

THE AFFORDABLE HOUSING LOAN COMMITTEE

Meeting Minutes

Wednesday, December 10, 2014

Greenville, North Carolina

Present:

- Howard Conner
- Kevin Fuell
- Matt Smith

- Melinda Dixon
- Melissa Grimes
- Sarah Smith

- Thomas Hines
- Walt Kitchin

Absent:

- Howard Conner
- Kevin Fuell
- Matt Smith

- Melinda Dixon
- Melissa Grimes
- Sarah Smith

- Thomas Hines
- Walt Kitchin

Staff:

- Merrill Flood
- Niki Jones
- Sylvia Brown

- Betty Moseley
- Marion Blackburn (City Council Liaison)
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A. Roll Call

B. Approval of Agenda

Motion was made by Mr. Conner and seconded by Mr. Hines to approve the agenda as presented. Motion carried unanimously.

C. Approval of meeting minutes from November 12, 2014

Motion was made by Mr. Conner and seconded by Mr. Hines to approve the meeting minutes from November 12, 2014 as presented. Motion carried unanimously.

D. Old Business

None

E. New Business

1. Proposed 2015-2016 Annual Action Plan

Mr. Jones stated that the 2015-2016 Annual Action Plan was a requirement of Federal HUD Funding. The City is currently in year three of the Consolidated Plan. The Annual Action Plan details how funds from the Community Development Block Grant (CDBG) and the HOME Investment Partnership will be spent.

The draft schedule is:

December 11, 2014	First Public Hearing
January – March 2015	Non-profit funding process
February 3, 2015	Redevelopment Commission review
February 11, 2015	Affordable Housing Loan Committee review
February 12 – March 12, 2015	Citizen Comment period
March 12, 2015	Final Public Hearing

Top Priorities:

1. Owner-Occupied Housing Rehabilitation
2. Lincoln Park Neighborhood Redevelopment
3. Acquisition and Demolition of Substandard Structures
4. West Greenville Commercial Center Development
5. Homeownership
6. Education and Non-profit Support
7. Elimination of Environmental Hazards

The proposed budget is based on funding from last year. Staff will not know the actual numbers until next year.

ACTIVITY	HOME FUNDS	CDBG FUNDS
Planning & Administration	\$38,000	\$168,000
Housing Rehabilitation	\$100,000	\$182,000
Relocation	0	\$5,000
Acquisition	0	\$50,000
New Construction	\$158,237	0
Clearance/Demolition	0	\$15,000
Downpayment Assistance	\$30,000	0
Community Housing Development Corporation	\$57,571	0
Public Facilities Improvement	0	\$200,000
Public Service	0	\$120,000
Economic Development	0	\$100,143
Program Income	0	0
Total	\$383,808	\$840,143

F. Staff Report

Ms. Brown stated that 2015-2016 Subrecipient Funding Applications are due Tuesday, January 13, 2015 by 3:00 PM. Submit one bound original and one bound copy to the Housing Division, 201 West Fifth Street. Staff will begin reviewing the applications immediately upon receipt. In February, the non-profits will make their presentations to the Affordable Housing Loan Committee. In March, the AHLC will make recommendations as to the funding amounts. The recommendations will be presented to City Council and then City Council will send approved recommendations to HUD for final approval. Depending on the number of non-profits applying, the March 2015 may need to be changed to 3:00 PM to allow sufficient time for review and recommendations. Staff will advise the committee in February if a change is needed.

The 2015 meeting schedule will be e-mailed to the committee. Since November 11 is Veterans Day and City offices are closed that day, the committee will need to decide on a different day to meet during the October meeting.

The November Financial Literacy Class was cancelled. It was rescheduled for December 15, 2014 at 5:30 PM at Carver Library. Also, the final Financial Literacy class will be December 29, 2014.

At the January 2015 meeting, a new Financial Literacy Class schedule will be give to the committee.

Mr. Kitchen asked how many non-profits are expected to present at the February meeting.

Ms. Brown replied that generally we have five to seven non-profits.

Mr. Kitchen asked if that is the only date that the committee will be able to hear presentations.

Ms. Brown replied that if there are a large number of qualified applicants, then the committee can have a special meeting to hear them.

G. Other

Mr. Conner asked about an article he noted in the newspaper referencing some new homes that are being constructed in West Greenville.

Mr. Jones replied that the State Employees Credit Union Real Estate Commission desired to reinvest money in low to moderate income areas. The SECU has several million dollars that they are investing in the north Greenville areas. They have partnered with us to help in buying dilapidated properties, rehabilitating them, and equipping with energy star appliances.

H. Adjournment

Motion was made by Mr. Conner and seconded by Ms. Dixon to adjourn the AHLC meeting. Motion carried unanimously.

Signature on file

Walt Kitchin, Co-Chair

Signature on file

Sylvia D. Brown, Staff Liaison