

**DRAFT OF MINUTES PROPOSED FOR ADOPTION
THE AFFORDABLE HOUSING LOAN COMMITTEE
Meeting Minutes
Wednesday, May 11, 2022
Greenville, North Carolina**

Present:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Jack Brock | <input checked="" type="checkbox"/> Anne Fisher | <input checked="" type="checkbox"/> Kevin Howard |
| <input checked="" type="checkbox"/> Derick Cherry | <input checked="" type="checkbox"/> Ronita Jones | <input type="checkbox"/> Martin Tanski |

Absent

- | | | |
|--|---------------------------------------|---|
| <input type="checkbox"/> Jack Brock | <input type="checkbox"/> Ronita Jones | <input type="checkbox"/> Kevin Howard |
| <input type="checkbox"/> Derick Cherry | <input type="checkbox"/> Anne Fisher | <input checked="" type="checkbox"/> Martin Tanski |

Staff:

- | | | |
|--|---|---|
| <input type="checkbox"/> Thomas Barnett | <input checked="" type="checkbox"/> Gayla Johnson | <input type="checkbox"/> Monica Daniels
(City Council Liaison) |
| <input checked="" type="checkbox"/> Tiana Berryman | <input type="checkbox"/> Christine Wallace | |
| <input checked="" type="checkbox"/> Sylvia Brown | <input type="checkbox"/> Renee Skeen | |
| <input type="checkbox"/> Phoenix Hinson | | |

A. Roll Call

B. Approval of Agenda

Motion was made by Mr. Cherry and seconded by Mr. Brock to approve the amended agenda. Motion carried unanimously.

C. Approval of meeting minutes from March 9, 2022

Motion was made by Mr. Cherry and seconded by Mr. Brock to approve the meeting minutes. Motion carried unanimously.

D. Old Business

None

E. New Business

1. 2022-2023 DRAFT Annual Action Plan Public Meeting

Ms. Johnson informed the committee on the purpose and structure of the Annual Action Plan. The Annual Action Plan outlines what HUD and the City of Greenville anticipates to accomplish during the fiscal year and how the City will invest federal and local funds in community development activities. The Consolidated Plan maps out the direct priorities for a 5-year period and each of the 5-year periods includes an Annual Action Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) reports the accomplishments and investments during the fiscal year. The Annual Action Plan is a requirement of Federal HUD funding that provides a 5-year Consolidated Plan with a detailed budget and description of activities. The City has two (2) sources of funding that include: Community Development Block Grant (CDBG) and HOME Investment Partnership. This is the final Annual Action Plan for the 5-year Consolidated Plan that excludes COVID-19 funding due to the City expending those funds.

Public Meeting Schedule

- Community Meetings (11/18, 12/9)
- Stakeholder Meeting (12/2)
- First Public Hearing (12/10)
- Non-profit funding process (December – March)
- Public Comment Period on Draft Plan (4/11-5/12)
- Draft Public Meeting (4/21, 5/5, 5/11)
- Final Public Hearing (5/12)
- Submission to HUD (5/16)

Action Plan Top Priorities

1. Lincoln Park Neighborhood Revitalization
 - infrastructure improvements to include street repaving, green space, lighting extension
 - City sponsored and incentivized new construction
2. Home Rehabilitation
 - Stabilizing existing residents
 - Ensuring safe, decent, sanitary housing for LMI homeowners
3. Homeownership
 - Continued 20% HOME down payment assistance program
4. Education & Non-profit Support
 - Support of holistic community development
 - Center for Family Violence Prevention
 - Martin-Pitt Partnership for Children
 - Koinonia Christian Center Church
 - Boys & Girls Clubs of the Coastal Plain
 - Habitat for Humanity of Pitt County
 - Community Crossroads Center

Ms. Berryman gave an overview of the proposed budget for the upcoming fiscal year. The numbers provided are estimates and have not been awarded by HUD.

