



**NEW CASTLE COUNTY
DEPARTMENT OF COMMUNITY SERVICES &
DEPARTMENT OF LAND USE**

HOUSING ADVISORY BOARD MEETING

September 23, 2020 @ 6:00 p.m.
VIRTUAL ZOOM WEBINAR MEETING

MINUTES

Members: Megan Karasic, Tiffany Earle, Kevin Smith, Michelle LaMonica, Christian Willauer, Renee Spruiel **Absent:** Michael Morton
Public: Brad Dunn, Charles "Chip" Huston – Good Neighborhood

- Call to Order at 6:08 PM
- Approval of Minutes
 - June 18, 2020
 - Michelle made the motion, Kevin Smith seconded. Motion carried.
- Chairperson's Report
 - Remembering Lottie Lee
 - Annual Report was sent to County Council with no comment.
 - Two (2) vacancies for HAB Board. Cathy McKay – homelessness, re-entry; Lottie Lee – special needs, disabled. Please send suggestions to HAB and will meet with County Executive.
 - Rezonings Cavalier Country Club, Newark and Valley Grove, Hockessin
 - \$2.1M in the Housing Trust Fund. Discussion on how money is contributed.
- HAB Business
 - Subcommittee Reports and Recommendations for Housing Trust Fund
 - **Building Affordable Housing & Maintaining Homeownership**
Recommending funds for owner occupied repair; develop new affordable homeownership qualified entities; develop affordable rentals, such as LITC projects. MPDU legislation discussed incentivizing developers if keeping units on-site. Recommended incentivizing landlords for repairs and requiring them to rent Section 8 or make it a loan if they rent to low-income households. Annual monitoring required. Discussion.
 - **Homelessness and Housing Rentals**
Recommending increasing funding for vouchers from 92% to 100%. Require landlords will need education on vouchers. Create a Landlord Mitigation Fund assisting landlords while providing education. Ensuring tenants impacted by COVID have a right to counsel. Legal Aid Support prioritized based on criteria. Case management for tenants receiving assistance with education included. Education for JP Court Judges. Assisting tenants to become homeowners. Need for low-barrier shelter. Homeless need a place to go. Rick VanStory lost funding and left huge void on homeless community. CARES ACT money – recommendation from committee echoed this. Kevin Smith, NCC Habitat, spoke on tiny house communities for homeless that also provided services. Case management was discussed further and the importance in terms of rental longevity.

– Housing Stock Special Needs

Need for more case management to provide support for clients. Housing for re-entry supportive services. Identify existing programs and determine what else is needed and support them. There is a lack of supervised congregate living and assistance for senior citizens who cannot longer live independently. Find housing withing DSHA limits for youth exiting foster care. Accessibility to available units for persons with functional limitations. Assistance with fees/deposits for tenants. Legal assistance for landlord tenant issues. Ombudsman and training for developers of affordable housing to assist with zoning and permitting process.

– Regulatory Barriers

Jim Smith gave a presentation on questions from the Regulatory Barriers. The minimum requirement for detached housing is 750 square feet. Impact fees were discussed. Kevin Smith pointed out that Middletown waived impact fees per affordable unit. Meghann's notes will be shared as she had to leave before being able to address Board.

➤ **Announcements**

Michelle Lamonica thanked Joe Day from Code Enforcement for his assistance at a community event on Saturday, September 19, 2020.

Brad Dunn, from Good Neighborhood announced that his agency is available and willing to assist with homeownership repairs for low income households.

➤ **Next Meeting**

Committee Chairs to think about next step and flush out ideas. Meetings will occur every month. Give Regulatory Barriers Committee a chance to address Board at next meeting. November meeting will have subcommittees provide more specific recommendations.

➤ **Adjournment**

Kevin Smith made a motion to adjourn. Christian Willauer seconded. Motion carried. Meeting adjourned at 8:04 PM.