

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

March 12, 2008

Greenville, North Carolina

Present:

Brian Becker Faye Brewington Leslie Cox Lovella Perkins Dallas Taylor
 R.J. Hemby (Alternate) Rose Glover (City Council Liaison)

Absent:

Brian Becker Faye Brewington Leslie Cox Lovella Perkins Dallas Taylor
 R.J. Hemby (Alternate) Rose Glover (City Council Liaison)

Staff:

Sandra Anderson Gloria Kesler Karen Gilkey Pauline High Betty Moseley _____

A. Roll Call

In the absence of the Chair and Co-Chair, the committee selected Faye Brewington to stand in as the Chair for the meeting.

• **Welcome New Member (Alternate) Mr. R. J. Hemby**

Ms. Faye Brewington welcomed Mr. R. J. Hemby to the committee as the new alternate member. Mr. Hemby remarked to the committee that he looked forward to serving on the committee and being an active part.

B. Old Business

• **Review of Meeting Minutes from January 9, 2008**

Motion was made by Mr. Leslie Cox and seconded by Ms. Lovella Perkins to approve the minutes from the February 13, 2008 as presented. Motion carried unanimously.

• **Discussion of 08/09 CDBG Sub-Recipient Funding Applications & Guidelines**

Ms. Pauline High presented to the committee staff recommendations for public services funding:

- Greenville Housing Authority requested and is being recommended for \$17,000 for a program called Pathways for Self Sufficiency and for Homebuyer Education. Monies will be used in a match IDA account to increase homeownership of person who are at 50% or below the annual medium income.

Ms. High stated that the Greenville Housing Authority was the only program that qualified under the public services funding.

- Habitat for Humanity requested \$25,000 for acquisitions. Staff recommended that Habitat be funded under the acquisition line item and not the public services line item. Stipulations would be included to ensure that the funds were spent within the West Greenville target area.

- Greenville Community Shelter requested \$11,689.75 for shelter facility improvements and fire alarms upgrades. Staff recommended they be approved under public facilities and improvements line item instead of public services funding.

Ms. Sandra Anderson stated that the recommendations above will be included in the 2008-2013 Consolidated Plan which is in process of being drafted by our consultants Training & Development Associates (TDA).

Ms. Anderson continued by stating that Staff was looking at revamping the CDBG public service application process and ways to help local non-profits build capacity, but would like to wait for the public's input during the

public hearings for the City's Five Year Consolidated Plan and Analysis of Impediments to Fair Housing (March 17, & 18) before drafting a plan.

Motion was made by Mr. Leslie Cox and seconded by Lovella Perkins to accept recommendations as presented by staff for City Council consideration.

- Approve recommendation of funding Greenville Housing Authority in the amount of \$17,000 for Pathways for Self Sufficiency and Homebuyer Education programs under the CDBG Public Service funding line item.
- Approve recommendation of funding Habitat for Humanity in the amount of \$25,000 for acquisitions to be included in the 2008-2013 Consolidated Plan as an Acquisition line item, with stipulations to be included to ensure that the funds would be spent within the West Greenville target area.
- Approve recommendation of funding Greenville Community Shelter in the amount of \$11,689.75 for shelter facility improvements and fire alarms upgrades to be included in the 2008-2013 Consolidated Plan as a Public Facilities and Improvements line item.

Motion carried unanimously.

C. New Business

- **CDBG Week March 24-30, 2008**

Ms. Gloria H. Kesler shared with the committee information about the upcoming CDBG week activities and invited committee members to attend as many activities as possible.

March 24 & 25, 2008

Housing Assistance Information Booth for City Employees

March 26, 2008

"Homeownership Fair" 4:30 – 6:30 pm City Hall Gallery
Homeownership Educational Series, 2nd Workshop, "Personal Budgeting" 5:30 – 7:00 pm City Hall #337

March 27, 2008

Community Garden Cleanup
11:00 am – 2:00 pm
Corner of 14th and 5th Street

March 28, 2008

Housing Partners Reception
11:30 am – 1:00 pm
Municipal Building
201 W. 5th Street

March 29, 2008

Homeownership Workshop for First Time Homebuyers
9:00 am – 4:00 pm
Greenville Housing Authority

- **Homeownership Education Series**

Ms. Gloria H. Kesler shared with the committee about the ongoing Homeownership Education Series for 2008. The workshops are being held every other month with the next workshop scheduled for March 26, 2008. Ms. Kimberly Branch, City of Greenville Financial Services Manager will be presenting the "Personal Budgeting" workshop on March 26.

