

COUNCIL ON HOUSING
Public Session via Conference Call
November 17, 2025

MOTIONS

- September 9, 2025 Minutes
- Resolution No. 669 – DSHA Statewide Emergency Repair Program
- Resolution No. 670 – Georgetown Apartments II

Doug Motley, Chair, called to order the public session of the Council on Housing meeting at 3:02pm, Monday, November 17, 2025. In addition to Mr. Motley, the following Council members were present:

Amy Walls Lillian Harrison Vincent White Christel Duff

Alex Modeas was present at the Carvel Building, Wilmington, DE which served as the anchor location for the meeting. All members of Council appeared via video.

The following council members were absent from the meeting:

Van Hampton Jaime Sayler

Also attending:

Stephanie Griffin, DSHA
Kim Edwards, DSHA
Candace Collins, DSHA
Rachael Preston, DSHA

Alex Modeas, DSHA
Sasha Greenly, DSHA
Seth Collette, LNWA

APPROVAL OF MINUTES

Ms. Walls moved, and Ms. Harrison seconded, that the Minutes of September 9, 2025 meeting be approved. All members approved the motion.

Directors Report – Ms. Griffin

Budget and Legislative Updates

- **Legislative**
 - **SJR8 – Local Land Use & Zoning Reform Pilot Program:** Directs DSHA to create a pilot program to support local zoning reform efforts. The program will provide technical assistance to interested municipalities to modernize their zoning and land use codes, to develop a greater variety of housing types, promote compact, mixed-use development, and address affordability challenges. DSHA received applications from municipalities to participate and accepted nine jurisdictions. The jurisdictions include: Bridgeville, Dover, Georgetown, Laurel, Lewes, Milford, Newark, and Sussex County. The deadline for an RFP for technical assistance providers was last Friday, November 14th. DSHA will review the TA proposals and identify one or multiple TA providers to work with these jurisdictions.

- **PHA Streamlining:** DSHA is finalizing an agreement with AffordableHousing.com to digitize the Request for Tenancy Approval process and conduct rent reasonableness evaluations for all five Public Housing Authorities over three years, using one-time FY25 state funds. All PHAs and consultants have aligned the short-term implementation steps as of October 27. Director Heckles will meet with Senator Lockman and the Delaware Apartment Association to formally confirm implementation, after which DSHA will publish a notice in the Register of Regulations. This action will clear the way for Delaware's new source-of-income protections for voucher holders to take effect on January 1, 2026. On November 20, PHAs and consultants will present these updates to the Delaware Apartment Association as part of ongoing landlord outreach efforts.
- **HB 70 – Lead Remediation:** The Lead Remediation Committee held its first meeting on October 29 with full attendance and will reconvene on December 4. In the meantime, the committee is continuing to collect data on pre-1978 rental units and develop the information required under the bill.
- **EO8 - The Delaware Interagency Collaborative to End Homelessness:** The Interagency Collaborative to End Homelessness has continued to meet regularly, advancing its recommendations and preparing a final report expected in November. Across its sessions, members have aligned on three priorities: reaching people where they are through better outreach and coordinated intake processes, expanding emergency shelter and navigation by establishing HOPE Centers in Kent and Sussex Counties, and enhancing exit strategies through creating permanent supportive housing and expanding SRAP. Public listening sessions have been held at multiple community locations – including the Food Bank of Delaware, Harington Public Library, and Redemption City in Seaford.

Community Events & Public Engagements

- **Rent Reporting Pilot Program:** On October 28th, Director Heckles spoke at the Rent Reporting Pilot rollout with the Lt. Governor at Liberty Court. DSHA released results from the second rent reporting pilot program, which showed credit gains reported among DSHA renters.
- **CHEER Gateway East Groundbreaking:** On October 28th, Director Heckles joined State Senators Pettyjohn and Wilson at the CHEER groundbreaking ceremony held at the CHEER Community Center in Georgetown. The expansion includes a new 59-unit residential building designed to provide vital, affordable housing for low-to-moderate-income seniors in Sussex County. This is the first of four additional apartment buildings planned for the site, which will eventually add 236 new low-income senior apartments. Once open, the monthly rent is forecast to range from \$474 to 1,170. The construction also includes a CHEER Administration and Support Services Building, which will serve as a centralized hub that will house management personnel within a single facility.

