

**THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING
MINUTES
April 11, 2007
Greenville, North Carolina**

Present: Dallas Taylor John Tullos Vila Rosenfeld Robert Moore Tammie Carlton
 Brian Becker James Tucker Rose Glover (City Council Liaison)

Absent: Dallas Taylor John Tullos Vila Rosenfeld Robert Moore Tammie Carlton
 Brian Becker James Tucker Rose Glover (City Council Liaison)

Staff: Sandra Anderson Gloria Kesler Karen Gilkey Dondra Perkins Merrill Flood Thom Moton

A. Roll Call

B. Old Business

- **Review of Meeting Minutes from March 14, 2007**

Motion was made by Vila Rosenfeld and seconded by Robert Moore to approve the minutes as presented.
 Motion carried unanimously.

C. New Business

- **Set Just Compensation for the following properties:**

William G. Blount Jr. & Edward H. Blount	514 W. 14th Street	# 12031	\$23,000.00
William G. Blount Jr. & Edward H. Blount	603 W. 14th Street	# 01714	\$11,000.00

According to Sandra Anderson, Housing Administrator for the Housing Division, the property at 514 W. 14th Street appraised for \$23,000.00 and the property 603 W. 14th Street appraised for \$11,000.00. Once the properties are acquired, they would be demolished. With no further questions, motion was made by Robert Moore and seconded by Vila Rosenfeld to Set Just Compensation for property at 514 W 14th Street for the appraisal value of \$23,000.00 and 603 W. 14th Street at the appraisal value of \$11,000.00.
 *Motion carried unanimously.

*NOTE: Mr. John Tullos abstained from voting because of business ventures with the owners of 514 W. 14th Street and 603 W. 14th Street.

Steve Davis, TDC Rental, Inc.	624 A & B Ford Street	# 14505	\$15,000.00
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Gloria Kesler stated that the property at 624 Ford Street was an A & B duplex. The review appraisal was for \$15,000.00. Once the property is acquired it would be demolished. With no further questions, motion was made by John Tullos and seconded by Vila Rosenfeld to Set Just Compensation for property at 624 Ford Street for the appraisal value of \$15,000.00. Motion carried unanimously.

Amos T. Mills II

1502 Martin Luther King, Jr. Dr. # 14819

\$39,000.00

According to Gloria Kesler, the property at 1502 Martin Luther King, Jr. Drive, was across from the four (4) new homes being constructed on Martin Luther King, Jr. Drive and appraised for \$39,000.00. Ms. Kesler stated that the property was tenant occupied and the tenant would receive relocation assistance. Ms. Kesler continued by stating that the owners were willing sellers, and once the property was purchased the lot would be use for future new home construction. With no further questions, motion was made by Vila Rosenfeld and seconded by Robert Moore to Set Just Compensation for the property at 1502 Martin Luther King, Jr. Drive at the appraisal value of \$39,000.00. Motion carried unanimously.

Ida Daniels Hicks

1514 Martin Luther King, Jr. Dr. # 05503

\$37,000.00

Gloria Kesler explained to the committee that the property at 1514 Martin Luther King, Jr. Drive was across from the four (4) new homes being constructed on Martin Luther King, Jr. Ms. Kesler stated that the property was tenant occupied and the tenant would receive relocation assistance. According to Gloria Kesler, the owner, Ms. Ida Daniels Hicks lives outside of the Greenville area and on a routine visit back was astonished of the results of the new homes located directly across from her property and was interested in selling. Ms. Kesler stated that the property appraised at \$37,000.00 once the property was purchased the lot would be used for future new home construction. With no further questions, a motion was made by Vila Rosenfeld and Seconded by Robert Moore to Set Just Compensation for the property at 1514 Martin Luther King, Jr. Drive at the recommended price of \$37,000.00. Motion carried unanimously.

**Richard Brian Stewart
Richard Brian Stewart**

**700 A & B Imperial Street
702 A & B Imperial Street**

**# 02411
02410**

**\$15,000.00
\$15,000.00**

According to Gloria Kesler, the property at 700 A & B Imperial Street and 702 A & B Imperial Street were both duplexes. Ms. Kesler stated that the properties were in dilapidated structures and once acquired, would be demolished. With no further questions, motion was made by Vila Rosenfeld and seconded by John Tullos to Set Just Compensation for the property at 700 A & B Imperial Street for the appraisal value of \$15,000.00 and 702 A & B Imperial Street for the appraisal value of \$15,000.00. Motion carried unanimously.

