

COUNCIL ON HOUSING
Public Session via Conference Call
November 9, 2022

Motions

- September 14, 2022 Minutes
- Resolution NO. 635 DSHA Permanent Supportive Housing, Project Based Subsidy Program

Doug Motley, Vice Chair, called to order the public session of the Council on Housing meeting at 2:00 pm, Wednesday, November 9, 2022. In addition to Mr. Motley, the following Council members were present:

Dianne Casey	Barbara Cool	Vincent White	Francis Julian
Amy Walls	Donna Mitchell	Lillian Harrison	Connie Harrington

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

The following council members were absent from the meeting:

Norma Zumsteg

Also attending:

Eugene Young, DSHA	Stephanie Griffin, DSHA	Javier Horstmann
Cindy Deakyne, DSHA	Tara Rogers, DSHA	Debra Miller, DSHA

APPROVAL OF MINUTES

Mr. White moved and Mr. Julian seconded that the Minutes of the September 14, 2022 meeting be approved as submitted. The motion was passed.

DSHA REPORT – Dir. Young

- Next Monday, November 14, 2022, DSHA will be presenting before OMB its FY 2024 budget request.
- The composition of the General Assembly has changed due to last night's midterm elections. DSHA is working to engage with newly elected legislators about DSHA and our programs.
- Since March 2021, DEHAP has paid out rental and/or utility assistance over \$118 million on over 225,000 cases. In response to recent federal policy changes, DSHA had to temporarily pause the Delaware Housing Assistance Program (DEHAP) on September 3. It has since reopened. The program pause allowed for the agency to implement new federal program guidelines and manage application volume. During the transition, new applications were not accepted. The DEHAP case management team continued to process the existing applications. Those facing eviction, immediate risk of homelessness, or utility cut-off were able to apply for assistance through one of the program's Community Navigators. Changes include decreasing the income limits, increasing

documentation requirements, and aligning the program assistance amount to meet market rate demands.

- DSHA HAF Program is continuing to assist Delaware homeowner's avoid foreclosure. Since its launch at the end of June, we have provided more than \$4.6M in mortgage help to 632 households in need of help paying their delinquent mortgage. In an effort to increase transparency with Delawareans, a real-time dashboard with data highlighting DMRP's success can be found by visiting demortgagehelp.com. DSHA has made modifications to the program that will be put into effect on 11/28/22.
- DSHA was notified on Thursday that the State and Local Fiscal Recovery Funds (SLFRF) allocated to DSHA are now available for program expenses. We look forward to launching our 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.
- The QAP Public hearing been scheduled for December 12th. We anticipate having a draft QAP posted on our website before Thanksgiving.

COMMITTEE REPORTS

OPERATIONS: Ms. Harrington

- It was reported by Ms. Harrington that every Conflict of Interest form has been completed and turned in.

COMMUNICATIONS: Ms. Casey

- Ms. Casey presented the final draft of the 2022 COH Annual Report for Council Approval. Mr. White moved and Ms. Walls seconded that the 2022 COH Annual Report for Council be approved as submitted. The motion was passed unanimously.

POLICY: Mr. White

- The Policy Committee hosted Philanthropy Delaware. They would like to know more about partnering to fill the gaps in housing dollars. Policy is working on FAQ of DSHA programs to assist in continuing the conversation.

LOAN REVIEW: Mr. Julian

The committee met November 1, 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 HDF Subsidy Program Pilot in the amount of \$5,000,000.
- This program will be used to fund project-based rental subsidies for:
 - Permanent Supportive Housing in Low Income using Tax Credit (LIHTC) projects
 - National Housing Trust (HTF) Fund projects
 - Housing Development Fund Special Population projects
- Program beneficiaries: Resident households at or below 30% AMI who qualify for permanent supportive housing or other special population housing financed in part by DSHA
- Mr. Julian moved and Ms. Casey seconded Resolution NO. 635 to be approved. The motion was passed unanimously.

OLD / NEW BUSINESS:

- Ms. Harrington announced that NCALL has officially changed their name to Neighborhood Partners, Inc.

ADMINISTRATIVE:

- None

SCHEDULING OF NEXT MEETING

- The next meeting will be held on Wednesday, December 14, 2022. Ms. Griffin and Mr. Horstmann are looking at options to resume the December luncheon meeting and will keep Council informed as to the time and location.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 2:48 p.m.

Respectfully submitted,

Debra Miller

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