- **Annual Presentation to City Council- April 7, 2008 at 6:00 pm**

Ms. Gloria H. Kesler shared with the committee that the committee's annual presentation to City Council would be at the April 7, 2008 City Council Meeting at 6:00 pm and encouraged all members to attend the meeting if possible.

D. Other

- **Update 10-Year Plan to End Chronic Homelessness**

Ms. Karen Gilkey gave the monthly update for the 10-year Plan to End Chronic Homelessness. The committee had finished meetings with focus groups at the Greenville Community Shelter, Flynn Christian home, Zoe House and the Women's Battered Shelter. They are still trying to get together a group for veterans, but at this point it doesn't look like that will materialize. The groups that met came back with good information about homelessness issues. Some people were rather frank. Findings revealed that many people discharged from the hospital have no place to go. Many did not originally live here but are now homeless in Pitt County. Some people are stranded here while passing through and cannot get home. The participants commented about the need for affordable housing in decent neighborhoods. Subjects and causes surrounding homelessness included:

- Mental illness
- Drugs/alcohol
- Poor Decisions
- Limited of education
- Life events beyond their control
- Desired to be homeless

The Blue Ribbon Task force (BRTF) had their first kick off meeting. Martha Are, North Carolina's state homeless policy specialist, came down to present some information. Ms. Are stated that one cause of homelessness that could be overlooked were head injuries suffered by chronic alcoholics from falls. These injuries usually go undiagnosed at hospitals because doctors don't check for head injuries.

The BRTF will hold a series of public forums during the month of April on Tuesday nights 6:00 – 7:00.

- April 1, 2008 – Mental/Physical Health
- April 8, 2008 – Community Entry/Transition
- April 22, 2008 –Housing
- April 29, 2008 – Job Training & Employment

Information gathered from these forums will be used in developing the 10-Year Plan to End Chronic Homelessness.

- **Update Continuum of Care**

Ms. Pauline High gave the monthly update for the Continuum of Care. The continuum care last discussed the update of the CHIN software with is a service point software program that the different homeless organizations use in order to count homeless persons. All organizations using the software would be going through online training for the new update and learn how to print the mandatory reports for HUD to make sure all homeless persons were being tracked.

On February 5th a conference call for all new potential grantees that are part of the balance of state. Martha Are, North Carolina's state homeless policy specialist, reviewed the previous year's project application and discussed with the group how to complete the application so that problems could be addressed ahead of time for those submitting a new application.

A count of unsheltered homeless persons was done back in January of this year. That data is available now. Quite a few people were counted on January 30th.

In Pitt County, the number of homeless was:

Homeless people – 131
113 were adults
Families with children – 9 households
Mental Ill (diagnosable) – 33
Substance Use Disorder (diagnosable)- 33
Veterans – 15
HIV/Aids – 1
Victims of domestic violence – 13
Unaccompanied youth – 0

Of the 131 people counted the following numbers were discharged within 30 days prior to becoming homeless:

Criminal Justice System (jails, prisons) - 10
Behavior health systems (mental health hospitals or substance abuse treatment programs) - 27
Hospitals – 9

The COC will review the process for this year's count and how they can improve next year's count

- **Update Downpayment Assistance**

Ms. Gloria H. Kesler gave the monthly update for the Downpayment Assistance programs. One (1) loan closed the beginning of March using the City of Greenville's 5% Non-Interest Loan Program.

Contracts have been signed for the next six (6) homes to be built in West Greenville. Construction should beginning within the next couple of weeks.

- **Upcoming Community Meetings**

Ms. Gloria H. Kesler shared with the committee the flyer about the upcoming Public Hearings to Discuss the City of Greenville's 2008-2013 Consolidated Plan and the Analysis of Impediments to Fair Housing. All committee members were encouraged to attend one of the sessions.

Meeting Times

Monday, March 17, 2008 at 6:00 pm
City Hall, Room 337

Tuesday, March 18, 2008 at 6:00 pm
C.M. Eppes Center
400 Nash Street

E. Adjournment

With no further questions or concerns, a motion was made by Mr. Leslie Cox and seconded by Ms. Lovella Perkins to adjourn. Motion carried unanimously.

Dallas Taylor, Chair

Gloria H. Kesler, Staff Liaison