

COUNCIL ON HOUSING  
Public Session  
Luther Towers  
430 Kings Hwy  
Dover, DE 19904  
January 10, 2018

**Motions**

- Approval of December 13, 2017 Minutes

**Important Dates**

- Preserve at Whatcoat Ribbon cutting – January 17, 2018
- Continuum of Care Annual Meeting – January 17, 2018
- Delaware LIFE Conference – January 24, 2018
- Delaware Point in Time Study – January 31, 2018
- DSHA JFC Hearing – February 13, 2018

Mr. Leahy, Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, January 10, 2018. In addition to Mr. Leahy, the following Council members were present:

Robert Harra	Francis Julian	Corrine Massey
Ralph Peters	Vincent M. White	Norma Zumsteg

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

Connie Harrington      Donna Mitchell

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority  
Shanná L. Alicea, Administrative Specialist III, DSHA  
Susan Eliason, Director of Housing Development, DSHA

Guests present:

John Baker, People's Place  
Del Failing, People's Place  
Chamayne Lewis, Connections CSP, Inc.  
Sara Weimer, Connections CSP, Inc.

**APPROVAL OF MINUTES**

The Minutes of the December 10, 2017 meeting were approved with one abstention by Mr. Peters, who was not present for the meeting in December.

**DSHA REPORT** – Anas Ben Addi

- **Budget**
  - The Federal Home Loan Bank of Pittsburgh has decided to set aside \$5 million annually for the next three years for affordable housing. This is in addition to the 10% of their earnings they are required every year to put towards affordable housing. As a result of a number of surveys and meetings with different partners they decided to focus on homelessness/special populations. The State of Delaware will receive approximately

- \$750,000 annually for the next three years of this funding. The Federal Home Loan Bank of Pittsburgh will use the Housing Finance agencies (DSHA in Delaware) to disburse the funding. DSHA has already set aside \$500,000 HDF funds for the Rapid Rehousing and Homeless Prevention programs which will leverage the Federal Home Loan Bank of Pittsburgh funds. The programs will have to submit to DSHA proposals on how the additional funds will be spent.
- The remaining \$300,000 will be used to help other areas within the Rapid Rehousing and Homeless Prevention programs.
- QAP has been finalized and waiting for the Governor to sign before it is released.
- The private activity bonds were put back into the tax bill allowing tax credits to First Time Home Buyers to continue along with the 4% tax credit to developers.
- Novogradac, a national accounting firm that specializes in affordable housing, has forecasted that the corporate tax reduction may cause an estimated 10% - 15% (less for the State of Delaware) reduction in equity that developer will be bringing from their investors in 2018.

## **COMMITTEE REPORTS**

**COMMUNICATIONS:** Ms. Zumsteg  
None

**OPERATIONS:** Mr. Harra  
None

**HOUSING POLICY:** Mr. White  
None

### **LOAN REVIEW** Mr. Julian

The committee met January 3, 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:

- People's Place – SAFE Energy Efficiency Modifications Resolution #572. Mr. Julian moved and Ms. Zumsteg seconded which was passed unanimously.
- Connections CSP, Inc. – Reentry Program (Diversion) Resolution #573. Mr. Julian moved and Mr. White seconded which was passed unanimously.

Mr. White requested a copy of the progress report summarizing the number of calls received up until the 180-day point.

Mr. White has encouraged all grantee to provide outreach effort to minority veterans and women own businesses.

Mr. Leahy has requested success rate of programs if data is available to be put into the applications for loan presentation.

### **OLD / NEW BUSINESS:** Mr. Leahy

Mr. Julian commented on how he was impressed by the remodeling of the Village at Iron Branch in Millsboro.

### **ADMINISTRATIVE:** Mr. Leahy

Mr. Leahy requested as part of the loan presentation a listing of the various allocations for grants and loans so Council will see where and of what context various grants and loans are coming from and how much has been granted or loaned out of that allocation and how much remains.

**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, February 14, 2018, 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 2:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shanná L. Alicea". The signature is fluid and cursive, with a large, stylized initial "A" at the end.

Shanná L. Alicea

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