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Affordable Housing Production Task Force

Thursday, August 29, 2024

10 a.m. – 11:30 a.m.

DSP Troop 2, 100 Cpl. Stephen J. Ballard Way, Newark, DE 19702

Meeting Recording Available at: <https://www.destatehousing.com/about/housing-production-task-force/>

Meeting Minutes

Attendance:

Task Force Members Present:

Dir. Cynthia Karnai, Co-chair
Rep. Kendra Johnson, Co-chair
Sen. Russ Huxtable, Co-chair
Sen. Gerald Hocker (virtually)
Rep. Jeff Hilovsky (virtually)
David Edgell, OSPC
Dayna Cobb, Division of Climate, Coastal & Energy, DNREC (virtually)
Dr. Kevin Spence, Delaware League of Local Governments
Wes Stefanick, Delaware Association of REALTORS © (virtually)
Debra Burgos, Delaware Apartment Association
Mike Riemann, Home Builders Association of Delaware
Amy Walls, Discover
Jerry Heisler, Reybold Group
Kevin Smith, Habitat for Humanity of New Castle County
Karen Speakman, NeighborGood Partners
Korey Thompson

Staff Present:

Emily Cunningham, DSHA
Stephanie Griffin, DSHA
Caitlin Del Collo, DSHA
Vanessa Cullen, DSHA
Michelle Statham, DSHA (virtually)
Justina Brinkley, DSHA (virtually)
Alexander Modeas, DSHA (virtually)
Valeria Coverdale, House of Reps.
Stephan Browne-Blackman, House of Reps.
Taneya Maddox, DTI

In-Person Attendees:

Joe Walls, Veterans Advocate
Tracy Surles, Woodlawn Trustees
Rich Przywara, Woodlawn Trustees
Rena Scott, CLASI
Rachel Stucker, Housing Alliance Delaware
Porsha Harvey, Catholic Charities
Councilman Fred Neil, City of Dover
Judson Malone, Springboard Collaborative
Matthew Kraeuter, Great Outdoor Cottages
Scott Kidner, C.S. Kidner Associates, Inc.
Dan Atkins, CLASI
Shyanne Miller, HOMES Campaign

Mara Gorman
Lisa Rice
Marva Hammond, Southbridge Community
Services, Inc.
Mary Ann Cronin, WSFS
Angel McRae
Terrie Williams, HJMC and Terrie M.
Williams Expansion, Inc.

Virtual Attendees:

Pat McGill
Margaret Turner
Jon Patterson
Kiki Evinger
Amy Willey
Rob Shaner
Nancy Alexander
Carolyn Kelly
Rose Zappacosta
Tracey Harvey
Lakeisha Cunningham
Monica LeBlanc
Susanne Laws
Sarah Wootten
Kevin Wilson
Jamie Clough
Dale Smith
Robert Weir
Melissa Moore
Liam McCall
Stacy Shelton
Rebecca Cotto
Khadija Robinson
Ken Jester
Norma Ramirez
Julie Fedele
Sarah Fulton
Wyatt Patterson
Stephanie Vonnahme
Kate Gemma
Kim Rochford
Dianne Casey
Sonya Starr
Sandra Ware

Ann Aviles
Barbara Huggins
D. Williams
Katie Millard
Dionna Sargent
Sophie Rapley
Peter Zoltowski
Jaelyn Quinn
Lizzie Lewis
Seth Collett
Joshua Thomas
Marie-Anne Aghazadian
Karen Lantz
Darnell Sutton
Ruth White
Heather Barony
Tashana Branch
Latricia Vicks
Chakhya Bell
Stephen Metraux
Samantha Bulkilvish
Alexa Scoglietti
Brandy Nauman
Christy Wright
Bridget Wallace
Katie Gillis
Sarah Petrowich
Joanna Staib
Marrisa McClenton
Liam McCall
Selina Butcher
Paul
Bonnie
Kevin Gilmore
David Levins
Kevin DiSabatino
Sheila Grant
Sara Altagracia
Branden Fletcher
Sean O'Neill
Chantae Vinson
Dorothy Morris
Ruth White

Meeting Agenda:

I. Welcome & Co-Chair Remarks

The meeting was called to order at 10:12 am. A quorum was met, with 16 out of 16 appointed members in attendance. Task Force Co-chairs Director Karnai, Senator Huxtable, and Representative Johnson delivered opening remarks.