Action Plan: Project & Funding

Activity	CDBG	HOME	Total
Planning & Administration	\$200,000	\$200,000	\$400,000
Housing Rehabilitation	\$1,080,000	\$0	\$1,080,000
New Construction	\$0	\$200,000	\$200,000
Down Payment Assistance	\$0	\$230,000	\$230,000
Public Service	\$150,000	\$0	\$150,000
TOTAL	\$1,430,000	\$2,430,000	\$3,860,000

Ms. Jones asked if there is a long waiting list for people who need home rehabs.

Ms. Berryman stated that the waiting list has not improved over the last couple of years. The wait can be anywhere from 3-5 years. Having contractors is the City's biggest hurdle at the moment to fulfil the housing rehab needs of citizens. The City has adequate funding for the program. However, finding licensed contractors who are part of the City's program has been difficult. Currently, the City only has three (3) contractors completing one-two homes at a time.

Mr. Howard asked if the City has a cap.

Ms. Berryman responded no and contractors are encouraged to participate in the program. Ms. Berryman provided the City's Housing Division number if anyone has questions about the program. Contractors can call AJ Basile or Virgil Smith at 252-329-4481. There is an application process and informational meeting for the contractors once a year. The City is not limited to how many informational meetings it can have.

Mr. Howard asked about the Housing rehab and the new construction from the budget and reallocation of \$100,000 to \$150,000.

Ms. Berryman stated that in the Annual Action Plan, they indicate a goal of about 75% of their resources being invested in West Greenville. Many of the homes in West Greenville have deteriorated and the cost of materials and labor has increased. Materials are one reason why the ability to address the needs in the home for \$60,000 has become more challenging. The City is also phasing out the lead program that provided up to \$25,000 per unit that qualifies for the program along with utilizing GUC funding which allows the program to stretch CDBG funds.

Mr. Howard asked if the budget gets approved at this level, what happens when you run out of money.

Ms. Berryman stated that the funding that is available is awarded without an actual request. The amount given is not a requested or desired amount. The programs have not run out of money due to other funding sources along with general fund dollars which allows flexibility.

Mr. Cherry asked the status of the Taff-Mills Project.

Ms. Berryman stated that the City is currently negotiating a development agreement. The City has procured legal services through the Banks law firm who is familiar with Taff-Mills. There is a draft contract and timing things out while due diligence has to occur before any funds can be transferred. An environmental review also needs to be done so Taff-Mills can secure the property and begin construction.

F. Staff Report

a. Homeownership Education Workshop

Ms. Johnson informed the committee about the Homeownership Education Workshop. Below is the posted schedule for those interested in attending the workshop that there will be limited

seating so an RSVP is required and due to COVID-19, temperature checks will be done at the door and is required for all. A mask is also required and will be provided if needed. The workshop will be held at the Greenville Housing Authority, Multipurpose Room, 1108 Broad Street. If anyone is interested in signing up for the workshop, please call Tomeka Edwards 252-329-4036 or Kimberly White at 252-329-4056.

- Saturday, May 21, 2022 @ 9:00 AM

Homeownership Education Workshop Schedule 2022

May 21	September 17
June 18	October 15
July 16	November 19
August 20	December 17

b. Annual Action Plan Public Hearing

May 12, 2022 @ 6:00 PM
City Council Chambers

c. Next AHLC meeting

- June 8, 2022
- 4:00 p.m.

d. Affordable Housing Loan Committee 2022 Meeting Schedule:

June 8	October 12
July 13	November 12
August 10	December 14
September 14	

G. Other

Mr. Cherry asked for a CD Week update.

Ms. Johnson stated that during Community Development week the event was virtual and the website provided updated information.

Ms. Jones stated that some citizens have informed her that the Housing division is doing a good job in the Lincoln Park area.

H. Adjournment

Motion was made by Ms. Fisher and seconded by Mr. Cherry to adjourn. There were no objections to adjournment.

Ronita Jones, Chairman

Gayla Johnson, Staff Liaison