

**DRAFT OF MINUTES PROPOSED FOR ADOPTION
THE AFFORDABLE HOUSING LOAN COMMITTEE
Virtual Meeting Minutes
Wednesday, February 9, 2022
Greenville, North Carolina**

Present:

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

Absent

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Jack Brock | <input type="checkbox"/> Ronita Jones | <input type="checkbox"/> Judy Wagner |
| <input type="checkbox"/> Derick Cherry | <input checked="" type="checkbox"/> Kevin Howard | |
| <input type="checkbox"/> Anne Fisher | <input 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 checked="" type="checkbox"/> Christine Wallace | |
| <input checked="" type="checkbox"/> Sylvia Brown | <input type="checkbox"/> Renee Skeen | |
| <input checked="" type="checkbox"/> Phoenix Hinson | | |

A. Roll Call

Ms. Jones called for a roll call. Ms. Wallace did the roll call.

B. Approval of Agenda

Ms. Jones called for a motion and a roll call. Motion was made by Ms. Fisher and seconded by Ms. Wagner to approve the amended agenda. Ms. Wallace did the roll call. Motion carried unanimously.

C. Approval of meeting minutes from December 8, 2021

Ms. Jones called for a motion. Motion was made by Mr. Cherry and seconded by Ms. Fisher to approve the meeting minutes. Ms. Jones called for a roll call. Ms. Wallace did the roll call. Motion carried unanimously.

D. Old Business

None

E. New Business

1. Sub-recipient Funding Request Presentations (2022)

Ms. Johnson informed the committee that local non-profits will be making their presentation today for funding requests. Each non-profit will receive 10 minutes to present to the committee what their non-profit is, why it is important and why it should be funded. Members of the committee will be allowed to ask questions at the end of each presentation.

Ms. Fisher asked if the committee will be voting or scoring today.

Ms. Johnson stated that scoring and voting will take place during the March 9th meeting.

a. Center for Family Violence Prevention

Center for Family Violence Prevention is requesting \$23,402.56 for their program Individual Group Crisis Recovery Services that targets adults and children who have experienced domestic violence.

Center for Family Violence Prevention was represented by Laura Coleman, Director of Resource Development and Planning, and Laura King, Executive Director. Ms. Coleman informed the committee of their mission to break the cycle of domestic violence while enhancing individual self-sufficiency and promoting healthy family relationship in the community.

Services

- New Directions Safe House
- Court Services
- Counseling for Adults and Children
- Child Visitation Exchange and Monitored Parental Visits
- Parenting Classes
- Anger Management Therapy
- Youth Outreach
- Hispanic Outreach
- Community Education
- Abuser Treatment Therapy
- Three Resale Stores

Impact (2021)

- 678 victims contacted the crisis line
- 579 victims received court advocacy services
- 646 victims received counseling services
- 63 victims and 36 children were given safe shelter
- The average stay at New Directions was 70 days

Reason for Request Amount of \$23,402.56

- Salary for shelter manager
- Salaries for the adult and children's counselor
- Cost for parenting classes
- Cost for client education
- Cost for case management
- Supplies
- Printing/Copying
- Cost to manage grant contract

Ms. Coleman stated that domestic violence victims experience an increased risk of death when they leave their abuser. The shelter keeps the victims safe, as well as, gives victims the assistance and tools they need to move forward with safe lives for themselves and their children.

Mr. Cherry asked what other funding sources will the center be using other than CDBG funds.

Ms. Coleman stated that they leverage multiple funding sources that include the Governor's Crime Commission, the Families Violence Prevention Act, the North Carolina Council for Women and Youth Involvement and the Emergency Solutions Grant. Funding is also provided through the three boutiques operated through the center.

Ms. Jones asked if they provide services to victims who income exceeds the low-to-moderate income.

Ms. Coleman stated that very few are above the low-to-moderate income. However, they do provide services to those individuals as well.

Ms. Johnson informed the committee and the non-profits that staff recommendations will be provided at the end of the presentations.

b. Martin-Pitt Partnership for Children

Martin-Pitt Partnership for Children is requesting \$10,000 for their program Parents as Teachers (PAT) which will target families with children 0-5 years old to reduce the number of abuse and neglect cases.

Martin-Pitt Partnership for Children was represented by Dorienne Jones, Parents as Teachers Supervisor, and Tanesha Webb, Parent Educator. Ms. Jones informed the committee that Martin-Pitt Partnership for Children is a local non-profit that supports families and caregivers of young children. Their mission is to make meaningful and measurable investments in young children to enable them to achieve their fullest potential.

