

COUNCIL ON HOUSING  
Huling Cove  
1142 Savannah Road  
Lewes, DE 19958  
June 13, 2018

**Motions**

- Approval of May 9, 2018 Minutes

**Important Dates**

- Housing Alliance Delaware/DANA Nonprofit Housing Advocacy Day – June 20, 2018
- National Council of State Housing Finance Agencies Housing Credit Connect (Chicago) – June 19-22, 2018
- MARC-NAHRO Regional Conference, (Hershey, PA) – June 24-27, 2018
- COH Orientation Session (DSHA Dover Offices) – June 27, 2018
- Home4Good Information Session (Dover Public Library) – July 9, 2018

Mr. White, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, June 13, 2018. In addition to Mr. White, the following Council members were present:

Robert Harra	Connie Harrington	Francis Julian
Corrine Massey	Doug Motley	Norma Zumsteg

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

Dianne W. Casey	Hugh Leahy	Donna Mitchell	Ralph Peters
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Also attending:

Shanná L. Alicea, Administrative Assistant III, DSHA  
Susan Eliason, Director of Housing Development, DSHA  
Marlena Gibson, Director of Policy and Planning, DSHA

Guests present:

Christina Stanley, Milford Housing Development Corporation  
Phil Hoffert, NCALL  
Janelle Cornwell, Director of Planning & Zoning of Sussex County Community Development  
Brandy Nauman, Housing Coordinator & Fair Housing Compliance Officer of Sussex County  
Brad Whaley, Director of Sussex County Community Development

**APPROVAL OF MINUTES**

Ms. Zumsteg moved and Mr. Julian seconded that the Minutes of May 9, 2018 meeting be approved. The motion was passed unanimously.

## DSHA REPORT – Susan Eliason

- **Budget**

- DSHA had its BOND Bill meeting and everything was a success.
- Onetime funding is being handled through the BOND Bill.
- Grant Aid has not been finalized yet.
- Neighborhood Assistance Act (NAA) Tax Credit which is managed and administrated by DSHA has \$500,000 worth of credits and each year the credits usually go as soon as applications are submitted. Legislation has been introduced by Senator Margret Rose Henry to double the amount of credits to \$1 million in credits. This legislation is currently working its way through the system.

Mr. White asks Ms. Eliason to explain the credit of which Ms. Eliason responded that if a person with a Delaware State tax liability makes a donation to one of the 82 approved non-profit programs that either serves people who are in low to moderate income groups, or they're located in low to moderate neighborhoods and they have something to do with education, job training and other categories, then they are given a credit worth 50% of the donation they've made up to a credit of \$50,000 in any given year and they can get up to \$100,000 in credit over a 3-year consecutive period. There are large set-asides for large non-profits, business donations, small non-profits, and small donors. Donations have to be at least \$2,500 to the non-profit.

- The Delaware Interagency Council on Homelessness (DICH) that was established in 2008 has seen most if its responsibilities transferred to the Continuum of Care membership body. The DICH was a fairly large organization which made it difficult for them to establish a quorum or keep people engaged in their meetings. Since the work has been transferred to the COC, representative Paul Baumbach from the Newark area has volunteered to introduce legislation to Sunset (?).
- Tax credit applications came out on April 30, 2018 and all have been reviewed for threshold. DSHA's review panel met on June 4<sup>th</sup> to go over them. There were some minor inconsistencies or omissions in all applications but the QAP has a cure period. The cure period ended yesterday, June 12<sup>th</sup> at noon. Everyone has submitted their cured information and DSHA is now in its final stages of reviewing its 2018 applications and announcements will be made around July 7<sup>th</sup>.
- Last meeting Mr. Ben Addi spoked about the new downpayment settlement assistance programs, the Preferred Plus with the variable amounts of downpament assistance which no buyers could access and was introduced on May 1st. It so far has had the attended effect of stimulating DSHA's mortgage program. In the month of May DSHS has done \$27.7 million in loans which has double the amount from the previous year.
- The Home4Good program will be launched next week of which DSHA will have a meet and greet session for Federal Home Loan Bank Member Institution to meet interested non-profits because one of the requirements is that a member institution be a co-applicant in the process. This will take place on July 9<sup>th</sup> at the Dover Library.
- DENARO had its annual membership meeting in Lewes. Mr. Ben Addi was one of the key speakers and Mr. Naro the regional NARO administrator was present.
- On June 7<sup>th</sup> there was a framing frenzy on Legislative Mall and the house which was built was for Central Delaware Habitat for Humanity and AmeriCorps.
- DSHA student award luncheon will be sometime during the week of July 23<sup>rd</sup>. This is where students of the public housing sites are recognized for their academic achievements
- Governor's conference is coming up on September 6<sup>th</sup>
- The Pearl Center which is the tax credit rehab of the old lighten home in Wilmington is planning a grand opening on September 7<sup>th</sup>.

## **COMMITTEE REPORTS**

**COMMUNICATIONS:** Ms. Zumsteg  
None

**OPERATIONS:** Mr. Hara

- Slate of officers was presented:
  - Mr. White for Chair
  - Ms. Mitchell for Vice Chair

Mr. White ask if there were any other nomination to be brought to the floor. There were none. Nomination process was closed. Slate of officers will be voted on in July.

**HOUSING POLICY:** Ms. Gibson

- Discussion was on the following:
  - Policy recommendations for the next annual reports
  - Training and educational plan
  - Identified a couple of topics for upcoming meetings
  - Reviewed homeownership rates and trends in the state regionally and nationally
  - Legislative and budget updates.

Mr. White stated for the record homeownership is down almost 40% for African American and while it may not be the case for Delaware discussion still needs to be made to figure out if and why this is the case. If it is the case Mr. White asks Council what can be done to correct it and what steps Council can be taken to correct the issue. Mr. White also stated Ms. Gibson acknowledge that mortgage programs are in place to serve any market.

**LOAN REVIEW:** Mr. Julian

The committee met June 4, 2018 and reviewed two HDF grant requests. It is the recommendation of the committee, after due discussion, that the following grant requests be approved by the Council and a recommendation for approval made to the DSHA Director:

- Market Street Apartments (Development) - Resolution #576. Ms. Zumsteg moved and Ms. Harrington seconded which was passed unanimously.
- Our Lady of Grace (Development) - Resolution #577. Mr. White moved and Mr. Motley seconded which was passed with 6 yes and 1 abstention by Ms. Harrington due to her association with NCALL

**OLD / NEW BUSINESS:**

Janelle Cornwell, Director of Planning & Zoning of Sussex County Community Development reps presented as a follow up from a previous Council meeting the progressing on key issues within Sussex County that are related to affordable housing and also briefly discussed the any updates on the County's comprehensive plan.

**ADMINISTRATIVE:**

None


**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, July 11, Luther Towers, Dover, DE from 2:00 p.m. to 4:30 pm.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shanná L. Alicea". The signature is written in a cursive style with a large, stylized initial "S" and "A".

Shanná L. Alicea

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