

COUNCIL ON HOUSING
Public Session via Conference Call
June 8, 2022

Motions

- April 13, 2022 Minutes
- Resolution #630 – HOME4GOOD Program

Doug Motley, Vice Chair, called to order the public session of the Council on Housing meeting at 2:01 pm, Wednesday, June 8, 2022. In addition to Mr. Motley, the following Council members were present:

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

Doug Motley was present in person at the Community Building of Huling Cove, 1142 Savannah Rd, Lewes, Delaware 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:

Donna Mitchell

Also attending:

Stephanie Griffin, DSHA	Debra Miller, DSHA
Susan Eliason, DSHA	Marlena Gibson, DSHA
Alice Davis, DSHA	
Javier Horstmann, DSHA	

APPROVAL OF MINUTES

Ms. Zumsteg moved and Ms. Walls seconded that a motion be made for the approval of the Minutes of the April 13, 2022 meeting. Mr. Motley asked for any edits or observations to the minutes. The following comments and observations were discussed.

- Ms. Harrington inquired if the first paragraph and first line of the April minutes, Doug Motley Chair should be changed to Vice Chair? Mr. Motley stated that he had the same question. The meeting minutes were amended to Vice Chair at the general consensus of the Board.
- Ms. Harrington additionally noted that at the bottom of page two, first paragraph under Operations Report, the text should read slate of officers and not slated offices.
- Mr. Motley noted that the first sentence of the second page mitigation fund should be changed to mitigation fund.

Mr. Motley moved to take a vote that the Minutes of the April 13th, 2022 meeting be approved and submitted as amended. Motion was passed.

DSHA REPORT – Ms. Eliason

- Budget funding bills are still in discussion. No changes are being anticipated to DSHA’s lines.
- There are numerous housing related bills with activity; Mr. Hortsman is keeping the Policy Committee updated on the key ones. We are engaged on SB 90 (source of income) and SB 167 (companion bill, Landlord Mitigation Fund) which will likely have a committee hearing next week. We understand the Right to Representation bill (SB 101) is dead for the year as it did not make it out of House Appropriations.
- As of this week, DEHAP has paid or processed payment for over 11,000 cases since it launched in March 2021 and distributed over \$75 million in rental and utility assistance. DEHAP continues to receive about 1,500 cases/month although an increasing number are for recertifications for additional assistance. DSHA had once again increased the review capacity in April to ensure DEHAP would continue to process cases effectively.
- DSHA remains in touch with the federal delegation staff about strategies to preserve as much ERA funding as possible in Delaware given the different sources, deadlines, and reallocation guidance. The Treasury has made clear the intent to wrap up ERA-2 funding well before the official Sept. 30, 2025 deadline. Our goal at this point is to conserve as much ERA-2 funding as possible as of December 31, 2022 as anything not in grantee’s hands as of the date will be subject to reallocation.
- LIHTC applications were due April 29, 2022. DSHA received 6 applications for 9% credits.
 - 5 new construction/ 1 preservation
 - 3 non-profits
 - 2 Wilmington, 1 in Kent, 3 in Sussex
 - Total LIHTC requests = \$5.4 million; Available LIHTC = \$2.9 million
 - Two applications were received for 4% credits:
 - 1 in Kent, 1 in Wilmington
- An internal review meeting was held this week with the next review meeting on June 21. Dianne, Doug, and Loan Review Committee are all invited to participate. The announcement is planned for the week after July 4.
- DSHA is continuing to work with the Governor’s Office on finalizing agreements and communications on use of ARPA Fiscal Recovery Funds (FRF) for affordable housing. We expect to be making some announcements soon and move quickly to be able to share information with stakeholders. Planned uses of these funds by DSHA include:
 - Catalyst Fund – Transform vacancy and blight into sustainable homeownership opportunities, building on DSHA’s experience with the Strong Neighborhood Housing Fund.
 - Accelerator Fund – Increase the inventory of affordable rental units by leveraging the existing system of affordable and market multi-family rental financing, including additional gap financing for the 4% LIHTC program.
 - Preservation Fund – Focus on projects in Delaware’s affordable housing portfolio to provide needed repair, rehab, and financial restructuring to ensure the long-term sustainability of existing projects that would otherwise transition to market rate or become distressed assets.
- The Governor’s Office will also be announcing some project-specific allocations made through their application review process, separate from the funding that will be coming to DSHA to support these programs.
- Delaware was allocated \$50 million in federal Homeowner Assistance Fund (HAF) resources under the American Rescue Plan Act.
- A pilot of the Delaware Mortgage Relief Program (DE-MRP) launched in mid-May to a group of Delaware homeowners whose loans are serviced through DSHA’s master servicer. This will