Program Six Main Components

1. Quality Childcare and Learning
2. Assistance Finding Childcare Services
3. Parent and Family Support
4. Healthcare
5. Childcare Provider Training
6. Early Literacy

Ms. Jones points out that without high quality early education, at-risk children are 25% more likely to drop out of high school, 60% more likely to never attend college, 40% more likely to become a teen parent, 50% more likely to be placed in special education classes and 70% more likely to be arrested for a violent crime. Ms. Jones explained why early childhood education is

important and the effects of poverty in the community. Ms. Jones presented a short video for the committee to view that explains how the program Parents as Teachers work.

c. Koinonia Christian Center Church

Koinonia Christian Center Church is requesting \$25,000 for their Max Factor Leadership Institute (Max Factor). Max Factor is a youth development and mentoring program located at CM Eppes Middle School and 1405 SW Greenville Boulevard.

Koinonia Christian Center Church was represented by Tara Powe, KCS Education Committee Chair, and Jermaine Johnson, Max Factor Director. Mr. Johnson informed the committee that what adds to a child's success is team or village to help ensure their success. Mr. Johnson used the idea of being the four legs of a table: The School, The Parents, The Teachers, and the Community (Max Factor). As a partnership with CM Eppes, the Max Factor program is a legacy program that was founded by Bishop Rosie O'neal in honor of her grandfather Dr. Maxwell Malllwin. The program uses leadership and mentoring to impact students by providing positive black role models in the lives of black male students through after-schools sessions and exposure encounters (electives and trips).

Program Four Main Goals:

1. 75% of members in grades 6-8 will maintain a C grade point average or better
2. 90% of the members attend meetings and exposure encounters
3. 100% of 8th graders receive promotion to the 9th grade
4. 90% of members will complete at least two service projects

Ms. Powe informed the committee that has been asked to extend their program with Pitt County Schools. The Max Factor Early Intervention Program is an extension program of the Max Factor Leadership Institute designed to instill principles, values, and leadership for at-risk young males. The request was presented by a school principal to help provide support to students identified as having academic, social-emotional, and behavior challenges. The program will consist of thirty (30) 3rd-5th grade male students at Elmhurst and South Greenville Elementary Schools. The students will meet bi-monthly with mentoring sessions and afterschool programming.

Program Goals:

1. To provide high quality educational activities and programs to thirty (30) male students to support improving social and academic outcomes for students.
2. To provide trained and certified mentors to facilitate mentoring and character development lessons to thirty (30) males students to assist with developing coping skills, resisting negative peer pressure, and how to be a good friend and a good citizen.
3. To provide three (3) educational field trip opportunities for thirty (30) male students outside of their community that will expand their cultural enrichment development and educational experience.

4. To engage in partnerships with local schools, community agencies and families that support program goals, student development and learning experiences.

Supportive Partners

1. Koinonia Community Solutions
2. City of Greenville
3. Pitt Cooperative Extension - -H Program
4. Clearpoint Mental Health
5. Elmhurst Elementary School
6. South Greenville Elementary School
7. CM Eppes Middle School.

Why We Need Funding

1. To purchase program supplies for academic support activities and mentoring sessions
2. To cover personnel costs for 2 program assistants
3. To cover travel costs and admission fees for educational field trip opportunities
4. To help meet a need requested by school administration
5. To build capacity through partnerships, staff development, and program culture

Ms. Fisher asked how long have it been since they first started in Greenville.

Mr. Johnson stated that they started the program in 2013 and has maintained their partnership with them since that time.

Ms. Fisher asked what about in the elementary schools, when did that start?

Ms. Powe stated that the request came a couple of months ago. They have not started that program. However, they plan to start that program the next school year. Ms. Powe also informed the committee that the differences between the two programs is the middle school targets African American young males and the other two schools with target any young male. It is not limited to African American males.

d. Boys and Girls Clubs of the Coastal Plain

The Boys and Girls Clubs of the Coastal Plain is requesting \$30,000 for their program Club Academy. Club Academy is a youth development and academic success program located at 475 W. Belvoir Road and 1100 Ward Street.

Boys and Girls Clubs of the Coastal Plain was represented by Dre Nix, Chief Operating Officer, Jamar Sampson, Director of Academic Success and Leonard Paulk, Director of Education. The committee viewed a video about their program. Their mission is to enable all young children, especially those who need us most, to realize their full potential as productive, caring,

responsible citizens. Their vision is that every child and teen that walks through the door is both inspired and prepared for the future of their choice. Their core values are Innovation, Unity, Dedication, Integrity and Excellence. The program is held at the Grady White Boats building and their newest building Lucille W. Gorham Center.

Organizational Reach:

- 1873 Club members(dropped since COVID-19)
- 63% free and reduced lunch (6% increase)
- 58% live in single parent households
- 47% live in households with income under \$25,000

The CDBG Goals:

Goal I - is to provide academic enrichment services and activities that enhance the overall academic performance and participants in core content areas of reading, math, and science.

Goal II – to promote interest in and awareness of science, technology, engineering, and mathematics (STEM) to Club members and to provide STEM-related learning opportunities for traditionally underserved groups, including girls and young people of color.

