

**DOVER**

(302) 739-4263

(302) 739-6122 FAX

(302) 739-7428 TDD

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## **AHPTF: Manufactured Housing Subcommittee Meeting 1**

Tuesday, October 29, 2024

10:00 a.m. to 12:00 p.m.

Senate Hearing Room, Legislative Hall, 411 Legislative Avenue, Dover DE 19901

Meeting recording available at: <https://www.youtube.com/watch?v=uqSBaGjuQEI>

### **Final Meeting Minutes**

#### **I. Welcome & Member Introductions**

The meeting was called to order at 10:00 am. A quorum was met, with 8 out of 8 appointed subcommittee members in attendance. Manufactured Housing Chair Jerome Heisler asked those in the room and online to introduce themselves. Mr. Heisler said he may ask this group for extra meetings if the group is amenable to such.

#### **Task Force Subcommittee Members Present:**

Jerome Heisler, Reybold Group, Chair

Matt Kraeuter, Great Outdoor Cottages

Erin Lee, Realtor for Keller Williams/Member of DEMOA (virtual)

Steve Metraux, UD/Biden School (virtual)

Fred Neil, Dover City Councilman

Mimi Rayl, UD Center for Community Service/Commissioner, Wilmington Housing Authority

Gregory Sutton, Delaware Manufactured Home Relocation Authority

Rob Tunnell, Tunnell Companies

#### **Staff Present:**

Emily Cunningham, DSHA (virtual)

Caitlin Del Collo, DSHA

Justina Brinkley, DSHA (virtual)

Brandon Williams, Senate Staff (virtual)

#### **In-Person Attendees:**

Sen. Kyra Hoffner, Delaware State Senate (14<sup>th</sup> Senate District)

Rep. Jeff Hilovsky, House of Representatives (4<sup>th</sup> Representative District)

Sen. Russ Huxtable, Delaware State Senate (6<sup>th</sup> Senate District)

#### **Virtual Attendees:**

Shyanne Miller  
Claire Snyder-Hall  
Missy Moore  
Joe Edelen  
Bria Greenlee  
Jen Allen  
Becca Cotto  
Latricia Vicks  
Bridget Wallace  
LaDonna Graham  
Rachel Payne  
Nicole Freedman  
Dorian Perez

## **II. Review Task Force Charge & Subcommittee Charge**

DSHA Chief Strategy Advisor Caitlin Del Collo went through the PowerPoint presentation reviewing the Affordable Housing Production Task Force charge and specifically how this subcommittee is part of that process.

## **III. Review Housing Productions Needs**

Ms. Del Collo then shared information about projected housing needs from the 2023 Housing Needs Assessment.

## **IV. Brainstorming Exercise to Prioritize Ideas**

### **i. Overview of Barriers to Utilizing MH for Homeownership**

At 10:30, Mr. Heisler began his PowerPoint presentation. There was a discussion about vouchers, explained by Ms. Del Collo. Items from this discussion were put in the “parking lot,” which is a list of items for consideration that don’t neatly fit in the current discussion but could be part of an overall response. Mr. Heisler suggested everyone read the materials that were provided for this meeting. Items in the parking lot: vouchers used for manufactured housing; housing quality in existing manufactured housing stock; Senator Hoffner’s bill; and rents/rent control.

### **ii. Financial Options (Including Resident-Owned Communities)**

### **iii. Review of Information Provided by Member Fred Neil**

11:15am – Mr. Heisler asked Mr. Neil to review the letters/attachments he sent for this meeting. There was some discussion about utilities after the presentation. Some items from this discussion were included in the “parking lot.” Mr. Heisler asked about “affordability” in the scope of manufactured housing: he ascertains that more regulation = less affordable housing. Ms. Del Collo shared page 116 of the 2023 Housing Needs Assessment Full Report to show that “affordable” means you do not exceed 30% of your gross income.

### **iv. Chattel vs. Real Property**

Mr. Heisler talked about the meaning of chattel, which includes all property that is not real property. Manufactured housing is considered chattel. Mr. Heisler will send more information in the next week.

### **v. Entitlements/Design Based Regulations: Can MHC be used for Infill Housing?**

Mr. Heisler discussed architectural standards. Worth having a discussion and will share more information. Discussion about “equal treatment” laws and dealing with regulatory structures.

vi. **Mechanisms for Purchase of MH Communities: Positive or Negative Impacts?**

vii. **Other Topics**

Ms. Del Collo announced the Regulatory and Permitting Subcommittee meeting, scheduled for 10/30/2024.

**V. Public Comment\***

There were no public comments offered. Ms. Del Collo indicated that written public comments can be sent to [housing.taskforce@delaware.gov](mailto:housing.taskforce@delaware.gov). Comments received within 48 hours of the meeting will be appended to the meeting minutes.

**VI. Adjournment**

Mr. Heisler would like to host a workshop on the handouts/materials; Ms. Del Collo said that would need to be properly noticed and scheduled, if so. The next Manufactured Housing Subcommittee meeting is scheduled for 11/19/2024.

The meeting was adjourned at 12:05 pm.