

COUNCIL ON HOUSING
Public Session
Luther Towers Building I
Dover, Delaware
February 12, 2014

Motions

- Approval of the December 11, 2013 Minutes

Action Items

- Ms. Gibson followed up, and will continue discussions, with Mr. White regarding the Wilmington housing needs market study.
- Mr. Heckles provided Mr. White with copy of the task force report regarding disabled persons with aging parents.

Important Dates

- March 12 – next Council meeting, Huling Cove.

Mr. Peters, Vice Chair, called to order the public session of the Council on Housing at 2:00 p.m. on February 12, 2014. In addition to Mr. Peters, the following Council members were present:

Hugh Leahy	Donna Mitchell
Connie Louder	Vincent White
Corrine Massey	Norma Zumsteg

The following Council members were absent and excused from the meeting:

Pat Batchelor	Ruth Sokolowski
Francis Julian	

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Lynda Blythe, Administrative Specialist III, DSHA
Susan Eliason, Director of Housing Development, DSHA
Marlena Gibson, Planner IV, DSHA
Matthew Heckles, Director of Policy and Planning, DSHA

Guests present:

LaVante Dorsey, United Cerebral Palsy of Delaware, Inc. (UCP)
Joan Hensel, UCP
Lottie Lee, Delaware Department of Health and Social Services
William McCool, UCP
Rebecca Rothenberg, GCR Inc.

APPROVAL OF MINUTES

Ms. Mitchell moved, and Mr. Leahy seconded, that the Minutes of December 11, 2013 be approved as written. The motion was passed unanimously.

DSHA REPORT – Mr. Ben Addi

- Code Purple – a Federally mandated declaration made when conditions are considered unsafe to stay outside, calls for shelters to open to house those in need of a warm place to spend the night.
 - DSHA staff attended a Dover Interfaith Mission for Housing (DIMH) Code Purple meeting February 7th to establish Code Purple shelters in Kent County
 - 30 beds are now available in Dover for Code Purple needs
 - DSHA has committed, through the HDF Emergency Fund Program, up to \$3,000 to DIMH for needed supplies on a reimbursement basis
- DSHA State FY15 Budget
 - Joint Finance Committee hearing was held February 11th
 - Good response was received from both legislators and supporters
 - Mr. Peters was thanked for attending, and supporting DSHA's efforts, on behalf of the Council.
- Downtown Development Districts (DDD)s
 - New urban initiative working with local jurisdictions to revitalize downtown areas
 - Targeted cities are: Dover in Kent County, Wilmington in New Castle County, Georgetown or Seaford in Sussex County
 - \$7 million recommended by the Bond Bill
 - Applicants will submit plans to the State Planning Office
 - DSHA will be
 - involved in the selection of DDDs
 - the administrator of the plan
 - Grants will provide a 20% rebate on out-of-pocket development hard costs
 - Further guidelines will be established through legislation
- National Association of Home Builders (NAHB)
 - DSHA staff attended the NAHB annual International Builders' Show February 5th – 7th to celebrate the election of Delaware's Kevin Kelly, president of Leon N. Weiner & Associates, Inc., as the association's Chairman
 - Governor Markell attended and spoke to the NAHB Board
 - Mr. White and Mr. Julian also attended the event and urged Council members to contact Mr. Kelly to further their fair housing objectives in Delaware
- Delaware Diamond Fund
 - DSHA received 501(c)(3) (non-profit) status from the IRS so private donations can be used for the benefit of DSHA Public Housing sites' projects and initiatives

HOUSING NEEDS ASSESSMENT – Marlena Gibson

- This is the first assessment since 2007
- DSHA is now in the same cycle as other jurisdictions
- GCR Inc. has been hired to perform the assessment for the 2015-2020 period
- The Reinvestment Fund (TRF) will do the market valuation analysis and overlay neighborhood assets

- CVR Associates Inc. will assist in policy decisions
- The project is at about the half-way point
- A February 2014 update was distributed (copy attached)

Ms. Rothenberg was introduced and reviewed key findings via a PowerPoint presentation (copy attached).

- Process
- Analysis by submarket
- Statewide summary
- Households with housing problems
- Submarkets
- Drivers of housing demand
- Market demand model
- Summary of key findings

DSHA hopes to satisfy housing needs of the state by using the study. A draft of the assessment report will be provided the end of May/early June with the final report due in October.

Mr. Peters suggested Council consider advocacy of a more unified approach to developing policy from the data provided involving multiple agencies. The Policy Committee will discuss this suggestion.

COMMITTEE REPORTS

LOAN REVIEW – Mr. Leahy

The committee reviewed UCP's funding request at their meeting February 3rd.

After due discussion, it is the recommendation of the committee that the following request be considered by Council:

- United Cerebral Palsy of Delaware, Inc. – Resolution No. 478. Ms. Zumsteg moved that the request be approved. Ms. Mitchell seconded the motion which was passed unanimously.

CHAIR – Mr. Peters

- Ms. Sokolowski and Mr. Peters had a brief, but very good, meeting with the Governor on January 30th. Gov. Markell is particularly happy with the State Rental Assistance Program (SRAP) and the work being done by Council.
- JFC hearing
 - Mr. Ben Addi was thanked for his excellent presentation
 - Delaware Housing Coalition recommended a \$1 million increase in SRAP funding
 - NCALL recommended an increase of \$2 million to the base fund

OPERATIONS – Ms. Louder

No report at this time.

HOUSING POLICY – Mr. Peters

No report at this time.

COMMUNICATIONS – Mr. Peters

No report at this time.

OTHER BUSINESS – OLD/NEW

Ms. Massey reported attending a service in which Dover Interfaith Mission for Housing and recipients of their housing participated. Ms. Massey stated how rewarding it was to hear how Council's work has benefited the community.

SCHEDLING OF NEXT MEETING

The next meeting will be held on March 12, 2014, at 2:00 p.m. at Huling Cove in Lewes, DE.

ADJOURNMENT

Upon motion made by Ms. Zumsteg the meeting was adjourned at 3:40 p.m.

Respectfully submitted,



Lynda T. Blythe

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