Goal III – to eliminate summer learning loss in the areas of reading and math.

Mr. Paulk also stated that with CDBG-CV funding, members of the program were allowed to receive free tutoring from Sylvan Learning Center and tutors came in Monday through Thursday each week. Sylvan has completed over fifty (50) hours of tutoring services this year.

Ms. Jones asked if the same programs offered at both locations.

Mr. Sampson stated that there are some differences. At the Grady White location, there is a K-5 academic success program that is pushed into the school. At the Northwest Elementary School and Belvoir Elementary School they are trying to push that program because it is very intensive around in-school tutoring.

e. Habitat for Humanity of Pitt County

Habitat for Humanity is requesting \$35,000 for their program Home Building for Low Income Families. Home Building for Low Income Families will provide affordable housing to a family in need.

Habitat for Humanity was represented by Scott Johnson, Executive Director. Habitat for Humanity is a nonprofit housing organization working local communities across all 50 states and in more than 70 countries around the world. Habitat’s vision is of a world where everyone has a decent place to live. Habitat works toward this vision by building and improving homes in partnership with individuals and families in need of a decent and affordable place to live. Since

their founding, Habitat for Humanity has helped more than 29 million people build or improve the place they call home. In fiscal year 2019, they helped more than 7 million people and an additional 2.3 million people gain the potential to improve their living conditions through training and advocacy. Habitat for Humanity was founded in 1976 as a grassroots effort on a community farm in southern Georgia. Habitat for Humanity of Pitt County was established in 1991 and has built 81 homes in Pitt County for responsible, deserving families. Habitat for Humanity brings people together to build homes, communities and hope. Mr. Johnson stated that 1 in 6 U.S households spend half or more of their income on housing. Families are having to pay more for a place to live oppose to healthcare, education, nutrition and transportation. With rising rent prices, families are forced to decide to either pay rent or pay for other necessities. They goal is to break that cycle. Habitat for Humanity of Pitt County is committed to ensuring that no partnering family has to spend more than 30% of their paycheck to cover the cost of their home.

Habitat for Humanity has partnered with the City of Greenville Community Development Block Grant (CDBG) Sub-recipient program funding.

Plan for CDBG Program Funding

Project: A new, affordable home in Greenville for a low income family

Plan: Build an affordable new home and sell it at market value with a zero interest loan

Cost: Minimum budget of \$110,000 (or higher based on current building costs)

Need: \$35,000 to assist with portions of the house cost of construction

The partnership will allow Habitat for Humanity to build another home quicker than 100% funding on their own. \$35,000 in funding will create the opportunity to serve another low income family with an affordable home within the city limits of Greenville.

Benefits of Funding Request:

- You're making an affordable home a reality
- You are partnering with a local nonprofit organization
- You are recognizing that severe economic hardship threatens this potential house from becoming a "home" in 2023.
- It shows your commitment to making an affordable home something we all can afford

Mr. Cherry asked how do you go about picking the family or person to assist with building a home.

Mr. Johnson stated that it starts with families contacting them through a variety of sources and referrals. Then, the family would go their website and complete a questionnaire that would give them information. They see 175-200 requests in queue from applicants looking for a home. Once

the organization know they can proceed with building a house, they respond to applicants giving them basic requirements for the program which includes being a low income family by government standards, a resident of Pitt County (prior one year of this cycle), you have to partner with them for some time, and if you've had bad credit in your past you are in a repairable situation. After they find a family that meet those standards, then the organization proceeds with partnering with that family.

f. Community Crossroads Center

Community Crossroads Center is requesting \$17,026 for their program Assessments/VI-SPDAT. The program address the needs of the homeless population in the City of Greenville. They are located at 207 Manhattan Avenue.

Community Crossroads Center was represented by Charles Young, Operational Manager. Mr. Young informed the committee that Community Crossroads Center is the only homeless shelter in Pitt County. The Center house 98 beds and averaged 35 people a night in 2021. Prior to COVID-19, they averaged 90 people a night. The Center provides a safe shelter for the homeless along with breakfast and dinner each day to their residents. There are 50 churches, organizations and individuals that assists with meals. The Center provides case management, weekly on-site clinic (Brody School of Medicine), dental clinic (quarterly). Community Crossroads Center has been in operation since 1986 and since that time has served 12,775 consecutive nights without closing. The Center relies on grants and donations along with partnerships with Pitt County, ESG, United Way, Churches and individuals. VI-SPDAT is a tool used to assess individuals looking to be housed in the shelter. The higher an individual scores, the more successful they are at receiving assistance.

The funding requested will provide salaries for case managers and administrative assistant that inputs all the data into a homeless database. Mr. Johnson stated that the City has been funding the program for several years. Ms. Brown confirmed but did not know the exact number of years.

