr. White

None

- **LOAN REVIEW:** Ms. Mitchell

The committee met April 29, 2019 and reviewed one HDF loan request. After due discussion, Loan Review made the following recommendation to the Council.

- Dunbarton Station I - Resolution #589 that the HDF financing be recommended to the Director. Ms. Mitchell moved and Mr. Peters seconded that the resolution be approved. The motion passed.

It was requested by Mr. White that a Google Map and/or rendering of the future property loan request be attached to the loan request information in the booklets.

Ms. Eliason updated Council on the Statewide Emergency Repair Program (SERP):

- DSHA will be resoliciting for an administrator of SERP.
- Current administration in Milford Housing Development Corporation (MHDC)
- In the third year of a 3-year contract
- MHDC received an Affordable Housing grant from the Federal Home Loan Bank of Pittsburgh. These funds can be used to pay for repairs not covered by SERP, especially “floors & doors”.
- DSHA will be posting a new Notice of Funding Availability (NOFA) for the next SERP funding. It is anticipated that MHDC will be among the applicants.
- New funding will begin in January 2020.

OLD / NEW BUSINESS: Mr. Ben Addi and Mr. White

- Retirement of Mr. Hugh Leahy from Council – Resolution #590 was introduced by Mr. White in recognition and appreciation of Mr. Hugh Leahy’s dedication to promoting affordable housing and community development for all Delawareans. Acting on behalf of the Governor and Lieutenant Governor, Mr. Ben Addi presented Mr. Leahy with a tribute from the Governor and Lieutenant Governor.

ADMINISTRATIVE:

None

SCHEDULING OF NEXT MEETING

The next meeting will be held on Wednesday, June 12, 2019 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 3:20 pm

Respectfully submitted,



Shanná L. Alicea

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