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AHPTF: Construction Subcommittee Meeting 1

Friday, October 25, 2024

10:00 – 11:30 a.m.

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

Virtual Meeting Link:

https://us02web.zoom.us/webinar/register/WN_YYdkrXBNQ2meS6uIdXyBJA#/registration

Approved Meeting Minutes

Attendance:

Subcommittee Members Present:

Mike Riemann, Chair
Rosalynn Keesee
Debra Finocchiaro
Kevin Wilson
Nick DeFrancesco
Kevin Gilmore
Dev Sitaram
Joanna Staib
Zach Crouch

Valeria Coverdale, House of
Representatives
Jon Patterson, House of Representatives

Public Attendees:

Rachel Payne
Missy Moore
Bria Greenlee
Katie Gillis
Lisa Rice
Shyanne Miller
Latricia Vicks
Bridget Wallace
Deidre' Shepard

Task Force Members Present:

Rep. Kendra Johnson, Co-chair
Rep. Jeff Hilovsky

Staff Members Present:

Caitlin Del Collo, DSHA
Rachel Alfano, DSHA

MEETING AGENDA

I. Welcome & Member Introductions

- i. The meeting was called to order at 10:00 am. A quorum was met.

II. Review Task Force Charge

- i. Ms. Del Collo began reviewing the task force charge at 10:04. She noted that the charge is informed by the findings of DSHA's 2023 Housing Needs Assessment.
- ii. Approach to the Task Force Charge (identify challenges and barriers and who should implement action).
- iii. Creation of subcommittee requirements and topics needed to review
- iv. Embracing an idea of a parking lot (acknowledge discussions unrelated to production and focus area but still related)

III. Review Housing Productions Needs

- i. Ms. Del Collo presented information from the Housing Needs Assessment regarding projected housing units needed to accommodate growth by 2030. See meeting slides.

IV. Brainstorming Exercise at 10:12

- i. **Part 1 – Construction Costs:** Members came prepared to share 2-3 factors that contribute to construction costs. Discussion included both barriers/obstacles to lowering construction costs and potential solutions.
 - i. State Strategies - Incentivize development in the level areas where development is desired; right now, there is no benefit to a developer to develop in Level 1 versus Level 4
 - ii. Density – allow more density to spread out costs
 - iii. Establish a state goal of additional housing units needed, and free up zoning restrictions to develop them.
 - iv. Utilize vacant buildings and land, including state-owned buildings/land
 - v. Parking requirements; promote and utilize existing resources (walking/bus)
 - vi. Carrying cost to get through the approval process
 - vii. Additional requirements, including: energy requirements; electric car infrastructure; sprinkler systems, etc.)
 - viii. Create a list of items that are non-negotiable for affordable housing, versus amenities for higher income
 - ix. Government fees – flat versus scaled
 - x. Construction material requirements by building type and height (ex. wood frame versus concrete/metal)

ii. Part 2 – Workforce Development:

- i.** Joanna Staib made a presentation at 11:03, which included an overview of the Delaware Workforce Development Board, the Eligible Training Provider List, and labor force data on construction jobs in Delaware.
- ii.** Discussion of challenges and potential solutions to residential construction workforce development:
 - 1. Challenges: transportation to jobs/training; capacity of technical schools; connecting students to general contractors, subs, and jobsites
 - 2. Potential Solutions: expand youth training to nontraditional settings/populations (ex. Homeschooled students, youth groups, Boys & Girls Clubs, etc.); expand co-op opportunities; facilitate a larger conversation and collaboration with schools statewide

V. Public Comment

- i.** Public comment began at 11:27 am. Each person was provided 2 minutes to speak. The following attendees provided public comment:
 - i.** Lisa Rice
 - ii.** Rachel Payne
 - iii.** Closed at 11:41

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

- i.** The meeting was adjourned at 11:43 am.
- ii.** November 13 meeting will be rescheduled.

Respectfully submitted by Rachel Alfano, GIS Planner III at DSHA on October 25, 2024