Ms. Johnson showed the committee a slide that highlights an overview of the agencies name, project name and funding request.

Ms. Berryman and Ms. Johnson acknowledged and congratulated all of the local nonprofit applicants who are also current sub-recipients on their commitment to serve some of the most vulnerable citizens and their resilience and flexibility as they navigated the increasing need, strained resources and the inevitable unknown of the past two years. Based on the availability of anticipated grant funds, staff is predicting access to resources adequate to support the request of each agency. Recommendation for full funding is based on anticipated funds that may require adjustment following final award from HUD. The affordable housing loan committee also possesses the authority to amend this recommendation before inclusion in the Annual Action Plan. The committee will be awarded time to consider the presentation and ask additional questions of staff and nonprofits prior to making a final recommendation.

Ms. Johnson stated that staff is recommending full funding for the nonprofits that presented today. Ms. Johnson informed the committee that they may make adjustments, address concerns, and ask questions regarding the full funding.

Ms. Berryman informed the committee that at their next meeting in March, they can consider staff recommendation and ask additional questions to the representatives that be in attendance at the next meeting.

Ms. Jones commented that full recommendation is good news because within the last few years, since her participation on the committee, they were not able to award full funding to the nonprofits.

Ms. Jones asked if the City received additional money, government money through COVID-19 or other resources.

Ms. Berryman replied that there has been a slight uptick in CDBG awards in the past year. The City also has some additional resources that have been able to offset some of the demand of their CDBG dollars. They have been able to shift some of those needs to other pots of money, which makes available large amounts for sub-recipients. However, the cap is still 15% of the total award. The City is anticipating little over a million dollars which would put the allotment for sub-recipient funding at the \$150,000 range.

2. Election of Chairman

Ms. Johnson informed the committee that Ms. Wagner will no longer serve on the committee after today. Therefore, she is not eligible for nomination. Ms. Johnson thanked Ms. Wagner for her service on the committee.

Ms. Wagner applauded the staff for their dedicated service to the citizens of Greenville. Ms. Wagner stated that the experience has been an eye opener and enlightening after serving on the committee and thanked the staff for their gratitude.

Ms. Brown asked if there were two additional members that will no longer serve on the committee.

Ms. Johnson stated that as of now Mr. Tanski is looking to be reappointed and Mr. Howard is not in attendance to determine his decision to still serve on the committee.

Motion was made by Ms. Wagner and seconded by Mr. Brock to elect Ms. Jones as Chairman. Mr. Cherry made a motion to nominate himself as Chairman. His motion was not seconded by another committee member. Motion carried by a vote 4-1 to elect Ms. Jones as Chairman.

3. Election of Co-Chairman

Motion was made by Mr. Fisher to nominate Mr. Cherry as Co-Chairman. Ms. Jones made a motion to nominate Ms. Fisher. Motion carried by a vote 3-2 to elect Mr. Cherry as Co-Chairman.

F. Staff Report

a. Lead Hazard Control/Healthy Homes Program

Ms. Johnson informed the committee that this program will end in September 2022. Applications are still available for the program and gave the contact information for those interested in applying for the Lead Hazard Control & Healthy Homes Program. Citizens units must be located in the City limits of Greenville, built before 1978, owner occupied as well as rental housing units, must be occupied or visited frequently by a child under the age of six (6) or a pregnant woman. Some effects of lead poisoning include developmental delays, learning difficulties, premature births and low birth rates as well as slowed growth. There are health issues for adults as well but this program targets homes of young children. What we would do is work with a third party to test the housing unit for lead, abate lead in the home and replace contaminated topsoil as well as address healthy housing hazards such as damp & mold growth, entry by intruders, lighting and falls associated with baths (etc.).For more information, please contact Sylvia Brown at 252-329-4509.

b. 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, February 19, 2022 @ 9:00 AM

Homeownership Education Workshop Schedule 2022

March 19	August 20
April 23	September 17
May 21	October 15
June 18	November 19
July 16	December 17

c. National Community Development Week

April 11-15, 2022

More details next month

d. Next AHLC meeting

- March 9, 2022
- 3:30 p.m.

e. **Affordable Housing Loan Committee 2022 Meeting Schedule:**

January 12	July 13
February 9	August 10
March 9	September 14
April 13	October 12
May 11	November 12
June 8	December 14

G. Other

Ms. Jones congratulated Mr. Cherry for being elected as Co-Chairman and thanked him for his continued support on the committee. Ms. Jones also thanked Ms. Wagner for volunteering to serve on the committee and for her support.

H. Adjournment

Ms. Jones called for a motion. Motion was made by Mr. Cherry and seconded by Ms. Fisher to adjourn. Ms. Jones called for a roll call. Ms. Wallace did the roll call. There were no objections to adjournment.

Ronita Jones, Chairman

Gayla Johnson, Staff Liaison