**Richard Brian Stewart
Richard Brian Stewart**

**702 Douglas Avenue
915 A & B Douglas Avenue**

**# 01745
21952**

**\$20,000.00
\$20,000.00**

Gloria Kesler stated that the property at 702 Douglas Avenue was appraised for \$20,000.00. Ms. Kesler continued by explaining the property was tenant occupied and the tenant would receive relocation assistance. Ms. Kesler also stated that the property at 915 A & B Douglas Avenue had a tenant living on one side of the property and the tenant would receive relocation assistance. With no further questions, motion was made by Vila Rosenfeld and seconded by John Tullos to Set Just Compensation for the property at 702 Douglas Avenue at the appraisal value of \$20,000.00 and the property at 915 A & B Douglas Avenue for the appraisal value of \$20,000.00. Motion carried unanimously.

Gloria stated that the property at 1100 Martin Luther King, Jr. Drive sits at the corner of Martin Luther King, Jr. Drive. Ms. Kesler stated that the property appraised for \$28,000.00 and the tax value was set at \$23,160.00. Ms. Kesler continued by stating that she spoke with Mr. Stewart in person Tuesday, April, 10, 2007 and he was a willing seller for all the properties addressed above under Richard Brian Stewart properties. With no further questions, motion was made by Vila Rosenfeld and seconded by John Tullos to Set Just Compensation for the property at 1100 Martin Luther King, Jr. Drive at the appraisal value of \$28,000.00. Motion carried unanimously.

- **Approve FY 2007-2008 Action Plan**

Sandra Anderson gave the committee members a draft copy of the Fiscal Year 2007-2008 One Year Action Plan. Ms. Anderson explained that the activities in the Housing Division of the City of Greenville were funded partly through federal funds; HOME Investment Partnership and Community Development Block Grant (CDBG). Ms. Anderson continued by stating that as a requirement of funding from the department of Housing and Urban Development (HUD), the City was required to submit an Annual Action Plan. Ms. Anderson stated that the goal of the plan was to extend and strengthen partnerships among public and private sectors. According to Ms. Anderson, the Annual Action Plan was part of the five (5)-year Consolidated Plan. Ms. Anderson explained that the Consolidated Plan was a plan of action on how the federal funds would be utilized over a five-year period. Ms. Anderson stated that the City was presently in the fifth (5th) year of the Consolidated Plan. Ms. Anderson continued by stating to the committee that the scheduled plan for the Annual Plan would include the following: a) an initial public hearing, which was held in February before City Council, b) a neighborhood meeting that was held on March 20, 2007; in which no one attended, c) the nonprofit funding approval in which was held on March 14, 2007, d) the citizens comment period, in which, according to Ms. Anderson would be in affect from March 30, 2007 to April 30, 2007, e) the Affordable Housing Loan Committee's approval, f) the citizens comment period, g) submittal to City Council and the final public hearing scheduled for May 10, 2007. Ms. Anderson stated that after City Council approves the plan and the final public comment period, the Plan would be mailed to HUD offices' for final approval and then implementation beginning July 1, 2007. Ms. Anderson stated that a draft of the Annual Plan could also be viewed on the website at www.greenvillenc.gov for comments. With no further questions a motion was made by John Tullos and seconded by Vila Rosenfeld to approve the draft copy of the Fiscal Year 2007-2008 Action Plan as submitted. Motion carried unanimously.

- **Review and approve New Low Income bid process**

Ms. Anderson referred the committee to the Single Family Home Sale Bid Submittal Policy and Procedure document found in their packet. Ms. Anderson stated to the committee that the New Low Income bid process would allow families with low-moderate income (under 80% AMI) have the 5% bid deposit waived. After a brief discussion on the new procedure process, motion was made by Vila Rosenfeld and seconded by John Tullos to accept the presentation of the new Single Family Home Sale Bid Submittal Policy and Procedure. Motion carried unanimously.

D. Other

- **Downpayment Assistance Update**

According to Gloria Kesler, two (2) homes were closed at Countryside Estates Subdivision within the month of April and one (1) house remained under construction. Ms. Kesler stated that after the last house was closed; all homes at Countryside will be sold.

E. Adjournment

With no further discussion the meeting was adjourned.

Signature on File

Dallas Taylor, Chair

Signature on File

Gloria H. Kesler, Staff Liaison

drp