

COUNCIL ON HOUSING  
Public Session  
Wild Quail Golf & Country Club  
Camden Wyoming, DE  
December 9, 2015

**Motions**

- Approval of November 10, 2015 Minutes with corrections
- Recommendation of approval to the Director for Resolution No. 525 – Central Delaware Habitat for Humanity – Revitalize Dover Housing Initiative
- Recommendation of approval to the Director for Resolution No. 526 – Cornerstone West – DuPont & Douglas Street Project
- Recommendation of approval to the Director for Resolution No. 527 – Diamond State Community Land Trust – Ingram Village CLT Homes I
- Recommendation of approval to the Director for Resolution No. 528 – Diamond State Community Land Trust – Rodney Village CLT Homes I
- Recommendation of approval to the Director for Resolution No. 529 – Habitat for Humanity – Revitalize Dover Housing Initiative
- Recommendation of approval to the Director for Resolution No. 530 – NCALL Research Fund, Inc. – Central Dover Homes
- Recommendation of approval to the Director for Resolution No. 531 –Sussex County Habitat for Humanity – Ingram Village Phase II
- Recommendation of approval to the Director for Resolution No. 532 –Sussex County Habitat for Humanity – Downtown Seaford
- Recommendation of approval to the Director for Resolution No. 533 – Lynda S. Blythe

**Important Dates**

- January 13, 2016 – next Council meeting – Luther Towers, Dover, DE

Mr. Peters, Chair, called to order the public session of the Council on Housing at 11:15 a.m. on December 9, 2015. In addition to Mr. Peters, the following Council members were present:

Connie Harrington	Donna Mitchell
Francis Julian	Ruth Sokolowski
Hugh Leahy	Vincent White
Corrine Massey	Norma Zumsteg

Robert Harra was absent and excused from the meeting.

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, Director of Policy and Planning, DSHA

Guests present:

Paul Calistro, Cornerstone West CDC (Cornerstone)  
Jon Gallo, Central Delaware Habitat for Humanity (CDHFH)  
Kevin Gilmore, Sussex County Habitat for Humanity (SCHFH)  
Jay Gundy, SCHFH  
Russell Huxtable, Milford Housing Development Corporation (MHDC)  
Patricia Kelleher, Delaware Housing Coalition  
Joe Myer, NCALL Research, Inc. (NCALL)  
Gary Pollio, Interfaith Community Housing of Delaware (ICHDE)  
Ken Smith, Diamond State Community Land Trust (DSCLT)  
Karen Speakman, NCALL  
Christian Willauer, Cornerstone  
JoAnn Zorb, DSCLT

### **APPROVAL OF MINUTES**

Mr. Julian moved, and Mr. Leahy seconded, that the Minutes of November 10, 2015 be approved with the correction that Mr. White voted No on Resolution No. 524. Ms. Zumsteg abstained as she absent and excused from the meeting. The motion was passed unanimously.

Mr. Peters advised Council that the 2016 Proposed Meeting Schedule was included in their packet.

### **DSHA REPORT** – Mr. Ben Addi

- **Veterans Homelessness**
  - 240 homeless at Point in Time study. Next study is the end of January 2016.
  - 140 have been housed.
  - Remaining veterans are being processed.
- **2016 Budget**
  - The 2016 Joint Finance Committee meeting has not been determined.
  - There is a lawsuit pending in Delaware as to the disbursement of settlement funds.
  - Some programs not funded due to the lawsuit.
- **Downtown Development Districts**
  - 15 Applications were received December 1.
  - All applications now being reviewed for threshold qualifying.
  - The announcement for this round will be made the end of January 2016.
  - If there are any funds are remaining another round might be held in March so that all funds would be allotted by June.
- **2016 Low Income Housing Tax Credit (LIHTC) Qualification Allocation Plan (QAP)**
  - Public hearing is scheduled for Thursday, December 17, at DNREC in Dover

Ms. Sokolowski suggested a letter be sent to the Joint Finance Committee regarding the disbursement of settlement funds. The COH will state its support of using these funds in ways that support affordable housing. Ms. Gibson will assist in preparing the letter for the Communications committee. The letter should be sent to the Legislators on the Joint Finance

Committee, the co-chairs of the committee, the Governor, Attorney General, and Speaker Pro Tem. A draft of the letter will be sent to all Council members before it is finalized and sent.

