

COUNCIL ON HOUSING  
Public Session via Conference Call  
April 13, 2022

**Motions**

- March 9, 2022 Minutes
- Resolution #629 – Frazier Apartments

Doug Motley, Vice Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, Wednesday, April 13, 2022. In addition to Mr. Motley, the following Council members were present:

Francis Julian	Connie Harrington	Norma Zumsteg	Vincent White
Amy Walls	Donna Mitchell		

Barbara Cool was present in person at the offices of Delaware State Housing Authority, 18 The Green, Dover which served as the anchor location for the meeting. All other members of Council appeared via video.

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

Dianne Casey	Lillian Harrison
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**Also attending:**

Eugene Young, DSHA	Stephanie Griffin, DSHA
Susan Eliason, DSHA	Debra Miller, DSHA
Marlena Gibson, DSHA	Bob Messineo, DSHA
Javier Horstmann, DSHA	

**APPROVAL OF MINUTES**

Ms. Walls moved and Ms. Harrington seconded that the Minutes of the March 9, 2022 meeting be approved and submitted. The motion was passed.

**DSHA REPORT** – Mr. Young

- Bond bill hearing was held on March 28, 2022. Dianne Casey spoke on behalf of Council.
- There are numerous housing-related bills of varying levels of significance currently before the General Assembly. Mr. Horstmann and team have reviewed the housing related bills with the Policy Committee. Of particular interest is SB101 (right to representation for tenants) which moved out of the House Housing Committee a few weeks ago. Prospects in the House are not clear at this time. SB101 remains a significantly weakened version of the bill but is still strongly opposed by industry groups.
- The other two significant bills are SB 90 (source of income discrimination) and SB167

(establishing a landlord mitigation fund). Sen. Lockman is running these together as companion bills. DSHA is supportive of both bills and will be available on the floor for SB167 as it relates to DSHA.

- The Community Navigation Program supporting DSHA is fully launched with about 15 organizations providing support to DEHAP applicants. DSHA has disbursed \$62.5 M in ERA funding for 9,239 cases, approximately 7,700 households.
- A key focus has been reviewing new Treasury guidance regarding reallocation and planning strategically for the two ERA funding buckets to maximize the funding Delaware is able to keep moving forward. Program deadline for ERA2 is September 2025. The Treasury's recently released guidance has made it very clear that they will be aggressively reallocating ERA2 and intend for the program to be winding down in 2023. Feedback was coordinated in advance of UST releasing guidance with OGOV and the federal delegation. DSHA is coordinating follow-up to try to get as much funding disbursed to Delaware as is possible.
- Due to the severe market volatility, DSHA had to temporarily suspend its down payment assistance programs. Working in partnership with DSHA's lending partners, a way has been identified to restart our DPA programs and anticipate having those available for reservations starting next week. Everything is being done to ensure that this is only a brief issue.
- Delaware was allocated \$50 million in federal Homeowner Assistance Fund (HAF) resources under the American Rescue Plan Act (ARPA). DSHA is working towards a May 2<sup>nd</sup> launch of a pilot with DSHA's portfolio and a May 30<sup>th</sup> full launch. DSHA is bringing in some significant additional consulting capacity to help with startup and ongoing management of the program, and adding an Operations Manager internally.
- DSHA has submitted the required HAF Plan to the Treasury and received feedback along with questions that will be resubmitted to the Treasury within the next couple of weeks. The pilot and program can still launch while the Plan is under review.
- The Public Housing, Rental Assistance Demonstration (RAD) and Housing Choice Voucher Programs Waiting List closed on Friday, March 18, 2022 at 4:30 p.m. DSHA has historically kept its waiting list open; however, there are currently more than a sufficient number of applications to fill vacancies in the programs for the near future, and the current wait time is more than 3 years. Public notices and communication have been distributed. For many years DSHA's waiting list remained open; DSHA anticipated hearing a lot of concern about the closing of the list however we believe that the community has understood the reasoning.

## **COMMITTEE REPORTS**

### **OPERATIONS:** Ms. Harrington

- Nothing for this month to report. Early May, Ms. Walls and Ms. Harrington will be meeting to discuss the slate of officers.

### **COMMUNICATIONS:** Mr. Motley (presenting for Ms. Casey in her absence)

- Ms. Casey virtually attended the Joint Capital Improvement Committee Public Hearing on March 28, 2022. Dir. Young presented the FY2023 DSHA budget to the committee. Ms. Casey presented testimony on behalf of the Council in support of the budget as

presented.

**POLICY:** Mr. White

- The Policy Committee had a thorough review of the legislation that's currently working its way through the General Assembly. The Policy Committee would like to talk with other housing groups regarding their particular needs of getting housing related documents and materials in a language other than our primary language; English and how that language barrier might impact people's housing choices.

**LOAN REVIEW:** Mr. Julian

The committee met April 5 and reviewed one loan request for Frazier Apartments, LLC. After due discussion, Loan Review made the following recommendations to Council:

- The funding request for Frazier Apartments LLC for a) HOME construction loan in the amount of \$801,716 at 3% interest for 18 months; b) HDF first amortizing permanent loan in the amount of \$ 1,927,973 at 5% interest for 30 years; c) ARHP third deferred permanent loan in the amount of \$3,240,000 at 1% simple interest for 30 years; d) HOME deferred fourth permanent loan in the amount of \$1,000,000 at 1% simple interest for 30 years be recommended for approval. Mr. Julian moved and Mr. White seconded the resolution to be approved. The motion passed with 8 in favor and no abstentions.

**OLD / NEW BUSINESS:**

- Mr. White attended the West End groundbreaking/open house event on behalf of Council.
- Ms. Eliason noted that the 2022 Tax Credit applications are due April 29<sup>th</sup>. Council members will be asked to participate in the review of the applications which usually takes place approximately mid-June. Watch for an email for participation.

**ADMINISTRATIVE:**

- None

**SCHEDULING OF NEXT MEETING**

- The next meeting will be held on Wednesday, May 11, 2022 at 2:00 pm. The location will be the Community Building of Huling Cove, 1142 Savannah Rd, Lewes, Delaware.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 2:51 p.m.

Respectfully submitted,

*Debra Miller*

Debra Miller

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