

COUNCIL ON HOUSING
Public Session via Conference Call
October 8, 2024

MOTIONS

- September 10, 2024 Minutes
- Resolution No. 658 – Compton Apartments

Doug Motley, Chair, called to order the public session of the Council on Housing meeting at 2:02pm, Tuesday, October 8, 2024. In addition to Mr. Motley, the following Council members were present:

Amy Walls	Connie Harrington	Dianne Casey	Christel Duff
Jaime Saylor	Lillian Harrison	Francis Julian	

Connie Harrington, Stephanie Griffin (DSHA) and Candace Collins (DSHA) were present at 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:

Vincent White	Van Hampton	Barbara Cool
---------------	-------------	--------------

Also attending:

Stephanie Griffin, DSHA	Cynthia Karnai, DSHA	Rachael Preston, DSHA
Candace Collins, DSHA	Alex Modeas, DSHA	Noah Foster, LNWA

APPROVAL OF MINUTES

Mr. Julian moved, and Ms. Casey seconded, that the Minutes of the September 10, 2024 meeting be approved with the following corrections: The spelling of Mr. Motley last name was incorrect, Cynthia Karnai was not present at the September meeting.

DSHA Director's Report

Budget and Legislative Updates

- Legislative – Affordable Housing Production Task Force
 - The second task force meeting was held on Monday, Oct. 7th, from 10:30 am to 12 pm at Legislative Hall with a virtual option. The task force co-chairs chairs announced the subcommittee chairs and rosters. The meeting agenda also included a brief overview of the signed housing package, a review and discussion of housing supply best practices from other jurisdictions, an overview of the State Strategies (presented by OSPC), and public comment.

Community Events

- DSHA Staff attended the grand opening of NeighborGood Partners new office space at 223 W. Division Street in Dover, Delaware. NeighborGood Partners received a DDD rebate as part of the financing for this renovation that will offer flexible office space on the second floor of the facilities that will house the DSU College of Business Incubator program.

- DSHA Director Cynthia Karnai and Director of Housing Development Stephanie Griffin attended a groundbreaking event for the future site of The Promenade in Laurel, Delaware. The project, costing around \$4 million, plans to build three-bedroom, two-bathroom homes of around 1,300 square feet on an empty two-acre site near the town center. The units are due to be priced at \$280,000 to \$290,000, well below the town's current \$330,900 median listing price, according to realtor.com. DSHA is contributing development funds through the Downtown Development Districts program and Catalyst Fund. Media attended the event, and DSHA staff provided quotes to two local outlets.
- On Thursday, DSHA hosted the Delaware Real Estate Summit in partnership with the Delaware Realtors Association and Homebuilders Association of Delaware. Attendees included over 150 real estate agents, investors, legislators, and housing advocates. Many speakers and attendees raised the importance of land use, economic development, and affordable housing in addressing today's complex real estate landscape and ensuring the foundation of Delaware's neighborhoods and businesses remains robust and accessible for all residents. Director Karnai gave remarks and Stephanie Griffin, Director of Housing Development, gave a presentation on DSHA's affordable homeownership development programs, including LIHTC and HDF. U.S. Congresswoman Lisa Blunt Rochester was also in attendance and provided remarks.
- First Lady Tracey Quillen Carney will attend a community event at DSHA's Liberty Court location on October 29 from 2:00 p.m. to 5:00 p.m. as part of her Books for Blue Reading Tour. The Dover Public Library will also be present that day to share about programs and to sign families with young children up for Dolly's Imagination Library.

Housing Development

- Staff met with the OGOV ARPA team to discuss the status of DSHA's allocation and clarification of the total claw back amount from the initial allocation. Several actions items came out of this conversation: (1) DSHA will provide an updated memo memorializing the total ARPA allocation and funding for each program; (2) OGOV will provide an amendment to the ARPA contract to memorialize the final allocations amount; and (3) DSHA will draw down the balance of our ARPA dollars effectively committing all dollars allocated to DSHA. Based on these updates, DSHA has fully allocated all the ARPA funding available and will have to utilize some of the State dollars to cover any overages. DSHA will provide updated data on the ARPA and State funding allocations once the reallocation memo is completed.
- DSHA recently completed a construction closing for The Reese Apartments, a 48-unit new construction Low Income Housing Tax Credit (LIHTC) development in Felton, Delaware. This is the first new construction LIHTC deal in Kent County in several years and will add new affordable units for households up to 80% of AMI. DSHA is providing HDF, Housing Trust Fund (HTF), and ARPA-SLFRF funding to support this development.

