

# Delaware's Affordable Rental Housing Landscape—Pandemic and Beyond

## Program Agenda

Wednesday, October 13, 2021, 10 to 11:30 a.m. | Virtual Zoom Meeting

**10:00 a.m. Welcome**

*Jerome Lewis, Director, Institute for Public Administration (IPA)*

**10:10 a.m. Introduction**

*Sean O'Neill, Policy Scientist, IPA*

**10:15 a.m. Keynote Speaker**

*Eugene Young, Jr., Director, Delaware State Housing Authority*

**10:35 a.m. Respondent Perspectives**

*Moderator: Stephen Metraux, Center for Community Research and Service*

*Respondents: Sarah Rhine, Housing Alliance Delaware*

*Shyanne Miller, Metropolitan Wilmington Urban League  
and H.O.M.E.S. Campaign*

*Sean Kelly, LNWA—Leon N. Weiner & Associates, Inc.*

**10:55 a.m. Dialogue Between Director Young & Respondents**

*Moderator: Stephen Metraux*

**11:10 a.m. Audience Q&A**

*Moderator: Sean O'Neill*

**11:25 a.m. Wrap Up & Next Steps**

*Stephen Metraux*



# About this Webinar Series

Today's webinar is hosted by the Institute for Public Administration (IPA) and the Center for Community Research and Service (CCRS). IPA and CCRS are applied public service and research centers within the University of Delaware's Joseph R. Biden, Jr. School of Public Policy and Administration.

We are pleased to offer this event, which is the first in a series of webinars promoting dialogue among state and local agencies, nonprofits, private sector developers, and other stakeholders on affordable housing issues and opportunities in Delaware.

IPA and CCRS offer a broad range of experience in housing policy and research. The centers are working together to understand and address the need for affordable housing in Delaware. At the start of this collaboration in early 2020, the team met with private, nonprofit, and government leaders engaged in the affordable housing landscape to identify the parameters of this work. Since then, IPA and CCRS have produced two briefs and several public programs focused on the likely impacts of the pandemic on housing and homelessness. Our webinar series continues this work and looks beyond the pandemic to statewide housing issues and opportunities for synergistic research and engagement.



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## About IPA

Established in 1973, IPA addresses the policy, planning, and management needs of its partners through the integration of applied research, professional development, and the education of tomorrow's leaders. IPA links the resource capacities of the University of Delaware to the complex needs of governments, nonprofits, and the business community. Our faculty, staff, and students collaborate on public service and applied research that make a difference in the lives of citizens in Delaware and beyond, while simultaneously contributing to the university's scholarly body of knowledge.

We apply our expertise in public administration and local government land-use planning to this housing policy collaboration.

[Visit IPA online at www.bidenschool.udel.edu/ipa.](http://www.bidenschool.udel.edu/ipa)

## About CCRS

Launched in 1972, CCRS engages in community-based research, development, and service activities in Delaware and beyond. CCRS's programs share a commitment to enhancing the well-being of people and places, particularly those that experience disadvantages relative to other communities. CCRS is active in multiple areas. This includes evidence-based housing research to better understand and inform responses to issues, with a focus on homelessness and its impacts, and research on topics related to public health, including the social determinants of health. CCRS also provides technical assistance, continuing education, and other support to community development initiatives and community-based nonprofit organizations.

We apply our expertise in community leadership and development and housing and homelessness to this housing policy collaboration.

[Visit CCRS online at www.bidenschool.udel.edu/ccrs.](http://www.bidenschool.udel.edu/ccrs)

# Biden School Housing Policy Team

## **Jerome Lewis, Director, Institute for Public Administration**

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Jerome Lewis, PhD, Associate Professor and Director of the Biden School's Institute for Public Administration (IPA), began his faculty career at UD in 1969. He helped establish and became the director of the University's Master of Public Administration program in 1975 and started the Legislative Fellows Program in 1982. Under Dr. Lewis's leadership, IPA engages students in experiential learning. Known as "The Delaware Model," this guiding philosophy equally involves faculty, professional staff, and students in public service and research projects that make a difference in the lives of citizens in Delaware and beyond.

## **Julia O'Hanlon, Policy Scientist, Institute for Public Administration**

*jusmith@udel.edu*

Julia O'Hanlon, MPA, joined IPA in 2003. Julia provides project management, research, and policy support to state and local government officials and nonprofit organizations. Julia's primary areas of expertise involve state and local management, aging-related policy issues, and healthy communities. Additionally, Julia manages IPA's Municipal Clerks Institute.

## **Sean O'Neill, Policy Scientist, Institute for Public Administration**

*oneill@udel.edu*

Sean O'Neill, AICP, joined IPA in 2017. As a member of its Regional Planning + Development team Sean works on community planning and real estate-related projects with local governments and state agencies. Sean also manages IPA's local government training program and presents timely topics on IPA's First State Insights podcasts. Prior to starting at IPA Sean was Senior Community Planner for the Chester County Planning Commission.

