

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Meeting Minutes

Wednesday, August 14, 2013

Greenville, North Carolina

Present:

Alice Brewington
 Howard Conner
 Jackie Parker

Kevin Fuell
 Lovella Perkins
 Melissa Grimes

R. J. Hemby
 Walt Kitchin

Absent:

Alice Brewington
 Howard Conner
 Jackie Parker

Kevin Fuell
 Lovella Perkins
 Melissa Grimes

R. J. Hemby
 Walt Kitchin

Staff:

Merrill Flood
 Niki Jones
 Gloria Kesler

Sylvia Brown
 Betty Moseley
 Kandie Smith (City Council Liaison)

A. Roll Call

B. Approval of Agenda

Motion was made by Mr. Conner and seconded by Ms. Perkins to accept the agenda as presented. Motion carried unanimously.

C. Approval of meeting minutes from May 8, 2013

Motion was made by Mr. Conner and seconded by Ms. Grimes to approve the May 8, 2013 meeting minutes as presented. Motion carried unanimously.

D. Approval of meeting minutes from August 1, 2013

Motion was made by Ms. Perkins and seconded by Mr. Conner to approve August 1, 2013 meeting minutes as presented. Motion carried unanimously.

E. Old Business

None

F. New Business

1. 2012 Subrecipient Progress Report

Ms. Brown gave the 2012 Subrecipient progress report.

Agency	Award	Reimbursed	Balance
Literacy Volunteers	\$11,960.00	\$4,324.75	\$7,635.25
ECU/LWGICC	\$15,000.00	\$2,706.00	\$12,294.00
GPD/PAL	\$25,000.00	\$0	\$25,000.00
Fair Housing	\$6,040.00	\$5,841.22	\$198.78
Housing Counseling	\$10,000.00	\$278.25	\$9,721.75

Mr. Conner requested a reminder of the progress for PAL when the next subrecipient applications are received.

Ms. Brown stated that PAL would most likely request reimbursements after school had officially started. They had requested funding for furniture and equipment for the program.

Mr. Conner stated that the Lucille W. Gorham Intergenerational Community Center had a leadership change.

Ms. Brown stated that she was aware of that change.

b. 2013 Subrecipient Funding Workshop

Ms. Brown stated that the 2013 Subrecipient Funding Workshop will be held Wednesday, September 25, 2013 at 12:00 – 2:00 pm and 6:00 pm – 8:00 pm.

Ms. Grimes asked if representatives can still attend if they do not RSVP.

Ms. Brown replied yes.

Ms. Brown stated that agencies only need to send one representative. The same information will be presented at each session, so applicants need to only attend one session. Staff prefers that the representative attending be the same person who will be administering the non-profits program. All applications are due by Thursday, January 9, 2014 at 5:00 pm. The workshop is for 2014 – 2015 funds.

A copy of the 2012 power point presentation was distributed to committee members for informational purposes only.

c. Affordable Housing Loan Committee Training Workshop

Ms. Brown stated that a general list of topics to be covered in the workshop had been included in the packages. Committee members may submit topic requests to staff. Staff is still coordinating schedules with the Director of Community Development and the City Attorney, so a time has not been set yet.

Mr. Hemby asked if the committee training would be prior to the Subrecipient Funding workshop.

Ms. Brown replied yes.

Mr. Conner stated that since this was the first one, did staff know how long the committee training would be.

Ms. Brown replied that the committee had training in 2011.

Mr. Hemby requested that the City Attorney repeat the information that he presented in 2011.

d. Consolidated Annual Performance and Evaluation Report (CAPER)

Mr. Jones stated that the City was required by HUD to submit a Consolidated Annual Performance and Evaluation Report (CAPER) each year. The CAPER reviews the performance of the HUD funding the City received. Program income is not funds from the government but from items such as the sale of property. Rehabilitation and administration are the largest allocations. Rehabilitation costs are going up and the homes being rehabilitated are getting larger. The cap for rehabilitation is \$60,000.00; however, the cost to rehab an older home usually exceeds this amount.

CDBG Accomplishments for 2012-2013:

Program	Units	Funding
Housing Rehabilitation	2	\$89,216
Clearance & Demolition	6	\$22,915
Acquisition	1	\$11,451
Public Facility	1	\$80,000
Public Service Funding	8	\$140,000
Relocations	1	\$12,547
Total	19	\$504,422

HOME Accomplishments for 2012-2013:

Program	Units	Funding
Housing Rehabilitation	6	\$340,784
Down Payment Assistance	3	\$40,000
University Area DPA	6	\$47,365
New Construction/CHDO	6	\$780,000
Total	21	\$1,208,149

Ms. Grimes asked how staff determined to use the public facility funds on the Dream Park.

Mr. Jones replied that it was discussed with Recreation and Parks and approved by City Council to create a spray ground and mechanical room.

Ms. Grimes asked if any organization could do something similar or was it only for departments within the city.

Mr. Jones replied yes, if a nonprofit desired to complete a similar project that complied with zoning and HUD guidelines and fit into the activities named in the Consolidated Plan.

Mr. Hemby stated that building relationships and partnerships needed to be added to the training.

Mr. Hemby asked if only one person was relocated this year.

Mr. Jones replied yes, just one.

Mr. Conner asked how many people were relocated due to the Tenth Street Connector project.

Mr. Jones replied that the Tenth Street Connector project was done by the North Carolina Department of Transportation (DOT).

Mr. Conner asked if land had been set aside for those people being relocated.

Mr. Jones replied that the City set aside several parcels in the Lincoln Park area; however, no one wanted to relocate there. The only situation not handled by NCDOT was concerning a house recently rehabilitated and had a large deed of trust on it. If the City had taken the deed of trust, there would not have been enough money left over for the owner to purchase another house. HUD approved a transfer of the deed of trust to another house so the owner could relocate.

Mr. Hemby asked, for the record, if only one person was relocated.

Mr. Jones replied yes, only one person in the redevelopment area.

Mr. Conner asked if the person being relocated with the deed of trust had a choice to relocate in the West Greenville area or buy property somewhere else.

Mr. Jones replied that the owner could purchase a home anywhere. In this case, the owner chose a home north of the river.

Mr. Hemby asked if relocation could be added to the training agenda.

Mr. Jones replied that staff would add the Uniform Relocation Act.

G. Staff Report

Ms. Brown stated that the Public Service Funding Request for this year had been approved by HUD. These funding requests are the recommendations the committee made in April and were part of the Annual Action Plan. Each agency will be contacted concerning approved activities.

The last homeownership workshop was July 20, 2013. Staff is still working with potential homeowners so they can become homebuyers.

Housing staff will be attending the Latino Festival 2013 Saturday, September 21, 11:00 am – 4:00 pm on Third Street.

Ms. Grimes asked how staff determined which activities to attend and how did staff ensure diversity.

Ms. Brown replied that if staff receives notification of an event, consideration would be made to attend and get information of the Housing Division programs out to the community.

H. Other

Mr. Hemby stated that the training should include information on encouraging other nonprofits to get involved with homeownership counseling.

Mr. Conner suggested that audit cost was the reason why non-profits were not coming to the table.

Mr. Hemby requested that audit costs also be discussed in the training.

I. Adjournment

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

Signature on file

R.J. Hemby, Chairman

Signature on file

Sylvia D. Brown, Staff Liaison