II. Member Introductions (name, affiliation, one hopeful outcome from TF)

- a. David Edgell, OSPC
Find three local governments to collaborate with OSPC
- b. Karen Speakman, NeighborGood Partners
Address the homeownership gap for people of color and more rental housing for low- and moderate-income households
- c. Kevin Spence, DLLG
Increase involvement of local governments
- d. Amy Walls, Discover Bank
Creative financing
- e. Kevin Smith, HFHNCC
More partnership between governments and non-profits
- f. Mike Riemann, HomeBuilders of Delaware
Continue the great work happening outside this TF to work together towards solutions
- g. Jerry Heisler, Reybold
Understanding that the outcomes in our community are related to housing security (e.g., education and food insecurity)
- h. Debra Burgos, DAA
Increased production and ways to reduce expenses for housing (utilities, labor, etc)
- i. Korey Thompson, citizen of Delaware, law enforcement
Understanding the importance of the Hierarchy of Needs and providing people with the resources to succeed
- j. Gerald Hocker, Delaware State Senator
Recommendations that can be implemented, including limiting the financial issues that hinder the process
- k. Jeff Hilovsky, Delaware State Representative
Addressing the issue of workers not being able to afford to live near their place of employment
- l. Dayna Cobb, DNREC
Utilization of energy efficiencies in residential building to produce cost-savings, including through federal funds
- m. Wesley Stefanick, DAR
Community where everyone can have a safe home, be it rental or homeownership, and more options for developers

III. Presentation by Delaware State Housing Authority (click [here](#) for slides)
Cynthia Karnai introduced DSHA staff, including presenters Caitlin Del Collo and Stephanie Griffin.

At 10:38 am, Ms. Del Collo began the presentation: DSHA's Role in Affordable Housing Development.

From 10:40 am – 10:44am, Stephanie Griffin, Director of Housing Development for DSHA, presented on DSHA's Roles in Development.

Ms. Del Collo continued her presentation at 10:45am: What is Affordable Housing?

Ms. Del Collo said that by 2030 we need to add an additional 24,400 units that are affordable for households making up to 120% AMI. That is in addition to addressing the current shortage of 19,000+ affordable rental units for households between 0-50% AMI. This will take partnership and collaboration across the state; no one developer or agency is solely responsible.

IV. Overview of Task Force & Subcommittee Structure & Timeline (click [here](#) for slides)

At 11:01 am, Director Karnai, Senator Huxtable and Representative Johnson presented information about the task force charge, approach to the charge (how are we going to get to where we need to go with actionable items), subcommittee work, and reporting back to the full task force.

Director Karnai introduced the timeline; the next full task force meeting will be on October 3rd at 1 p.m., in-person location TBD.

Caitlin Del Collo introduced the subcommittees, subcommittee structure, and their chairs. The enabling legislation for the task force, [HB 442](#), specifies certain topics for each subcommittee to consider, as well as certain stakeholders that need to be represented among the membership. The subcommittees include:

- Regulatory & Permitting – Chair, David Edgell
- Finance & Development – Chair, Amy Walls
- Construction – Chair, Mike Riemann
- Manufactured Housing – Chair, vacant
- Community Focus Groups – Chair, vacant

Individuals interested in being considered for membership on a subcommittee should send an email and a copy of their bio/resume to housing.taskforce@delaware.gov by close of business on Friday, September 6, 2024. The task force co-chairs and subcommittee chairs will review the list of volunteers for subcommittee membership and announce membership prior to the meeting on October 3rd.

V. Public Comment

Public comment began at 11:18 am. Each person was provided 2 minutes to speak.

In-person attendees were called in order of sign in:

- Terrie Williams, HJMC and Terrie M. Williams Expansion, Inc. (made public comment under Agenda Item IV.)
- Joe Walls, CEO Veterans Services
- Rena Scott, Qualified tenant advocate with CLASI
- Kevin Spence, DLLG
- Fred Neal, Dover City Council
- Judson Malone, The Springboard Collaborative
- Karen Speakman, NeighborGood Partners
- Dan Atkins, CLASI
- Shyanne Miller, Delaware Homes Campaign
- Lisa Rice, FNM
- Marva Hammond, SBCS
- Vanessa Cullen, DSHA
- Rachel Stucker, HAD

Individuals online were called in order of seeing hands raised by the moderator:

- Chakhya Bell, community member

Ms. Del Collo indicated that public comment will be accepted through close of business Friday, August 30th at housing.taskforce@delaware.gov. Written comments received by the deadline are appended.