COMMITTEE REPORTS

OPERATIONS – Ms. Harrington

Nothing to report.

COMMUNICATIONS – Ms. Casey

Communications and Policy are very much aligned at this time of year as we are drafting the annual report for FY24 Council on Housing annual report. At last Wednesday’s meeting, the Policy committee focused on the recommendations that are drafted by the Policy and Communications committees before circulating to the entire Council.

POLICY – Ms. Walls

Nothing to report.

LOAN REVIEW – Mr. Julian

The committee met virtually on October 3, 2024, following guidance provided in the Governor’s declaration of a public health emergency on March 12, 2020. There was one HDF funding requests for consideration by Loan Review:

Compton Apartments

This is for the fee simple acquisition and rehabilitation of five (5) three-story buildings that have a total of fifty-five (55) garden style apartment units in Wilmington, Delaware on approximately 1.81 total acres. The development’s target population is families whose income do not exceed 60% of median income. All units are HUD subsidized units. Development will exceed handicap accessibility requirements with six (6) fully accessible units.

The development is a slab on grade construction with reinforced concrete footings and wood framing. Exterior wall are a combination of stucco and brick veneer. Exterior rehabilitation includes new roofing, siding, windows, and exterior doors. Interiors will receive new cabinets, energy star rated dishwashers and lighting, flooring, bathroom fixtures, and HVAC equipment. Units will be equipped with self-cleaning gas range/oven, garbage disposals, frost free refrigerators, and in-wall dehumidifiers. All units will have private outdoor space.

The development will offer community spaces open to all tenants including a gazebo, laundry facilities, a community room, and self-service delivery lockers.

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 to funding request for: (1) Construction funding as follows (a) HDH second mortgage construction loan in the amount of \$3,000,000 at 1% simple interest for 24 months; (b) SLFRF third mortgage construction loan in the amount of \$1,925, 000 at 1% deferred simple interest for 24 months; and (2) Permanent financing as follows: (a) HDF deferred second permanent load in the amount of \$3,000,000 at 1% simple interest for 30 years; (b) SLFRF deferred third permanent loan in the amount of \$1,925,000 at 1% simple interest for 30 years.

Mr. Julian moved, and Ms. Casey seconded Resolution No. 658, Compton Apartments. The motion was passed with eight (8) in favor and no abstentions.

OLD BUSINESS

- **Strategic plan update – Mr. Motley**
 - The final version of the draft with edits from everybody was circulated last week. At this time, Council will vote on the strategic plan as presented last week.
 - The strategic plan was approved with eight (8) members voting in favor and no abstentions.

NEW BUSINESS

- **Home4Good – Ms. Casey**
 - This is the time of year that the process of evaluating and grading the proposals that are submitted for the Home4Good dollars. The evaluation team looks at the applications and the funding behind these proposals. The program is through the Federal Home Loan Bank of Pittsburgh in collaboration with the Delaware State Housing Authority. This year we have 17 applications. The main focus in the innovative category is to look to serve the special needs population, specifically persons living with HIV. We met September 19, 2024 as a group to go over scores and discuss our process of scoring. Not sure when the funding announcements will be made but that part of the process is integral before funding awards are made. DSHA and Federal Home Loan Bank of Pittsburgh will be making the announcement sometime soon. Ms. Griffin noted that she had completed her review of the recommendations, next Federal Home Loan Bank will review, we will present to Director Karnai for final review and approval and then it will be announced.
- **Affordable Housing Task Force - Ms. Walls**
 - The Affordable Housing Task Force created a white board of potential policy changes or policy items that we would like the subcommittees to look at. As a representative of the Task Force, I took the policy recommendations that we did for the governor. Additionally, items on the white board were reflective of the types of things that we were interested in as a Council.

SCHEDULING OF THE NEXT MEETING

- The next meeting is scheduled for Tuesday, November 12, 2024 at 2:00 p.m. via conference call with the anchor location for those wishing to attend in person in the conference room of the Delaware State Housing Authority, 10th floor, Carvel State Building, Wilmington, Delaware.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 2:30 p.m.

Respectfully submitted,

Candace Collins

Candace Collins

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