

**DRAFT OF MINUTES PROPOSED FOR ADOPTION  
THE AFFORDABLE HOUSING LOAN COMMITTEE**

**Meeting Minutes**

**Wednesday, February 8, 2023**

**Greenville, North Carolina**

**Present:**

Jack Brock  
 Derick Cherry  
 Bill Redding

Anne Fisher  
 Ronita Jones

Kevin Howard  
 Martin Tanski

**Absent**

Jack Brock  
 Derick Cherry

Ronita Jones  
 Anne Fisher

Kevin Howard  
 Martin Tanski

**Staff:**

Thomas Barnett  
 Tiana Berryman  
 Sylvia Brown  
 Phoenix Hinson

Gayla Johnson  
 Christine Wallace  
 Renee Skeen  
 Lori Guttman

Marion Blackburn  
(City Council Liaison)

**A. Roll Call**

**B. Approval of Agenda**

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

**C. Approval of meeting minutes from December 14, 2022**

Motion was made by Ms. Fisher and seconded by Mr. Brock to approve the agenda. Motion carried unanimously.

**D. Old Business**

None

**E. New Business**

**1. Sub-recipient Funding Request Presentations (2023)**

**a. Habitat for Humanity of Pitt County**

Habitat for Humanity is requesting \$38,000 for their 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. Mr. Johnson stated that due to the funding received from the City, they were able to place someone into a home a few weeks ago. The new homeowner is the first in her family to ever own a home and the organization was happy to do it and look forward to assisting more like her in their program.

They are looking to build another home in the West Greenville community and request that the City assist with 30% of the cost to build the home.

Mr. Cherry asked where does the other funding source come from and has the potential family for the new home been selected.

Mr. Johnson replied that the family has not been selected yet due to the organization not wanting to set any promises to a family. The funds received last year is assisting a family now and this request for funds will go towards a family during the next round of selections. Outside of City funding, the remainder of funds come from funds the organization raise themselves. For example, the Restore and other means of internal fundraising.

Mr. Cherry asked was the Restore affiliated with the program.

Mr. Johnson stated that it is the primary mission of the Restore is to resale items and apply the funds into their program.

Ms. Jones asked has the property been identified in West Greenville.

Mr. Johnston stated that it has not. However, they have identified three potential lots that they would be working with staff.

Ms. Jones asked if one of the lots on Vanderbilt?

Mr. Johnson replied no. There are no other lots available on Vanderbilt. They prefer ranch style homes and would need larger lots to place their houses on.

Mr. Brock asked if he had any information about the funds being expended from last year.

Mr. Johnson replied yes and stated that the first portion of the house funds are expended first from the funds that are provided from the City.

#### **b. Martin-Pitt Partnership for Children**

Martin-Pitt Partnership for Children is requesting \$20,000 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 Program Supervisor, and Tanesha Webb, Parents as Teachers 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. Their organization served 97 families in the last 3 years, 15 children graduated from the program and entered kindergarten, and 102 children received annual developmental screenings and health reviews. Their organization improved parent, child, and family health and well-being by offering 98 family group connections and parent only cafes and 2,089 personal visits provided in-person and virtually.

Ms. Fisher stated that last year the organization requested \$10,000 and is requested twice that amount this year, why is that?

Ms. Jones stated that the difference is the organization bringing in the Triple P Program which will consist of two of their parent educators who are now trained and accredited in the program and one who is bilingual to provide the services.

Mr. Cherry thanked every organization in attendance for all the work they do and the services they provide to the community.

### **c. Boys and Girls Clubs of the Coastal Plain**

The Boys and Girls Clubs of the Coastal Plain is requesting \$60,000 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 Jamar Sampson, Senior Director of Academic Success and Mrs. Laquita Staton, Federal Grants Manager. 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.

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.

Ms. Staton stated they establish a social emotional component in their program. They want to improve positive student behavior through cultural acceptance and social emotional learning. This will be achieved by incorporating a curriculum called Second Step. Second Step is a non-profit organization that is implemented throughout schools. They expect to have 245 members that would have access to that program. They intend to have 50% hit 10 sessions throughout the summer and afterschool program. Ms. Staton explained to the committee what is Second Step and that would be promoted through their workforce program.

Mr. Cherry thanked them for using the Lucille W. Gorham Center.

**d. Community Crossroads Center**

Community Crossroads Center is requesting \$11,000 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. 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. If a person scores 0-3 there is no help needed, 4-7 is referred to the committee, 8 or better gets referred to the permanent supportive houses.

**e. Center for Family Violence Prevention**

Center for Family Violence Prevention is requesting \$26,931.78 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. 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. She spoke of a survivor that sought their program and

who was displaced due to domestic violence. The organization assisted the adult survivor who received counseling services for themselves and their children along with other support services.

### 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) Total People Served (1085 Individuals):

- 924 adults
  - o 856 females
  - o 68 males
- 159 children
  - o 85 females
  - o 74 males

154 individuals were CDBG clients

Mr. Cherry asked how long do the sessions last?

Ms. Coleman stated that the adult sessions typically last 1 hour and scheduled weekly.

#### **f. Koinonia Christian Center Church**

Koinonia Christian Center Church is requesting \$40,000 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 Watsi Sutton, Executive Director of KCS and Jermaine Johnson, Max Factor Program 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).