## **Stephen Metraux, Director, Center for Community Research and Service**

*metraux@udel.edu*

Stephen Metraux, PhD, is Associate Professor and Director of the Biden School's Center for Community Research and Service (CCRS), came to UD in 2018. Prior to that he was an Analyst at the National Center for Homelessness Among Veterans at the U.S. Department of Veterans Affairs, and Associate Professor of Health Policy at the University of the Sciences. Dr. Metraux has performed extensive research on homelessness, working on issues related to homelessness and housing nationwide.

## **Roger Hesketh, Community Revitalization, Center for Community Research and Service**

*rogergh@udel.edu*

Roger Hesketh, MPA, is Director of Community Revitalization and an Assistant Policy Scientist with CCRS, responsible for management of the Blueprint Communities Delaware community revitalization program and for CCRS's support of Jumpstart Wilmington, a neighborhood-focused real estate development training program recently launched by Cinnaire to grow local developer capacity. Prior to assuming his current role at CCRS in 2016 he served as Community Engagement and Program Manager for Public Allies Delaware in CCRS.

## **Mimi Rayl, Graduate Research Assistant, Center for Community Research and Service**

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Mimi Rayl, MRP, is a graduate research assistant with CCRS and a doctoral student in urban affairs and public policy at the Biden School. Mimi moved to Delaware in 2015. She has more than 20 years of experience in real estate development, including development of affordable housing.

# Speaker Bios

## Eugene Young, Jr.



Director Eugene Y. Young, Jr. was appointed to the Delaware State Housing Authority (DSHA) Cabinet position by Governor John Carney and confirmed by the Delaware State Senate in 2021. DSHA is the State's Housing Finance Agency and

the Planning and Community Development Agency, as well as the Public Housing Authority for Kent and Sussex Counties. Prior to being appointed to his current position, he served as President and CEO of the Metropolitan Wilmington Urban League since 2017. He began his career 16 years ago, co-founding Delaware Elite, a youth leadership development program that provided inner city youth with academic enrichment, leadership training, and access to college. He has since worked in the non-profit sector, as well as for the city, state, and federal government, serving as an aide within the Delaware General Assembly, and then as a close aide to Mayor and current United States Senator Cory Booker.

Director Young co-founded Network Delaware, a grassroots and member-led organization of community members, leaders, organizers, and activists joining together to bring real, sustainable change to Delaware. He was also selected to the World Economic Forum–Global Shapers Program, where he led in efforts to provide 6,000 Delaware elementary school children with 10 free books of their choice annually.

Director Young was born and raised on the Eastside of Wilmington, Delaware. He graduated from University of Maryland Baltimore County with a dual major in Information Systems and Sociology. He received a Master's in Public Administration from Wilmington University and Studies Nonprofit Management at the University of Delaware.

## Sean Kelly



Sean Kelly has over a decade of affordable housing development experience and oversees LNWA's 10 state, 6700 apartment footprint. He has extensive experience structuring complex real estate transactions with

emphasis on combining community development tax credits with private financing sources. Sean is the incoming 2022 Chair of the Multifamily Council of the National Association of Home Builders (NAHB) and is focused on furthering thoughtful housing policy locally and beyond. Sean is a proud Blue Hen earning his MBA from the Lerner School.

## Stephen Metraux



Stephen Metraux is Associate Professor and Director of the Center for Community Research and Service (CCRS) at the Biden School for Public Policy and Administration. Dr. Metraux has done extensive research on homelessness, and associations between homeless

and various services systems, including behavioral health, veterans, criminal justice and child welfare. His research uses administrative services data as a basis for understanding dynamics of multi-system services use. Dr. Metraux has consulted widely with local jurisdictions and non-profits in providing policy-specific and localized solutions for providing homeless and other services more effectively and efficiently.

Prior to coming to UD he was an Analyst at the National Center for Homelessness Among Veterans

at the US Department of Veterans Affairs, and Associate Professor of Health Policy at University of the Sciences.

He has worked on issues related to homelessness and housing nationwide, with extensive familiarity with these issues in Delaware and southeastern Pennsylvania, including Philadelphia.

## **Shyanne Miller**



Shyanne Miller is Black American woman, born and raised in Wilmington, Delaware. She specializes in policy advocacy and community organizing, and serves as board

member of the Coalition to Dismantle the New Jim Crow in Delaware which is a partnership to study mass incarceration and institutional racism and their affects on communities of color and the poor. She also works as Campaign Manager for the Building People Power Campaign, which is an initiative of the Metropolitan Wilmington Urban League, and a Community Organizer with Network Delaware. She focuses on fighting racism through reforming the criminal justice system and promoting democratic, economic justice.

## **Sarah Rhine**



Sarah is a graduate of Temple University and University of Maryland School of Law. Before going to law school, she worked in community development in Philadelphia. She has worked at the

Homeless Persons Representation Project as a housing attorney, Disability Rights Maryland in the mental health unit, and Maryland Legal Aid running a program for self-represented litigants in Maryland courts. She has also taught at Delaware Technical Community College in the English and Law departments. She is currently the Policy Director at Housing Alliance Delaware.