

Healthier Housing: Addressing Substandard Housing for Delaware Homeowners

Program Agenda

Tuesday, December 13, 2022, 10 to 11:30 a.m. | Virtual Zoom Meeting

10:00 a.m. Welcome

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

Steve Metraux, Director, Center for Community Research and Service (CCRS)

Kevin Gilmore, CEO, Sussex County Habitat for Humanity

10:10 a.m. Introductions

Sean O'Neill, Policy Scientist, IPA

10:15 a.m. Keynote Speaker

Matthew Heckles, Regional Administrator, Mid-Atlantic Region

U.S. Department of Housing and Urban Development

10:35 a.m. Panel Presentations and Dialogue

Introductions: Mimi Rayl, Housing Initiatives Coordinator, CCRS

Moderator: Steve Metraux, CCRS

Respondents: Kevin Smith, CEO, Habitat for Humanity of New Castle County

Tim Bailey, Executive Director, Central Delaware Habitat for Humanity

Kevin Gilmore, CEO, Sussex County Habitat for Humanity

11:10 a.m. Audience Q&A

Moderator: Sean O'Neill, IPA

11:25 a.m. Closing Remarks

Roger Hesketh, Director of Community Revitalization, CCRS



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 fifth 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

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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

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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

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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 and in Delaware in particular.

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

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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, Housing Initiatives Coordinator, Center for Community Research and Service

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Mimi Rayl, MRP, moved to Delaware in 2015. She has more than 20 years of experience in real estate development, including development of affordable housing.

Speaker Bios



Matthew Heckles

Matthew Heckles was appointed as the Regional Administrator of HUD's Mid-Atlantic region in February 2022 and is responsible for the oversight and delivery of HUD programs and services throughout Delaware,

Maryland, Pennsylvania, Virginia, Washington, D.C. and West Virginia. He serves as HUD's liaison to elected officials, congressional delegations, city managers, stakeholders, and customers.

Prior to joining HUD, he served as the Assistant Secretary and Director of the Community Development Administration at the Maryland Department of Housing and Community Development. In this capacity, he oversaw a range of operations and services from the administration and financing of single-family mortgage and multifamily development financing to housing rehabilitation and local government infrastructure programs. Most recently, his efforts centered on COVID-19 relief programs that offered forbearance for small businesses as well as tenant and homeowner assistance. Matthew Heckles worked in various positions at the Delaware State Housing Authority for more than 12 years before his work in Maryland.



Steve 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.



Kevin L. Smith

For 26 years, Kevin L. Smith has served as CEO for Habitat for Humanity of New Castle County, seeking to build homes, community, and hope with hardworking families in New Castle County.

The first paid staff member hired by the New Castle County affiliate of Habitat for Humanity, he began his career with Habitat as a volunteer coordinator at Habitat for Humanity in Fresno, California.

He made his way out West—and to Habitat—through a Volunteer Program that is part of the Mennonite Church.

A Newark native and UD “Blue Hen,” Kevin previously worked in the systems field for Delaware companies such as AIG Marketing, Standard Chlorine, and Synerfac. He holds a B.S. from the University of Delaware in Business Management (Operations) and a minor in Management Information Systems. Kevin completed Habitat for Humanity's Leadership Certificate from Harvard Business School in 2010 and Bank of America's Neighborhood Builders Leadership Training in 2016.

Kevin is a bi-vocational minister, as he has recently been commissioned in the United Methodist Church

as a deacon (clergy-Reverend). Rev. Smith graduated in May 2022 with a Master of Arts in Ministry and Leadership from Lancaster Theological Seminary in Lancaster, PA. He will continue to serve Habitat for Humanity as his primary vocation and has added a secondary vocation as clergy for his church, Newark United Methodist Church.

Kevin and his wife Diane have been married for 23 years and are blessed with four daughters and two grandchildren.



Kevin Gilmore

Kevin Gilmore is the CEO of Sussex County Habitat for Humanity. Kevin has served with Habitat for Humanity since 1992. He started as a volunteer with his Campus Chapter at Elon University in North Carolina. After

college, Kevin worked with Habitat International at their headquarters in Americus, Georgia. From there he went on to serve with Habitat for four years in Guatemala.

In 2003, he completed a graduate student fellowship with Public Allies Delaware focusing on non-profit management and building volunteer programs. After earning his Master of Public Administration degree at the University of Delaware, Kevin came to work with Sussex County Habitat for Humanity in 2004 as their first paid employee. The organization now has 28 employees and five AmeriCorps members who work with over 2000 volunteers to carry out its mission.

Kevin has served nationally on the Habitat for Humanity International US Council and locally on the Board of La Esperanza in Georgetown. He currently serves on the Board of La Plaza Delaware and the Delaware Alliance for Nonprofit Advancement.

Kevin grew up in Milford, Delaware and is pleased to be in Sussex County serving the community which nurtured him as a youth.



Timothy Bailey

Timothy Bailey, originally from Omaha, Nebraska, currently serves as the Executive Director for Central Delaware Habitat for Humanity in Dover, Delaware.

Following a brief tour in the Army, Tim moved to Denver,

Colorado, in 1996 where he began his career in reprographics serving the architectural, engineering, and construction industry. He started as an entry level blueprint technician and in the first year took his first management position as a production supervisor. In 2003, Tim married his wife, Cynthia and started a family. In the following years, he continued to serve the Denver building industry as a production manager until 2010 when he accepted a position as general manager for a family owned reprographics company.

In 2014, Tim, his wife, and four children moved to the Delaware area to be near family. In 2017, Tim accepted a position as affiliate operations manager for Central Delaware Habitat for Humanity where he began work to provide affordable homeownership opportunities to individuals and families in Kent County, Delaware. In April of 2019, Tim was named Executive Director by the CDHFH board and hopes to spend many years supporting the revitalization of the Kent County community.