

**THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING**  
**Minutes**  
**December 13, 2006**  
**Greenville, North Carolina**

**Present:**

Dallas Taylor     John Tullos     Gloria Pearsall     Vila Rosenfeld     Robert Moore     Tammie Carlton  
 Brian Becker     James Tucker     Rose Glover (City Council Liaison)

**Absent:**

Dallas Taylor     John Tullos     Gloria Pearsall     Vila Rosenfeld     Robert Moore     Tammie Carlton  
 Brian Becker     James Tucker     Rose Glover (City Council Liaison)

**Staff:**

Sandra Anderson     Gloria Kesler     Karen Gilkey     Dondra Perkins     Merrill Flood

A. Roll Call

In the brief absent of the Chair, Mr. Dallas Taylor, the meeting was called to order by Ms. Vila Rosenfeld.

B. Old Business

- Review of Meeting Minutes from November 8, 2006

Motion was made by Tammy Carlton and seconded by James Tucker to approve the minutes as presented. Motion carried unanimously.

C. New Business

- Proposed Extension of DPA / Rehab Assistance Area (Sandra Anderson)

Ms. Sandra Anderson stated that this request was to provide services to persons outside the 45-Block Revitalization Area, but within the Redevelopment Area. Ms. Anderson displayed a map indicating the proposed extension area, this map identified areas in which the BOND program was approved in the Certified Redevelopment Area. Ms. Anderson concluded that the proposal was not to allow services to persons outside the Redevelopment Area, but to allow the monies to be spent outside the 45-Block Revitalization Area. Mr. Merrill Flood continued by explaining that the objective was to allow property owners sitting adjacent to the 45-Block Revitalization Area opportunity to receive help with rehabbing their homes if needed. Ms. Vila Rosenfeld questioned the funding sources? Ms. Anderson responded by stating that the funding would be used from the current approved CDBG funding. With no further questions, motion was made by Tammy Carlton and seconded by James Tucker to approve the proposal as written. Motion carried unanimously.

- Set Just Compensation for the following properties:

- Willie Edwards Heirs, 1103 Douglas Avenue-Vacant Lot, Parcel #06857 \$3,200.00

According to Ms. Kesler the property at 1103 Douglas Avenue is a vacant lot between the house the city move from Bonners Lane and a New Construction Home that sold just a few weeks ago. Ms. Kesler stated that the vacant lot would be combined with the rehabbed property. Ms. Kesler continued by stating

that the appraised value and the review appraisal were set at \$3,200.00, with a tax value of \$2,290.00. Ms Kesler explained to the committee that the property owners waived the tax value because of a case pending with the Code Enforcement Department. With no further questions, motion was made by Vila Rosenfeld and seconded by Tammie Carlton to approve Just Compensation for Property at 1103 Douglas Avenue, Parcel# 06857 for \$3,200.00. Motion carried unanimously.

- Vergie Edwards & Griffin Edwards Heirs, 1009 Douglas Avenue-Vacant Lot, Parcel #06838, \$3,100.00

Mrs. Kesler stated that this property sat adjacent to the house the city move from Bonners Lane. Ms. Kesler continued by explaining that the appraised value and the review appraisal were set at \$3,100.00, with a tax value of \$2,180.00. Ms Kesler stated that the tax value was waived by the owners. Motion was made by Vila Rosenfeld and seconded by Tammie Carlton to accept the proposed value of 1009 Douglas Avenue, Parcel# 06838 for Just Compensation set at \$3,100.00. Motion carried unanimously.

- Doris Daughtry Heirs, 1003 Douglas Avenue-Vacant Lot, Parcel #01397, \$4,500.00

According to Ms. Kesler this lot was large and vacant and was the last one in the row on Douglas Avenue. Ms. Kesler continued by stating that the appraised value and the review appraisal were set at \$4,500.00, with a tax value of \$4,460.00. With no further questions, motion was made by Vila Rosenfeld and seconded by Brian Becker to accept the Just Compensation for property at 1003 Douglas Avenue, Parcel# 01397 at \$4,500.00. Motion carried unanimously.

