

COUNCIL ON HOUSING  
Public Session held at La Casa Pasta (Newark, DE)  
December 14, 2022

**MOTIONS**

- November 9, 2022 Minutes
- Resolution No. 636 HDF Grant - DSHA Statewide Emergency Repair Program (SERP)

**ATTENDEES**

Doug Motley, Chair, called to order the public session of the Council on Housing meeting at 11:30am, Wednesday, December 14, 2022. In addition to Mr. Motley, the following Council members were present:

Dianne Casey	Norma Zumsteg	Barbara Cool
Connie Harrington	Vincent White	Francis Julian
Amy Walls		

The following council members were absent from the meeting:

Lillian Harrison	Donna Mitchell
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**Also attending:**

Stephanie Griffin, DSHA	Javier Horstmann, DSHA	Debra Miller, DSHA
Chris Carver, DSHA	Rachael Preston, DSHA	Mehran Sadiq, DSHA
Tara Rogers, DSHA		

**Guests:**

Renee Bensley, Director of Planning and Development, Newark DE

**APPROVAL OF MINUTES**

Mr. Julian moved and Mr. White seconded that the Minutes of the November 9, 2022 meeting be approved as submitted. The motion was passed with Norma Zumsteg abstaining.

**DSHA REPORT:** Mr. Horstmann

- DSHA will be presenting before the Office of Management and Budget (OMB) and the Governor its FY 2024 budget request Thursday, December 15, 2022.
- DSHA is continuing to engage with newly elected legislators about DSHA's programs.
- Delaware Housing Assistance Program (DEHAP)
  - Since March 2021, DEHAP has paid out rental and/or utility assistance over \$122 million on over 22,000 cases.
  - Due to continued overwhelming demand for ERA funds, DEHAP will no longer accept new applications as of 8:00 a.m. on January 2, 2023. Tenants and landlords with open or in-progress applications submitted before 8:00 a.m. on January 2, 2023, are encouraged to monitor their emails, text messages, and voicemails for status updates.
- Delaware Mortgage Relief Program (DEMRP)
  - To date, \$7,560,597 in assistance paid to 865 households for an average of \$8,741.
  - Program modifications that went into effect on 11/28/2022. Updates include being able to provide a total of \$50,000 in assistance (up from \$40,000) for items such as mortgage arrears assistance, taxes, insurance, HOA, water and sewer. Up to 6 months of forward mortgage payments were added based on housing debt to income ratio (HDTI).

- DSHA was notified that the State and Local Fiscal Recovery Funds (SLFRF) allocated to DSHA are now available for program expenses. DSHA will be launching programs designed to increase the supply of affordable rental and homeownership units statewide, as well as maintain the existing inventory. These funds will also be used to improve the long-term financial stability of Delaware renters. The first two programs to launch include the Catalyst Fund and the Rent Reporting Pilot. The rent reporting pilot will help 400 Delawareans boost their credit scores and improve access to homeownership.
- DSHA’s HOME-ARP Allocation Plan is due March 31, 2023. DSHA has been working with a consultant, M&L, to create the HOME-ARP allocation plan. M&L provided the draft plan to DSHA on November 8, 2022 for review and comment. The plan was made available for public comment December 6, 2022 through December 20, 2022. A virtual public hearing will be held for the purpose of obtaining public input on December 19, 2022 at 10:00 a.m.

**COMMITTEE REPORTS**

- **OPERATIONS:** Ms. Harrington
  - None
- **COMMUNICATIONS:** Ms. Casey
  - None
- **POLICY:** Mr. White
  - None
- **LOAN REVIEW:** Mr. Julian
 

The committee met December 6, 2022 and reviewed one HDF funding request for consideration. After due discussion, Loan Review made the following recommendations to Council:

  - Based on the information provided in the synopsis and during the discussion, the members of Loan Review agreed to present for the full Council’s approval the funding request for the Statewide Emergency Repair Program in the amount of \$4,500,000.
    - Statewide Emergency Repair is an identified need throughout the state providing crucial health and safety repairs that help low-income families to remain in their homes.
    - In response to current market conditions, DSHA is proposing expanding SERP to \$1.5MM per year for three years (a total of \$4.5MM). Up to \$500,000 per county per year will be awarded to the selected provider of each county. All other NOFA processes and procedures, eligible applicant requirements, and successful applicant requirements will remain established.
  - Mr. Julian moved and Ms. Casey seconded Resolution No. 636 to be approved. The motion passed unanimously.

**OLD / NEW BUSINESS**

- None

**ADMINISTRATIVE**

- 2023 Council on Housing Proposed Meeting Schedule approved.

**SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, January 11, 2023, 2:00 p.m. via conference call with the anchor location at the offices of the Delaware State Housing Authority, 18 The Green, Dover, DE.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 11:51 a.m.

Respectfully submitted,

*Debra Miller*

Debra Miller

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