

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Wednesday, April 14, 2010

Greenville, North Carolina

Present:

- Alice Brewington
- R. J. Hemby
- Brian Becker

- Lovella Perkins (see note)
- Latisha Harris
- Craig Rouse

- Melissa Grimes
- Howard Conner (Alternate)
- Kandie Smith (City Council Liaison)

Absent:

- Alice Brewington
- R. J. Hemby
- Brian Becker

- Lovella Perkins
- Latisha Harris
- Craig Rouse

- Melissa Grimes
- Howard Conner (Alternate)
- Kandie Smith (City Council Liaison)

Staff:

- Merrill Flood
- Sandra Anderson

- Gloria Kesler
- Karen Gilkey

- Sylvia Brown
- Betty Moseley

- Thom Moton
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A. Roll Call

Ms. Lovella Perkins has asked to be excused.

B. Approval of meeting minutes from March 10, 2010

Motion was made by Mr. Brian Becker and seconded by Ms. Grimes to approve the minutes from the March 10, 2010 meeting as presented. Motion carried unanimously.

C. Old Business

1. Just Compensation

• 906 Bancroft Avenue

Ms. Sandra Anderson stated that Ms. Lillie H. Powell and Ms. Harriet Crawford have offered to sell the City 906 Bancroft Avenue and adjacent lot for \$56,124.00. \$52,561.00 is for 906 Bancroft and \$3,563.00 is for the adjacent lot. Per the committee's request, a Fire Report was obtained. The property lost about \$15,000 in value due to fire per the Fire Report.

Mr. Becker asked if the compensation is just for property excluding content, in its burned condition.

Ms. Anderson answered yes.

Mr. Becker asked if the committee should come back with a counter-offer.

Ms. Anderson stated that first the committee needed to vote to set the value that has been provided to the city or reject it. Then the committee can discuss setting a different value, or reproaching the owners.

Motion was made by Mr. Rouse second Becker to not accept the value that has been provided to the city as an offer for 906 Bancroft Avenue and adjacent property. Motion carried unanimously.

Committee Discussion:

Mr. Becker asked if the house was insured.

Ms. Anderson stated yes, but that it was not known what type of coverage the owner had on the property.

Mr. Rouse suggested that the committee should wait for the family to return with a new offer.

Ms. Grimes replied that since the value is less \$15,000 per the Fire report then the committee could deduct that amount and give a counter offer.

Mr. Becker asked if the city has a position on the property.

Ms. Anderson replied that the city did want it. The property will either be offered to a Non-Profit or demolished.

The committee instructed staff to request another offer and present it at the next AHLC meeting.

2. Housing Counseling Proposal

• **NC Rural Fund for Development**

Ms. Anderson stated that the Housing Division received one proposal for Housing Counseling Services. This item was tabled at the March 10th meeting due to a concern with budget. A revised budget was requested.

Ms. Linda McKnight addressed the committee. She stated that the NCRFD offered group and individual Homeownership classes. They also do follow up and credit counseling.

Mr. Becker asked what the cost was per attendee.

Ms. McKnight stated that they used pamphlets by Fannie Mae which cost \$18 per 25 booklets. Participants receive 4 different booklets. Currently, there is no cost for office space.

Ms. Anderson stated that if the committee accepted the proposal, an itemize budget will be presented to the committee members.

Ms. Grimes asked if staff had a recommendation.

Ms. Anderson replied that staff recommends funding \$18,450.00. She also noted that the funds were recaptured earlier this year and would start immediately.

Motion was made by Ms. Grimes and seconded by Mr. Becker to accept staff's recommendation of \$18,450.00 for North Carolina Rural Fund for Development for Housing Counseling services. Motion carried unanimously.

3. Annual Report to City Council

Ms. Anderson stated that Ms. Brewington had presented the AHLC Annual Report to City Council on April 5th.

Ms. Brewington stated that Council accepted the report and expressed appreciation for the Committees services.

4. 2010 – 2011 Nonprofit Funding Request Update

Ms. Anderson stated that the City Council received the recommendation from the AHLC for 2010 – 2011 subrecipient funding for Public Facility Improvements. However, City Council voted to approve staff's recommendation instead of the AHLC's recommendation. It was noted that it included funding to L.I.F.E. of NC. AHLC's Public Service recommendations were approved by City Council as presented.

5. 2010 – 2011 Annual Action Plan

Ms. Anderson informed the committee that a draft of Annual Action Plan is on the City's website, in the Housing Office and at various public facilities. The comment period is from March 22nd – April 23rd, 2010.

D. New Business

1. Just Compensation

- **408 Cadillac Street**

Ms. Anderson stated that 408 Cadillac Street is beside property that the city currently owns. Offer price is \$18,498.00 which is the tax value. The structure was built in 1941. A tenant currently lives in the house.

Motion was made by Mr. Becker and seconded Ms. Grimes to set just compensation for \$18,498.00 for 408 Cadillac Street. Motion carried unanimously.

D. Housing Administrator's Report (Sandra Anderson)

Ms. Anderson informed the committee that allocations were received for the current year. The city was awarded \$887,849.00 in CDBG funding. HOME fund awarded are \$575,192.00.

CDBG Week went well. The City will apply for an award for the activities during the week.

F. Other

No other business

G Adjournment

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

Signature on file

Alice Brewington, Chair

Signature on file

Sandra W. Anderson, Staff Liaison