

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

**Wednesday, August 11, 2010
Greenville, North Carolina**

Present:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Alice Brewington | <input type="checkbox"/> Lovella Perkins | <input type="checkbox"/> Melissa Grimes |
| <input checked="" type="checkbox"/> R. J. Hemby | <input checked="" type="checkbox"/> Latisha Harris | <input checked="" type="checkbox"/> Howard Conner (Alternate) |
| <input checked="" type="checkbox"/> Brian Becker (see note) | <input type="checkbox"/> Craig Rouse | <input type="checkbox"/> Kandie Smith (City Council Liaison) |

Absent:

- | | | |
|---|---|---|
| <input type="checkbox"/> Alice Brewington | <input checked="" type="checkbox"/> Lovella Perkins | <input checked="" type="checkbox"/> Melissa Grimes |
| <input type="checkbox"/> R. J. Hemby | <input type="checkbox"/> Latisha Harris | <input type="checkbox"/> Howard Conner (Alternate) |
| <input type="checkbox"/> Brian Becker | <input checked="" type="checkbox"/> Craig Rouse | <input checked="" type="checkbox"/> Kandie Smith (City Council Liaison) |

Staff:

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> Merrill Flood | <input checked="" type="checkbox"/> Gloria Kesler | <input type="checkbox"/> Sylvia Brown | <input type="checkbox"/> Thom Moton |
| <input type="checkbox"/> Sandra Anderson | <input type="checkbox"/> Karen Gilkey | <input checked="" type="checkbox"/> Betty Moseley | <input checked="" type="checkbox"/> Scott Eaton |

A. Roll Call

Ms. Lovella Perkins has asked to be excused.

B. Approval of meeting minutes from August 11, 2010

Motion was made by Mr. Howard Conner and seconded by Mr. R.J. Hemby to approve the August 11, 2010 meeting minutes as presented. Motion carried unanimously.

C. Old Business

1. Subrecipient Request

FY 2010 – 2011 Center for Family Violence Prevention Award

Mr. Merrill Flood stated that the CFVP had a request to change activities. The grant for FY 2010 – 2011 was approved for outreach to the Hispanic community. CFVP is requesting to change the scope of activities to include low to moderate income.

Ms. Sarah Munzer stated that due to the economy, referrals for non-Hispanic clients have increased. She stated that the request will include Hispanic clients but they are requesting a modification of activities to include referrals. In addition, the change would include the Teen Dating Violence programs (CATCH) at North Pitt High School and Rose High School to expand and include family.

Mr. Hemby requested clarification for the term “below poverty level”.

Ms. Munzer replied that they use the Federal Governments guidelines and statistics.

Mr. Flood stated that the graduated income scale provided by HUD puts the 80% AMI at \$42,000.00 for a household of 4 persons.

Motion was made by Mr. Conner and seconded by Mr. Brian Becker to approve the request by Center for Family Violence Prevention to amend the approved activities. Motion carried unanimously.

D. New Business

1. Downpayment Assistance Requests

a. 604 Ford Street

Ms. Gloria Kesler stated that the DPA request for 604 Ford Street was a conditional approval until City Council approves the sale at the August 12, 2010 meeting. The sale price is \$87,000.00. The homebuyer is seeking assistance from the 20% HOME Grant in the amount of \$17,400.00 plus the \$1,500.00 closing cost and \$500.00 for the completion of the Homeownership Academy.

All program guidelines have been met.

Mr. Hemby asked which bank the applicant was using.

Ms. Kesler replied First South Bank.

Mr. Hemby asked for the total amount of the award.

Ms. Kesler replied that \$17,400.00 is from the 20% HOME Grant and \$17,400.00 is from the NC Housing Finance Agency. The \$1,500.00 closing cost and \$500.00 for the completion of the Homeownership Academy do not carry a deed of trust.

Motion was made by Mr. Conner and seconded by Mr. Becker to approve the downpayment request for 604 Ford Street. Motion carried unanimously.

Mr. Hemby asked if the persons receiving assistance were able to attend the AHLC meeting so the committee members could meet them.

Mr. Flood stated that a request was being made to see if applicants could meet with the committee and with City Council.

b. 600 Ford Street

Ms. Kesler stated that the sale price of 600 Ford Street is \$87,000.00. The homebuyer is seeking assistance from the 20% HOME Grant in the amount of \$17,400.00 plus the \$1,500.00 closing cost and \$500.00 for the completion of the Homeownership Academy.

All program guidelines have been met.

Motion was made by Mr. Becker and seconded by Mr. Conner to approve the downpayment assistance request for 600 Ford Street. Motion carried unanimously.

c. 414 Cadillac Street

Ms. Kesler stated that the sale price of 414 Cadillac Street is \$87,000.00. The homebuyer is seeking assistance from the 20% HOME Grant in the amount of \$17,400.00 plus the \$1,500.00 closing cost and \$500.00 for the completion of the Homeownership Academy. The applicant will also receive \$17,400.00 from the NCHFA.

All program guidelines have been met.

Ms. Brewington asked if the applicant was from the Greenville Housing Authority.

Ms. Kesler replied yes.

Mr. Hemby asked if the applicant was receiving two grants for \$17,400.00.

Ms. Kesler replied yes.

Motion was made by Mr. Conner and seconded by Mr. Becker to approve downpayment assistance for 414 Cadillac Street. Motion carried unanimously.

2. Set Just Compensation

a. 1505 West 14th Avenue

b. 1507 West 14th Avenue

c. 506 Battle Street

Mr. Flood stated there were three addresses on one parcel. Forest Glen Holdings is the owner. The parcel is located in area 7. Each structure is a single family home. The owner had an appraisal done two years ago which valued the property at \$91,000.00. The city had an appraisal and review appraisal done which valued the property at \$41,500.00 for all three structures and the land.

Mr. Hemby asked where 14th Street extension was located.

Mr. Flood delineated the area on a map and stated that it was located by Sadie Salter School.

Ms. Brewington asked if all of the structures were vacant.

Mr. Flood replied that one structure had a tenant.

Motion was made by Mr. Conner and seconded by Mr. Becker to set just compensation for 1505 West 14th Avenue, 1507 West 14th Avenue, 506 Battle Street at \$41,500.00. Motion carried unanimously.

3. Housing Administrator's Report

Mr. Flood stated six of the eight homes for sale will be under contract after council actions on August 12, 2010.

Mr. Hemby expressed concern about the appearance of the yards of the properties adjacent to the ones that Housing owns.

E. Other

F. Adjournment

Motion was made by Mr. Conner and seconded by Mr. Becker to adjourn the meeting. Motion carried unanimously.

Signature on file

Alice F. Brewington, Chair

Signature on file

Sandra W. Anderson, Staff Liaison