

Delaware's Affordable Housing Crisis: Using Data to Drive Action

Program Agenda

Wednesday, April 27, 2022, 10 to 11:30 a.m. | Virtual Zoom Meeting

10:00 a.m. Welcome

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

Stephen Metraux, Center for Community Research and Service (CCRS)

10:05 a.m. Introductions

Sean O'Neill, Policy Scientist, IPA

10:10 a.m. Keynote Speaker

Diane Yentel, President & CEO, National Low Income Housing Coalition

10:40 a.m. Respondent Panel and Dialogue

Moderator: Mimi Rayl, Housing Initiatives Coordinator, CCRS

Respondents: Matthew Meyer, County Executive, New Castle County

*Brandy Nauman, Director, Sussex County Community Development
and Housing Department*

Steve Metraux, Director, CCRS

11:15 a.m. Audience Q&A

Moderator: Roger Hesketh, Director of Community Revitalization, CCRS

11:25 a.m. Closing Remarks

Sean O'Neill



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 fourth 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.

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, 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



Diane Yentel

Diane is the President and CEO of the National Low Income Housing Coalition, a membership organization dedicated solely to achieving socially just public policy that ensures people with the lowest incomes in the United

States have affordable and decent homes. Diane is a veteran affordable housing policy expert and advocate with nearly two decades of work on affordable housing and community development issues.

Before rejoining NLIHC (where she previously worked as a policy analyst), Diane was Vice President of Public Policy and Government Affairs at Enterprise Community Partners, where she led federal, state and local policy, research and advocacy programs. Prior to Enterprise, Diane was the director of the Public Housing Management and Occupancy Division at the US Department of Housing and Urban Development (HUD), where she managed a team overseeing the development and implementation of nationwide public housing policies, procedures and guidelines. She also worked to advance affordable housing policies with Oxfam America and the Massachusetts Coalition for the Homeless, and served for 3 years as a community development Peace Corps volunteer in Zambia.

Diane is frequently cited in media outlets, including the Washington Post, The New York Times, Politico, Mother Jones, NPR and The Guardian. She serves on the Board of Directors of the National Housing Conference, and the Coalition on Human Needs, and has a Masters in Social work from the University of Texas at Austin.



Matthew Meyer

In 2016, Matt Meyer was a sixth and seventh grade Math teacher when he first ran for public office, defeating a heavily favored three-term incumbent in a grassroots campaign to serve as the Chief Executive of Delaware's

largest county. Prior to becoming County Executive, Mr. Meyer worked as a math teacher, a diplomat in Iraq, an economic advisor to Delaware Governor Jack Markell and started two successful businesses.

Under Meyer's leadership, New Castle County is reducing its carbon footprint, preserving more open space, turning vacant spaces into livable places, addressing environmental injustices, and has responded aggressively to COVID-19 and opportunities to build back better from the pandemic. Notably, Meyer led New Castle County to create the largest full-service homeless shelter in state history, converting a 192 room three-star hotel into the NCC Hope Center. The Hope Center today provides dignity and comprehensive services to the most vulnerable Delawareans.

A graduate of Brown University and University of Michigan Law School, Meyer is fluent in Swahili and has studied Spanish, French and Hebrew.



Brandy Nauman

Brandy Bennett Nauman is the Director of the Sussex County Community Development and Housing Department. In the position Brandy oversees the County's rehabilitation programs, affordable housing programs, as well as fair

housing activities and outreach.

Brandy was recently appointed to the Board of Directors for First State Community Action Agency. She serves on the Board of Directors for the Delaware Continuum of Care (CoC) and is a member of the CoC's Scoring and Ranking Committee. She is also the Senior Vice President for the Delaware Chapter of the National Association of Housing and Redevelopment Officials (DE NAHRO), and serves on DE NAHRO's Scholarship and Poster Contest Committees. She actively participates in the State's Fair Housing Task Force and Delaware Women Leading Government. In her role with the County, she also participates on the Sussex Housing Group and Community Development Network, divisions of Housing Alliance Delaware.

Brandy holds a Bachelor of Arts degree in International Relations from the University of Delaware and a Master of Public Administration degree from the University of Illinois at Springfield. She is a native Sussex Countian, and currently lives in Milton with her husband and two daughters.



Steve Mettraux

Stephen Mettraux is Associate Professor and Director of the Center for Community Research and Service (CCRS) at the Biden School for Public Policy and Administration. Dr. Mettraux 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. Mettraux 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.