VI. Adjournment

The meeting was adjourned at 11:45 am.

Respectfully submitted by Emily Cunningham, Chief of Staff, DSHA on August 29, 2024.

Affordable Housing Production Task Force Members,

Thank you for convening today, August 29, 2024 to begin the important work of planning for increasing affordable housing opportunities in our state. While it is important to explore the creation of new units, I'd like to take a moment to share the grave nature of preserving affordable housing now through estate planning. DCRAC Law has represented Delawareans as they plan for the transfer of wealth and untangle Heirs' Properties throughout the state over the last five years. It is clear that ensuring homes transfer in an efficient and effective manner is crucial to maintaining a family's stability and affordable housing in the event of the owner's passing. For example, if a granddaughter lives with her grandmother in a home and grandmother is the owner and passes away, unless the property was left to granddaughter in a valid will or by other mechanisms, it may be tangled in a web of family members, mortgage issues, repair issues, and more. Families are losing homes to foreclosure due to this fact pattern, and often, affordable replacement housing is not readily available. Preserving existing ownership through estate planning is more important than ever, as housing prices rise.

I look forward to participating in future meetings. Thank you.

Jaclyn Quinn, Esq.
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www.dcrac.org



Delaware Affordable Housing Taskforce Meeting I

August 29, 2024

Hello, I am Lisa Rice, with Foxtrot Woodys Mom LLC. Thank you all for your participation in our affordable housing crisis taskforce. I look forward to future meetings to share why and how we can use this opportunity to satisfy the state's obligation (through the Olmstead Act) to house disabled adults within the community by March 2022.

Thank you again for joining together to build the framework of solutions to the affordable housing crisis in Delaware today.

- **Jensen Caraballo:**

I think we often feel shame and embarrassment when it comes to disability. There's this narrative that you're better off dead than disabled.

And we have to change that. Disability is a natural and normal thing. It's a part of life, and it can affect any of us at any time.

“Caraballo has spinal muscular atrophy, a neuromuscular disability, and has used a wheelchair since he was a child. **At 15 years old, he moved into a nursing home.**”

“The U.S. Supreme Court's 1999 landmark decision in *Olmstead v. L.C.* (Olmstead) found the unjustified segregation of people with disabilities is a form of unlawful discrimination under the Americans with Disabilities Act (ADA). The U.S. Department of Health and Human Services (HHS) Office for Civil Rights (OCR) plays a pivotal role in supporting the Olmstead decision and promoting community living through enforcement of Federal disability civil rights laws.”

<https://www.hhs.gov/civil-rights/for-individuals/special-topics/community-living-and-olmstead/index.html>

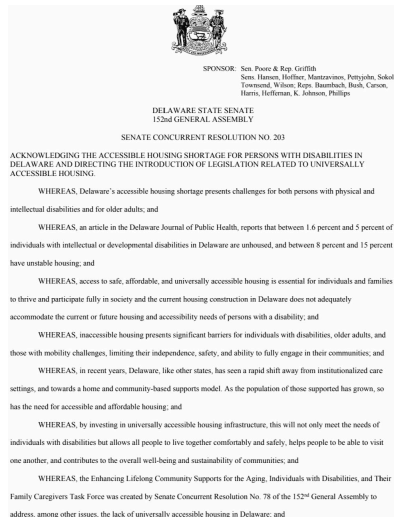
“Pricing Out in 2012,” a joint study by CCD (Consortium for Citizens with Disabilities) and the Technical Assistance Collaborative (TAC), found that “as many as two million non-elderly people with disabilities reside in homeless shelters, public institutions, nursing homes, unsafe and overcrowded board and care homes, at home with aging parents or segregated group quarters—often due to lack of affordable housing in the community.”

“Here is a thought experiment. How would we explain what we are doing to those who would have bought/rented price-restricted units but are no longer allowed to – they make a little too much money?”

I am sorry, Mrs. Jones, you could have bought this home, but we have decided someone else should.”
<https://www.thebuildersdaily.com/inclusionary-housing-affordability-crisis-solution-or-policy-mirage/>

Additional Resources

Universally Accessible Housing Delaware Bill June 2024



<https://www.legis.delaware.gov/json/BillDetail/GeneratePdfDocument?legislationId=141654&legislationTypeId=3&docTypeId=2&legislationName=SCR203>

Supportive Housing and the Affordable Housing Crisis



Brief

Supportive Housing and *Olmstead*: State of the Conversation

February 2024

This brief provides essential information and describes issues policymakers and advocates must understand to ensure supportive housing meets the legal requirements related to the *Olmstead* decision.

