

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING
Minutes Worksheet
August 13, 2008
Greenville, North Carolina

Present: Brian Becker Faye Brewington Leslie Cox Lovella Perkins Dallas Taylor
 R. J. Hemby Melissa Grimes Howard Conner (Alternate) Rose Glover (City Council Liaison)

Absent: Brian Becker Faye Brewington Leslie Cox Lovella Perkins Dallas Taylor
 R. J. Hemby Melissa Grimes Howard Conner (Alternate) Rose Glover (City Council Liaison)

Staff: Sandra Anderson Gloria Kesler Karen Gilkey Pauline High Betty Moseley Merrill Flood

A. Roll Call 3:00 PM

- **Welcome New Alternate Committee Member Howard Conner**
Mr. Dallas Taylor introduced and welcomed Mr. Howard Conner to the committee as the new alternate member.

B. Old Business

- **Review of Meeting Minutes from May 14, 2008**

Motion was made by Mr. Leslie Cox and seconded by Ms. Lovella Perkins to approve the minutes from the May 14, 2008 meeting as presented. Motion carried unanimously.

- **Update Quincy Gardner Properties (Karen Gilkey)**

Ms. Karen Gilkey informed the committee that the properties at 700 & 703 Douglas Avenue closed on August 4th and that payment was split equally between Mr. Quincy Gardner and his brother. The property at 703 Douglas Avenue was sold for tax value and the property at 700 Douglas Avenue was sold for appraised value.

- **Update Downpayment Assistance (Gloria Kesler)**

Ms. Gloria Kesler stated that 602 Contentnea Street is a current project being built by Metropolitan Housing & CDC. The buyer's mortgage has been approved through Bank of America and Downpayment Assistance Applications have been approved for the HOME 20% Grant and the NCHFA's 20% New Homes Loan.

Ms. Kesler stated that the Housing Division will have 12 houses on the market soon. Bids will be received from August 18th until September 22nd for the available properties. The Bid opening is scheduled for September 22nd at 10:30 AM.

Ms. Kesler stated that the next session of the 2008 Homeownership Education Series "Shopping for a Home, Real Estate Closings and the HUD 1" will be held Wednesday, September 17th from 6:00 – 8:00 PM. Betty Wilkins with Keller Williams Realty, Pam Jones & Shannon White with First Citizens Bank and Attorney Conrad Paysour, III with Lanier & Taggart will be the Facilitators. The final session for the year will be held November 19th covering "Year Round Energy Saving Tips / Home Maintenance 101".

C. New Business

- **Housing Division Update (Sandra Anderson)**

Ms. Sandra Anderson informed the committee that it was time for the end of year report. Housing will have a public hearing and have the report ready for display at the end of September. A copy will be available for the committee at the next meeting.

Ms. Anderson also stated that it was time for the Non-profit Subrecipient workshop and to receive another round of applications for funding. There is still a balance of about \$55,000 that needs to be awarded. Only 3 groups were eligible for funding this year which left the outstanding balance. The Blue Ribbon Task force to End Homelessness did indicate to council that they would be requesting approximately \$30,000 for a coordinator's position, which leaves a balance of about \$25,000 that would need to be awarded this year. The Housing Division would like to propose receiving applications for Housing Counseling Services only for the remaining funds.

Ms. Pauline High stated that the pre-application conference will take place on September 25, 2008 at 5:00 PM for the remaining funding from FY 2008 - 2009. The meeting will be held in the municipal building in the 3rd floor conference room. Applications and information will be available to attendees. The due date for applying is October 31, 2008 at 12:00 noon.

Ms. High stated that the Subrecipient workshop will be held on October 16, 2008 for the 2009 - 2010 funding year. There will be two sessions, one at 1:00 – 3:00 PM and the other at 6:00 – 8:00 PM in the Gallery room on 3rd floor of city hall. Applications will be due to Housing by January 9, 2009 by 12:00 noon.

Ms. Anderson stated that the City was still waiting for final approval from HUD for the upcoming funding year so no sub-recipient agreements have been signed with the approved agencies yet. The agreements should become effective in October.

Ms. Anderson stated that on Monday August 11th, council entered into an agreement with Pitt Community College to construction an affordable home at 604 Ford Street.

CHDO training with HUD is still on hold until they received the final agreement from headquarters. All non-profits will be invited once a date is set, hopefully before the end of the year.

The Police Substation is about 95% complete. Housing Division and Police representatives will have a meeting August 14th to discuss the grand opening and Housing fair. The date has tentatively been set for September 23rd.

The National Community Reinvestment Coalition report "Income is no Shield for Discrimination, Part II" has been released and it indicated that Greenville has not improved in its lending practices. NCRC is being asked to quantify this information by identifying the leading causes or areas, the top five lenders and lending patterns, and to identify the compost of the Greenville MSA.

D. Other

- **Update Continuum of Care (Pauline High)**

Ms. High stated that Martha Are reviewed the grant application for the Continuum of Care that will be submitted to the state for funding. Pitt County overall is looking good; however some of the state local agencies are not utilizing the HMIS system to track homeless persons. Agencies not utilizing the HMIS system will bring down the percentage score, which is used to determine how much funding each continuum is allotted. The Flynn Christian Home will start using the system soon.

Ms. High also stated that Amy Modlin, Housing Coordinator with East Carolina Behavioral Health will look at getting regional SOAR training. SOAR training is designed to teach providers how to use the system to help homeless and non-homeless persons apply for social security benefits. This will reduce the waiting period for recipients. Tentatively, the training will take place October 8th. There will be a fee for the training to reduce the number of participants who will not use the system.

- **Update 10-Year Plan to End Chronic Homelessness (Sandra Anderson)**

Ms. Anderson gave the monthly update for the 10-year Plan to End Chronic Homelessness. The draft plan is ready and has been distributed. Comments will be received until August 22nd concerning the plan. The public hearing for council to approve the plan is September 11th. The tentative budget is on page 50 and shows the \$30,000 request for a coordinator position. The management advisory committee consultant and chair presented

a short power point presentation to council summarizing the two major goals for the plan. The official unveiling has been tentatively set for November 12th at 6:00 PM with a press conference at 5:30 PM in the city council chambers.

Ms. Anderson continued with the breakdown of donations:

| | |
|--------------------|----------|
| City of Greenville | \$15,000 |
| Pitt County | \$15,000 |
| United Way | \$10,000 |
| Greater Greenville | \$5,000 |
| Other | \$5,000 |

Council member Glover asked why such a small amount of money came from private foundations. Mr. Dallas Taylor replied that most corporations do not want to support administration or operation of public programs. Also, private sectors feel that homelessness is a public sector problem.

E. Adjournment

Motion was made by Ms. Perkins and seconded by Mr. Cox to adjourn the meeting. Motion carried unanimously.

____ On File In Office _____
Dallas Taylor, Chair

____ On File In Office _____
Gloria H. Kesler, Staff Liaison