### Exposure Encounters

- Daily Afterschool Sessions
- Bi-monthly Elective Sessions
- Monthly Trips and Outings

### What We've Done

- Maintained 10 year partnership with CM Eppes Middle School
- Extended exposure encounters into the Summer
  - Swimming lessons & sessions
  - College tours
  - Aviation STEM camp
- Launched an early intervention track at South Greenville Elementary School (3<sup>rd</sup> – 5<sup>th</sup> Grade)
- Enhanced afterschool sessions
  - Provided Chromebooks funded through grant support
- Monthly service projects
- Provide program uniforms for each student
- Full program scholarships – each student participates for free

### Met all 4 project goals

- 75% of members in grades 6-8 maintained at least C grade point average or better and were promoted to the next grade level (23 of 26 students/88% maintained GPA and 100% promoted)
- 90% of the members regularly attended Max Factor bi-monthly meetings and exposure encounters (23 of 26 students)
- 100% of 8<sup>th</sup> graders received promotion to the 9<sup>th</sup> grade and successfully graduated from the program (10 of 10 students)
- 90% of the members completed at least 2 service learning projects during the academic school year (23 of 26 students)

### What's Ahead

- Obtain more Chromebooks
- Targeted tutoring focus for struggling students
- Expand Exposure Encounters

- Additional college tours
- Career exploration – Ex. STEM careers, aviation & culinary arts
- Extend travel experiences with flight & train travel
- Expand our mentoring staff

What's New?

- Conflict resolution skills, anti-bullying, anti-suicide and stress coping mechanisms, gang and gun violence prevention
- Daily healthy dinner meal, nutrition education, medical and dental screenings, mental health education and referral
- Interventions offered in Partnership with Clearpoint Mental Health

A video of a Max Factor participant was showed to the committee.

Ms. Johnson informed the committee of the breakdown for the non-profit requests for the 2023 funding year:

- Martin-Pitt Partnership for Children - \$20,000
  - Boys and Girls Clubs of the Coastal Plain - \$60,000
  - Habitat for Humanity of Pitt County – \$38,000
  - The Greenville Community Shelter - \$11,000
  - Center for Family Violence Prevention - \$26,931.78
  - Koinonia Christian Center Church - \$40,000
- Totals: \$195,931.78**

**2. Agreement Extension- CDBG-CV**

**a. Community Crossroads Center**

Community Crossroads Center is requesting an extension of their agreement that began in February 14, 2022 and ended on February 13, 2023 until May 13, 2023. Their purpose is to provide temporary hotel shelter for homeless families in need. Their awarded amount was \$134,992.

Mr. Cherry asked what the requirements for this particular program are.

Mr. Young stated that you have to be homeless and have children in your household.

Mr. Cherry asked if it's for one night.

Mr. Young stated that it's for weeks at a time by assessing them and getting them with people that can help them get houses.

Ms. Fischer asked if they provide food.

Mr. Young stated they do not provide food.

Mr. Cherry asked what hotels they use.

Mr. Young mentioned the Baymont and other hotels that are not a fan of the program due to the guest damaging the rooms.

Motion was made by Mr. Brock and seconded by Mr. Cherry to accept staff's recommendation to extend their agreement to May 13, 2023.

Ms. Jones made the announcement that this is her last meeting and she enjoyed her time serving on the committee.

Mr. Brock thanked Ms. Jones for the great work she has done.

### **3. Election of Chairman**

Motion was made by Ms. Fisher and seconded by Mr. Brock to elect Mr. Tanski as Chairman. Motion carried unanomosly to elect Mr. Tanski as Chairman.

### **4. Election of Co-Chairman**

Motion was made by Mr. Brock to nominate Mr. Redding. Mr. Redding declined his nomination. Motion was made by Mr. Brock and seconded by Mr. Tanski to elect Mr. Howard as Co-Chairman. Motion carried unanimously to elect Mr. Howard as Co-Chairman.

## **F. Staff Report**

Ms. Berryman informed the committee that the City Council adopted the ARPA Small Business Assistance Program on Monday during their 6 p.m. meeting. The press released has been put out and there are plenty of interest in the program. The Business Assistance program will be similar to the COVID business assistance program. However, these funds are not HUD related funds. These funds are from the pandemic recovery allocations. There will be \$400,000 allocated for this program and awards will be up to \$50,000 for small businesses. The business must have fewer than 100 employees, no more than \$5 million in gross revenue, and be in fewer than five locations. The businesses will also have to be within the City limit of Greenville and within qualifying census tracts as determined by the federal government. The goal of the program is to support existing businesses that were disproportionately impacted by the pandemic and to support new businesses with the investment funds going into commercial real estate, building up-fit, commercial machinery and equipment. This will be a reimbursement program for the businesses. The program will launch in March and last until May. After the May deadline, applications will be reviewed and awards should go out in August. Funds have to be committed by the Fall of 2024.

### **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, February 18, @ 9:00 AM

**b. National Community Development Week**

April 10-15, 2023

More details next month

**c. Next AHLC meeting**

- March 8, 2023
- 4:00 p.m.

**d. Affordable Housing Loan Committee 2023 Meeting Schedule:**

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

**G. Other**

Mr. Brock stated that a few of the committee members agreed to stay and serve on the committee until a replacement is found and asked how is the recruitment going for the new committee members.

Ms. Johnson stated that they are advertising and they are seeking new applicants to fill the position of serving as committee members.

Mr. Brock stated that he spoke with Mr. Walt Kitchin and he would like to serve on the committee again.

**H. Adjournment**

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

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Ronita Jones, Chairman

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Gayla Johnson, Staff Liaison