About CSH

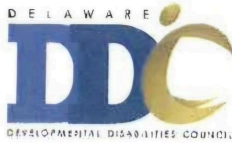
CSH (Corporation for Supportive Housing) advances affordable and accessible housing aligned with services by advocating for effective policies and funding, equitably investing in communities, and strengthening the supportive housing field. Since our founding in 1991, CSH has been the only national nonprofit intermediary focused solely on increasing the availability of supportive housing. As an intermediary, we do not directly develop or operate housing but center our approach on collaboration with a wide range of people, partners, and sectors.

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Many single site supportive housing programs are not disability specific. Instead, residents must meet criteria for low income and a functional need of in-home supportive services to remain living in supportive housing. Supportive housing is a part of a continuum of affordable housing options available in localities and should be considered as one option for addressing the housing needs of people with disabilities. For all persons with disabilities, the primary concern is *the quality of the tenancy experience, not the configuration or number of units.*

<https://www.csh.org/wp-content/uploads/2024/03/CSH-Supportive-Housing-and-Olmstead-2024.pdf>

Delaware Developmental Disabilities Council and The National Arc Association - Housing



Margaret M. O'Neill Building, 2nd Floor
410 Federal Street - Suite 2 Dover, Delaware 19901
Phone: 302.739.3333 ♦ Fax: 302.739.2015 ♦ Website: www.ddc.delaware.gov

The Delaware Developmental Disabilities Council supports the views and position of the National Arc Organization as our position on Housing for people with disabilities.

Housing

People with intellectual and/or developmental disabilities¹ (I/DD), like all Americans, have a right to live in their own homes, in the community. Children and youth belong with families. Adults should control where and with whom they live, including having opportunities to rent or buy their own homes, and must have the freedom to choose their daily routines and activities.

<https://ddc.delaware.gov/contentFolder/pdfs/positions/housing.pdf>

Accessible independent housing for people with disabilities: A scoping review of promising practices, policies and interventions

Sally Lindsay, Conceptualization, Data curation, Formal analysis, Funding acquisition, Investigation, Methodology, Project administration, Resources, Validation, Writing – original draft, Writing – review & editing, corresponding author 1, 2, * Kristina Fuentes, Formal analysis, Project administration, Validation, Writing – review & editing, 1 Sharmigaa Ragnathan, Formal analysis, Project administration, Validation, Writing – review & editing, 1 Yiyan Li, Formal analysis, Validation, Writing – review & editing, 1 and Timothy Ross, Conceptualization, Funding acquisition, Investigation, Methodology, Writing – review & editing 1, 3, 4
Lea Sacca, Editor

“The reviewed studies involved 18 countries over a 20-year period. Our review highlighted the following key trends: (1) removing barriers to obtaining accessible housing (e.g., advocacy, builders enhancing housing supply, subsidies and financial incentives); (2) policies influencing accessible housing; (3) interventions to enhance accessible housing (i.e., home modifications, smart homes, mobile applications and other experimental devices); and (4) the impact of accessible independent housing on health and wellbeing.”

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10810508/>

Supportive Housing Helps Vulnerable People Live and Thrive in the Community

May 31, 2016 | By Ehren Dohler, Peggy Bailey, Douglas Rice, and Hannah Katch[1]

“Policymakers, administrators, and health providers are increasingly aware that a lack of stable housing can interfere with health goals, and that linking health care with affordable housing can produce better outcomes for some people than providing them separately. Yet there is not nearly enough supportive housing to meet the need.”

<https://www.cbpp.org/research/supportive-housing-helps-vulnerable-people-live-and-thrive-in-the-community> .

People with disabilities face extra hurdles amid national housing shortage
Nation Aug 27, 2024 06:25 PM EDT

Geoff Bennett:

Millions of Americans are priced out of homes and apartments. And for people with disabilities, finding an accessible place they can afford can be even more challenging.

Judy Woodruff reports as part of our series Disability Reframed.

<https://www.pbs.org/newshour/show/people-with-disabilities-face-extra-hurdles-amid-national-housing-shortage>