New Construction

- **Misphillion Station:** DSHA broke ground on the Misphillion Station II project, which promises to rehabilitate 32 homes and add 16 more on South Walnut Street in Milford. The project is part of the 105 affordable units and the preservation of 116 existing affordable units.

- LIHTC Allocations: Broad media coverage of allocations announcements. Other project allocations include:
 - Village of Francis and Clair (Wilmington), which will bring 51 units in a new construction project.
 - Willows at Northstar (Lewes), which will bring 46 units in a new construction project.
 - Georgetown Apartments I (Georgetown), which will preserve the existing rental subsidy contracts with Georgetown II Apartments, soon to be renovated with LIHTC's is contributing to substantial improvements of the larger community. At Georgetown Apartments I will preserve 76 units.

COMMITTEE REPORTS

OPERATIONS –

Presented the slate of officers – Ms. Wall, President and Ms. Harrison, Vice President

COMMUNICATIONS –

Nothing to report.

POLICY –

Nothing to report.

LOAN REVIEW – Mr. Motley

Loan Review was held November 4, 2025 at 10am. All participants joined the meeting by video conferencing. There two (2) HDF grant request for consideration by Loan Review.

DSHA Statewide Emergency Repair Program (SERP)

Delaware State Housing Authority (“DSHA”) has supported emergency repair grants to non-profit and community development grantees for over 20 years through the Housing Development Fund (HDF) and the Federal Community Development Block Grant (CDBG) program. In 2016, DSHA met with entities and agencies that provide emergency repair services and/or funding to assess the effectiveness of the state’s owner-occupied repair and emergency repair programs. DSHA’s goals were to assess what DSHA can do to best respond to the increasing needs; identify potential improvements to resource allocation and utilization; and improve program coordination. DSHA concluded and recognized the need for a more efficient state-wide emergency repair program as a way to meet these goals. This exercise resulted in DSHA creating the Statewide Emergency Repair Program (SERP), which made available HDF funding for emergency repairs to low-income, owner-occupied housing units that address an **emergency condition** threatening the health or safety of the occupants.

Three years ago, DSHA expanded SERP to \$1.5MM per year for three years (a total of \$4.5MM), with up to \$500,000 per county per year awarded to the selected provider for each county. Currently Milford Housing Development Corp (MHDC) serves as the provider for all counties.

Based on the information provided in the synopsis and during the discussion, the members of Loan Review Committee agreed to present for the full Council’s approval the funding request for the Statewide Emergency Repair Program in the amount of \$4,500,000.

Mr. Motley moved, and Ms. Walls seconded Resolution No. 669, DSHA Statewide Emergency Repair Program (SERP). The motion was passed with five (5) in favor. The motion passed.

Georgetown II Apartments

9% Tax Credit Project for the acquisition and rehab of 50 existing units and the new construction of 12 units on 4.8 acres in Georgetown. This is a family site made up of 17 one-bedroom units, 25 two-bedroom units, and 20 three-bedroom units. 52 of the units are LIHTC units and income restricted with 4 units at 40% AMI, 3 units at 50% AMI, and 45 units at 60% AMI. 10 units will be market rate units and unrestricted. 25 of the LIHTC units will have new DSHA PBVs. There will be 7 ADA units

Property amenities include a new community room, new gazebo, bike storage and repair station, self-service delivery lockers, ceiling fans, in-unit washers, and Energy Star/Enterprise Green Communities energy efficiencies.

The funding request for this project is 1) Construction financing from the HDF in the amount of \$7MM at 3% interest for 24 months; and 2) Permanent financing from the HDF in the amount of \$3,120,000, structured as a deferred second mortgage at 1% interest for 30 years..

Based on the information provided in the synopsis and during the discussion, the members of Loan Review Committee agreed to present for the full Council's approval the funding request for Georgetown II Apartments for 1) Construction financing from the HDF in the amount of \$7MM at 3% interest for 24 months; and 2) Permanent financing from the HDF in the amount of \$3,120,000, structured as a deferred second mortgage at 1% interest for 30 years.

Mr. Motley moved, and Ms. Walls seconded Resolution No. 670 Georgetown Apartments II. The motion passed with five (5) in favor. The motion passed.

SCHEDULING OF THE NEXT MEETING

- The next meeting is scheduled for Tuesday, December 9, 2025 at 3:00 p.m. This will be an in-person meeting at the Grey Fox Grille, 140 South State St. Dover, DE.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 3:35 p.m.

Respectfully submitted,

Candace Collins

Candace Collins

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