## **COMMITTEE REPORTS**

### **HOUSING POLICY** – Mr. Leahy

The committee met December 2nd at which time Ms. Gibson gave a presentation on housing trends over the past years to compare HDF spending trend. The presentation will be given to the full Council early next year.

Other policy issues include a request to DSHA to review grants to municipalities and report back to the committee

### **COMMUNICATIONS** – Ms. Sokolowski

The letter to the Governor and various legislators will be emailed within the next few weeks.

### **OPERATIONS** – Mr. White had no report.

### **LOAN REVIEW** – Ms. Mitchell

The committee met on December 1<sup>st</sup> and discussed nine housing support grants. After due discussion, it is the recommendation of the committee that the following requests be considered by the Council for recommending approval to the DSHA Director:

- Central Delaware Habitat for Humanity – Revitalize Dover Housing Initiative – Resolution No. 525. Under Project/Program Description of the synopsis, the verbiage will be corrected to read “the committee agreed with the DSHA staff recommendation that the funding be lowered”. Ms. Sokolowski moved that the recommendation be approved. Ms. Massey seconded the motion which was approved with eight yes votes and one abstention by Ms. Harrington due to her employment by NCALL.
- Cornerstone West – DuPont and Douglas Street Project – Resolution No. 526. Ms. Zumsteg moved that the request be approved; Mr., White seconded the motion which was passed with eight yes votes and one abstention by Ms. Harrington due to her employment by NCALL.
- Diamond State Community Land Trust – Ingram Village – Resolution No. 527. Mr. White moved that the recommendation be approved. Ms. Massey seconded the motion which was passed with eight yes votes and one abstention by Ms. Harrington due to her employment by NCALL.
- Diamond State Community Land Trust – Rodney Village – Resolution No. 528. Mr. White moved that the recommendation be approved. Mr. Julian seconded the motion which was passed with eight yes votes and one abstention by Ms. Harrington due to her employment by NCALL.
- Interfaith Community Housing of Delaware – Resolution No. 529. Under Project/Program Description of the synopsis, the verbiage will be corrected to read “the committee agreed with the DSHA staff recommendation that the funding be lowered”. Ms. Zumsteg moved that the recommendation be approved. Mr. Leahy seconded the motion which was passed with eight yes votes and one abstention by Ms. Harrington due to her employment by NCALL.

- NCALL – Central Dover Homes – Resolution No. 530. Under Project/Program Description of the synopsis, the verbiage will be corrected to read “the committee agreed with the DSHA staff recommendation that the funding be lowered”. Mr. Leahy moved that the recommendation be approved. Mr. Julian seconded the motion which was passed with eight yes votes and one abstention by Ms. Harrington due to her employment by NCALL.
- Sussex County Habitat for Humanity – Ingram Village Phase II – Resolution No. 531. Under Project/Program Description of the synopsis, the verbiage will be corrected to read “the committee agreed with the DSHA staff recommendation that the funding be lowered”. Ms. Zumsteg moved that the recommendation be approved. Ms. Massey seconded the motion which was passed with eight yes votes and one abstention by Ms. Harrington due to her employment by NCALL.
- Sussex County Habitat for Humanity – Downtown Seaford. Ms. Zumsteg moved that the recommendation be approved. Mr. Leahy seconded the motion which was passed with eight yes votes and one abstention by Ms. Harrington due to her employment by NCALL.

### **OLD / NEW BUSINESS**

Mr. Peters read into the Record Resolution No. 533 recognizing Ms. Blythe’s contribution to the Council on the event of her retirement. Ms. Mitchell moved the resolution be approved; Ms. Harrington seconded the resolution which was unanimously passed.

### **SCHEDULING OF NEXT MEETING**

The next meeting will be held on Wednesday, January 13, 2016, at Luther Towers, Building I, Dover, DE, at 2:00 p.m.

### **ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 12:30 p.m.

Respectfully submitted,



Lynda T. Blythe