

COUNCIL ON HOUSING
Public Session via Conference Call
September 14, 2022

Motions

- August 10, 2022 Minutes
- Resolution NO. 632 Area of Opportunity Loan Program
- Resolution NO. 633 Frazier Apartments, LLC
- Resolution NO. 634 Solomon’s Court, LLC

Doug Motley, Vice Chair, called to order the public session of the Council on Housing meeting at 2:06 pm, Wednesday, September 14, 2022. In addition to Mr. Motley, the following Council members were present:

Connie Harrington	Amy Walls	Dianne Casey	Francis Julian
Norma Zumsteg	Lillian Harrison	Donna Mitchell	Barbara Cool

Dianne Casey and Doug Motley were 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 from the meeting:

Vincent White

Also attending:

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

Guests:

Pastor Margaret Moon-Taylor, Be Ready Community Development Corporation
Bill McCool, Be Ready Community Development Corporation

APPROVAL OF MINUTES

Mr. Julian moved and Norma Zumsteg seconded that the Minutes of the August 10, 2022 meeting be approved as submitted. The motion was passed.

DSHA REPORT – Mr. Young

- Over the next several months, DSHA will be working with the Governor’s Office and the General Assembly to develop legislative initiatives as it relates to housing for the upcoming 152nd General Assembly.
- Since March 2021, Delaware Housing Assistance Program (DEHAP) has paid out rental and/or utility assistance of over \$101 million on over 35,000 cases.
 - In response to recent federal policy changes, DSHA had to temporarily pause DEHAP on

September 3rd. The DEHAP Program will reopen on or around October 5, 2022. This program pause will allow the agency to implement new federal program guidelines and manage application volume. During this transition, new applications will not be accepted. The DEHAP case management team will continue to process the existing applications. Those facing eviction, immediate risk of homelessness, or utility cut-off can apply for assistance through one of the program's Community Navigators.

- Since the launch of the HAF program at the end of June, more than \$1.3M in mortgage assistance has been provided to 237 households in need of help paying their delinquent mortgage. A real-time dashboard with data highlighting DMRP's success can be found by visiting demortgagehelp.com.
- A team of DSHA employees; Laurie Jacobs, Brian Rossello, Ujesh Patel, and Javier Horstmann, are taking the DMRP program on the road with virtual legislator town halls planned in districts throughout the state. DSHA recently completed events with Reps. Ruth Briggs King and Kevin S. Hensley and have future town halls planned with Sens. S. Elizabeth Lockman and Marie Pinkney, and Rep. Madinah Wilson-Anton as well as a presentation with the Delaware Association of Realtors.
- DSHA's QAP Developer's Forum is scheduled for September 21, 2022 for the 2023-24 LIHTC QAP at Liberty Court.
- A ribbon cutting for two permanent recovery housing sites has been scheduled for Thursday, October 27, from 2:00 p.m. to 5:00 p.m. Funding for this project is made available through the Community Development Block Grant (CDBG) funded by the U.S. Department of Housing and Urban Development and administered by DSHA. These sites were created in partnership with the Delaware Division of Substance Abuse and Mental Health (DSAMH), Impact Life, Inc., and atTACK Addiction. Both housing sites are located in Sussex County. HUD officials, as well as the federal delegation, are being invited to speak and attend as well.

COMMITTEE REPORTS

OPERATIONS: Ms. Harrington

- No report.
- Ms. Harrington mentioned that there is one COH opening to fill from Kent county.

COMMUNICATIONS: Ms. Casey

- The committee continues to work on the 2022 COH Annual Report draft.

POLICY: Ms. Casey

- Committee met on the 7th of September.
- Committee is drafting the policy recommendation section of the 2022 COH Annual Report. Anticipate report being complete for vote by November COH meeting.

LOAN REVIEW: Mr. Julian

The committee met September 6, 2022 and reviewed three HDF grant requests for consideration. After due discussion, Loan Review made the following recommendations to Council:

- Based on the information provided in the synopsis and during discussion, the members of the Loan Review agreed to present for the full Council's Consideration DSHA's request for \$5,000,000 from the HDF to be a Set-Aside Fund for Area of Opportunity Land Bank Loans. The set-aside will be used to fund pre-development loans to potential Low-Income Housing Tax Credit (LIHTC) developers to purchase available parcels in Areas of Opportunity as defined in the Qualified Action Plan (QAP) for future affordable housing projects. LIHTC Developers ("Applicant" or "Borrower") that serve households at or below 80% AMI. Mr. Julian moved

and Connie Harrington seconded **Resolution NO. 632** to be approved. The motion passed unanimously.

- 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 updated funding request for **Frazier Apartments LLC** for a) HOME construction loan in the amount of \$956,239 at 3% interest for 18 months; b) HDF first amortizing permanent loan in the amount of \$2,647,246 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. Mr. Julian moved and Connie Harrington seconded **Resolution NO. 633** to be approved. The motion passed unanimously.
- 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 **Solomon's Court Phase II** for a) HTF construction loan in the amount of \$1,600,000 at 0% interest for 18 months; and b) HTF second deferred permanent loan in the amount of \$1,600,000 at 1% interest for 30 years. Mr. Julian moved and Dianne Casey seconded **Resolution NO, 634** to be approved. The motion passed unanimously with Connie Harrington and Amy Walls abstaining due to NCALL's participation in the development.

OLD / NEW BUSINESS:

- None

ADMINISTRATIVE:

- None

SCHEDULING OF NEXT MEETING

- The next meeting will be held on Wednesday, October 12, 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 2:43 p.m.

Respectfully submitted,

Debra Miller

Debra Miller

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