- Cindy Donaldson Reid & Arnold Taft, 603 Roosevelt Street-Vacant Lot, Parcel #13791, \$4,000.00

Ms. Kesler explained to the committee that the appraised value and the review appraisal were set at \$4,000.00, with a tax value of \$2,140.00. With no further questions, motion was made by Vila Rosenfeld and seconded by Tammie Carlton to accept the Just Compensation for property at 603 Roosevelt Street, Parcel#13791 at \$4,000.00. Motion carried unanimously.

- Trueway Free Will Baptist Church, Vacant Lot 604 Roosevelt Street, Parcel #17572 \$8,000.00 and 605 Roosevelt Street, Parcel #17571 \$8,000.00

Mrs. Kesler stated that these two properties were across from each other. The owners purchased this property to build a church. Mrs. Kesler stated that the property was behind the homes built on 603 & 607 McKinney. Ms. Kesler explained to the committee that the appraised value and the review appraisal were set at \$8,000.00 per a lot, with a tax value of \$6,700.00 for lot 604 Roosevelt and \$6,410.00 for lot 605 Roosevelt. With no further questions, motion was made by Vila Rosenfeld and seconded by Tammie Carlton to accept the Just Compensation for property at 604 Roosevelt Street, Parcel #17572 at \$8,000.00 and 605 Roosevelt Street, Parcel # 17571 at \$8,000.00. Motion carried unanimously.

- Proposed Change to the University Area DPA Program
  - Change Maximum sales price from \$150,000.00 to \$200,000.00

Mrs. Kesler instructed the committee to review the document found in their packet. Ms. Kesler stated that this program was designed for employees that are interested in purchasing new homes in the university

area. Ms. Kesler continued by explaining that as she begin to asset the properties, it became obvious that there were not a lot of properties in the area available under \$150,000.00. Ms. Kesler stated that she was asking to propose a change to the maximum sales price from \$150,000.00 to \$200,000.00. Ms. Kesler also stated that four (4) families are interested in purchasing a home in the area. With no further questions, motion was made by Brian Becker and seconded by James Tucker to change the maximum sales price from \$150, 000.00 to \$200,000.00. Motion carried unanimously.

D. Other

- Downpayment Assistance Update

Ms. Kesler referred the committee to the Downpayment Assistance Update Document included in their packet. Ms. Kesler continued by stating to the committee that the last home of the four (4) new homes built in the 45-Block Revitalization area closed on November 17, 2006. Ms. Kesler stated that this home closing was in partnership with the Greenville Housing Authority. Ms. Kesler stated to the committee that a Homebuyer workshop was conducted with the Greenville Housing Authority with a total of fifteen (15) participants. Out the fifteen (15), fourteen (14) completed the workshop and two (2) are interested in purchasing one the new homes that are currently being built in the 45-Block area.

On December 4, 2006 Dallas Taylor (Committee Chair) reviewed a 5% No-Interest Loan application for Kundan Kumar. The application was approved for a \$6,500.00 loan with a \$108.33 a month for 60 months to assistance in the purchase of an existing home at 110 Woodstock Dr. His payments Ms. Kesler stated that this homeowner was a result of speaking with different realtors and local banks about the 5% No Interest Loan Program. The closing is scheduled for January 18, 2007.

To Date 99 homes have closed at Countryside Estates with 2 pending at the end of December.

- Non-Profit Funding Update

In the absent of Ms. Karen Gilkey, Ms. Kesler referred the committee to the updated copy of the status of the Non-profit Allocations as of December 2006 located in their packets. Ms. Kesler concluded by stating that if the committee had any questions to call the office and speak with Ms. Gilkey.

E. Adjournment

With no further discussion the meeting was adjourned.

Signature on File

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Dallas Taylor, Chair

Signature on File

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Gloria H. Kesler, Staff Liaison

drp