Mayor's Blue Ribbon Panel on Homelessness
Meeting Notes
March 1, 2017, Dover City Hall
DRAFT

- The meeting was called to order by Dr. Jerry Abrams at 4:05 PM
- Reviewed meeting minutes from 2/16/17
    - Minutes approved as written
- Presentation by Charles Martin – Kent County Board of Realtors
    - Two handouts were disseminated
        - Handout #1 showed residential housing available (single family homes, not apartments)
        - There are 121 rental properties ranging from $550-$2000/month rent – the average rent is $1239/month
        - Handout #2 showed (single family homes) properties currently available for rent
        - There are 51 properties ranging from $750-$2000/month rent – the average rent is $1257/month
        - Renters want applicants showing income and a credit report
    - A question was raised about regulations regarding the number of unrelated individuals in one rental property
        - Per County Code 4 people, City code 5 people
        - All individuals over the age of 18 must be on the lease
    - A question was raised about social security income showing as income
        - Yes however renters typically want to see 3x income needed
    - MLS system cannot search by Section 8 housing
    - City website does list Section 8 housing
    - There was discussion about the need for housing vouchers – the waiting list is two years just to be eligible and then people are placed on another waiting list
    - A question was raised about the applicant that meets income but has no credit history
        - A co-signer would be needed on the lease
- Presentation by Rachel Stucker, Acting Executive Director, Homeless Planning Council
    - Mrs. Stucker invited everyone to the Homeless Planning Council's next quarterly meeting in April at DTCC
    - Handout was disseminated: Homeless Demographics in Kent County
    - Question was raised how is HUD money distributed per County
        - There are two funding streams
            - Emergency Solutions grant money
                - Kent and Sussex County money passes through to the DE State Housing Authority
                - Total was estimated $172,000 but that includes rapid rehousing as well as emergency
                - Was estimated 60% to rapid rehousing / 40% to emergency solutions
                - Local shelters only receive approximately $5000

        - Continuum of care
            - Competitive process
            - Discussion about Community Block Grant (CBG) – administered by DHSA?
            - Discussion about Permanent Supportive Solutions
    - Mrs. Stucker will send a Rapid Rehousing report for Kent County
    - Mrs. Stucker also stated that point in time numbers will be out late April or May
- The Panel agrees that there are quite a few homeless not captured on report data, but feel that the report provides the best estimate that captures those individuals who seek shelter
- The Panel talked about the upcoming series of the collective community meeting at the Library and thought that would be helpful
- The number of vouchers given by the State is an unknown
- Mental health is a huge component – discussed the need for more case workers
- Discussion on how do we better organize to navigate resources
- Discussion about a DOJ interactive exercise
- Discussed the need for affordable group housing either in existing buildings or new construction
- Mr. Lewis is working to obtain information from the City of Dover Planning and Inspections Department on the number of vacant City lots and number of vacant homes
- Discussed Block Grant discretionary funds run through the State Office of Community Services @ DHSS
    - Need to advocate with them
- It was suggested to ask community mental health workers and employees of Grace for Dover to the next meeting
- Next meeting date set for March 16th at 5:30 PM at City Hall Conference Room
- Meeting adjourned at 5:35pm