allow DSHA to work closely with our established partners to quickly and efficiently address any adjustments needed in the program and/or the application portal to ensure a smooth roll out to the public anticipated within the next several weeks. We are actively working to bring on our other community partners (legal services and housing counseling) to offer additional supportive services to all homeowners that apply to the program.

COMMITTEE REPORTS

OPERATIONS: Ms. Harrington

Ms. Walls and Ms. Harrington did meet this past month.

- Ms. Walls presented the slate of officers for Chair and Vice Chair for a period of a 1-year term. The presentation is being made at this meeting however a vote will not be made until at least the next meeting. Nominations can be presented up until the time of the vote if someone would like to make a nomination.
- Presented from the Operations committee is Doug Motley serving as Chair for a 1-year term and Connie Harrington serving as Vice Chair for a 1-year term. No action is needed at this time. Voting will take place at the July meeting. Should the need arise to cancel the July meeting, it will then take place at the August meeting.
- Ms. Harrington stated that the committee had a conversation about a vacancy on the council. She stated that if any member of the council knows of anyone that would be a good candidate to join the group please reach out to the committee or see if there is any interest on the part of the person to join the group.

COMMUNICATIONS: Nothing for this month to report.

POLICY: Ms. Walls

- The committee had a really robust conversation with Dan Atkins from CLASI at a meeting covering the right to representation and some of the things that CLASI is doing to protect renters in this environment. They also had a conversation regarding how significant the rental increases have been over the last two years as far as the cost to rent a property in the open market. They are struggling trying to get the right to representation bill through. CLASI is hopeful that engaging with the landlord community would help them get there. They are not pulling back on the fight.
- Ms. Walls stated that she has eviction numbers that can be shared with the group if anyone is interested. The policy committee is hoping to delve into it a little more to see if they as a committee can make a statement or provide support for any of the legislation that is coming down the pike. The committee understands that DSHA has stayed neutral on this however the committee is trying to decide if they would like to do anything further.

LOAN REVIEW: Mr. Julian

The committee met May 31 and reviewed one HDF grant 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 request by DSHA for an additional grant of \$275,000 for the 2023 Home4Good Program, in addition to the \$500,000 previously approved by Resolution 619. Ms. Zumsteg moved and Mr. White seconded the resolution to be approved. The motion passed unanimously.

OLD / NEW BUSINESS:

- Mr. Motley noted that Sussex County Council is currently working on revising their Affordable Housing Program mostly geared to the 60 to 80 % AMI.
- Ms. Harrington noted that the month of June is National Homeownership Month and so NCALL designated June 4th through the 11th as their NeighborWorks Week. NCALL committed to building a thriving, healthier, and empowered community by offering the following events throughout the week both In Person and Virtually; Restoring Central Dover Community Clean Up, Opioid Resources Forum, Healthy Cooking Demo, Habitat 4 Humanity Build Day, Zumba, Building a Raised Garden Bed Workshop, Kids Crafts and Paint Night.

ADMINISTRATIVE:

- None

SCHEDULING OF NEXT MEETING

- The next meeting will be held on Wednesday, July 13, 2022 at 2:00 pm. The location will be the offices of the Delaware State Housing Authority, The Green Conference Room, 18 The Green, Dover, Delaware.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 2:39 p.m.

Respectfully submitted,

Debra Miller

Debra Miller

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