



Kendra Johnson
STATE REPRESENTATIVE
5th District

HOUSE OF REPRESENTATIVES
STATE OF DELAWARE
411 LEGISLATIVE AVENUE
DOVER, DELAWARE 19901

COMMITTEES
Housing, Chair
Health & Human Development
Public Safety
Revenue & Finance

House Housing Committee Meeting Minutes

1.22.25

House Committee Recording

Chair Johnson called the meeting to order at 1:02 p.m.

Members present:

Rep. Johnson, Chair

Rep. Lambert, Vice Chair

Rep. Carson

Rep. Gorman

Rep. Ortega

Rep. Gray

Rep. Giltner

Rep. Hensley

Rep. Morris

Rep. Spiegelman

Chair Johnson introduced **HB 30, AN ACT TO AMEND CHAPTER 299, VOLUME 84 OF THE LAWS OF DELAWARE RELATING TO THE AFFORDABLE HOUSING PRODUCTION TASK FORCE** *Time Stamp: 1:06 p.m.*

Chair Johnson, House prime sponsor of the legislation, explained that the bill focuses on extending the reporting deadline for the Affordable Housing Production Task Force (“Taskforce”) by changing the deadline for the provision of the final report from March 1, 2025, to April 7, 2025.

Chair Johnson emphasized that the Taskforce has been actively meeting since August 2024, with frequent sessions to address the state’s affordable housing crisis. She noted the importance of additional subcommittee meetings to finalize recommendations. The Taskforce subcommittees include Regulatory and Permitting, Finance and Development, Construction, Manufactured Housing, and a Community Focus Group, with each subcommittee completing three rounds of meetings.

Chair Johnson explained that the bill would allow the subcommittees the necessary time to finalize their reports and hold their final meetings. This additional time is intended to ensure that the Taskforce and its subcommittees can produce a comprehensive and effective final set of recommendations to address the affordable housing crisis in Delaware.

Chair Johnson recognized Ms. Del Collo, Chief Strategy Advisor for the Delaware State Housing Authority, who provided an update on the task force’s progress. She noted that the

Manufactured Housing Committee was meeting concurrently in Tatnall to provide updates on their progress. She reported that three subcommittees had recently concluded their fourth and potentially final meetings with numerous reported recommendations. Ms. Del Collo emphasized that a Taskforce extension would allow for all recommendations to be shared with the whole task force.

Chair Johnson opened the floor for questions from members.

Rep. Spiegelman expressed concern about the decline in the expansion of manufactured housing communities over the past decade, attributing this to laws and regulations surrounding mobile homes. He asked whether the State had considered the requirements and financial incentives for creating new mobile home communities instead of focusing solely on making current ones more affordable.

Ms. Del Collo responded by explaining that Jerry Heisler, Chair of the Manufactured Housing Committee, has put forth twenty-nine recommendations related to the manufactured housing industry. These have been grouped into categories focusing on manufactured homeowners or potential buyers, land or community owners, developers, and broader industry practices. She noted that discussions have frequently referenced previous legislation, including rent justification laws.

Rep. Gorman asked about the next steps once the subcommittees have finalized their recommendations.

Ms. Del Collo outlined the Taskforce's process, explaining that two Taskforce meetings are planned for February 6 and February 20. During these meetings, the subcommittee chairs will present their recommendations to the full Taskforce, allowing for discussions and public comment. Voting on the recommendations will occur on March 13 and March 20, giving the task force time to deliberate. She added that if HB 30 is passed, it would enable the Taskforce to finalize its report for the Governor and General Assembly by April 7.

Chair Johnson opened the floor for public comment.

Members of the public who voiced support for the bill included Sony Starr.

No members of the public provided testimony in opposition of the bill.

A motion was made by Rep. Carson and seconded by Rep. Spiegelman to release HB 30 from committee, motion carried. Yes = 10 (Johnson, Lambert, Carson, Gorman, Ortega, Giltner, Gray, Hensley, Morris, Spiegelman); No = 0; Absent = 3 (Moore, Bolden, Anton). The bill was released from committee with a F=11, M=1, U=0 vote.

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Chair Johnson adjourned the meeting at 1:19 pm

Respectfully submitted by:

Caleb Mathis, Legislative Fellow

Attendance List

- Sonya Starr, Housing Alliance Delaware
- Caitlin Del Collo, Delaware State Housing Authority