

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

August 8, 2007

Greenville, North Carolina

Present:

- Dallas Taylor John Tullos Vila Rosenfeld Tammie Carlton
- Brian Becker James Tucker Rose Glover (City Council Liaison)

Absent:

- Dallas Taylor John Tullos Vila Rosenfeld Tammie Carlton
- Brian Becker James Tucker Rose Glover (City Council Liaison)

Staff:

- Sandra Anderson Gloria Kesler Karen Gilkey Dondra Perkins Merrill Flood

B. Old Business

- **Review of Meeting Minutes from June 13, 2007**

Motion was made by John Tullos and seconded by James Tucker to approve the minutes as presented. Motion carried unanimously.

C. New Business

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

| Property Owner | Property Address | Parcel # | Offer Price |
|------------------------|-------------------|----------|-------------|
| Richard Curry and Wife | 507 Roosevelt Ave | 00079 | \$26,000.00 |

According to Ms. Karen Gilkey the property at 507 Roosevelt Avenue was a duplex and had been boarded up for at least seven (7) months. Mr. Dallas Taylor questioned the last tax evaluation. Ms. Gilkey responded that the property was last evaluated in 2003. With no further questions, motion was made by John Tullos and seconded by James Tucker to approve the recommendation to Set Just Compensation for property owned by Richard Curry and Wife at 507 Roosevelt Avenue for the appraisal value of \$26,000.00. Motion carried unanimously.

| Property Owner | Property Address | Parcel # | Offer Price |
|--------------------|-----------------------|----------|-------------|
| Owen & Rosa Burney | 608 Contentnea Street | 09031 | \$25,000.00 |
| Owen & Rosa Burney | 802 Douglas Avenue | 24477 | \$26,000.00 |
| Owen & Rosa Burney | 803 Douglas Avenue | 08684 | \$18,000.00 |

Ms. Gilkey stated to the committee that the property at 608 Contentnea Street was boarded up and dilapidated. Ms. Gilkey stated that once the property was acquired it would be demolished and the lot used for future home construction. According to Ms. Gilkey, the property at 802 Douglas Avenue was a single family home and tenant occupied. Ms. Gilkey also stated that the property at 802 Douglas Avenue sat across the property line of 608 Contentnea Street. Ms. Gilkey continued by stating that the tenant would received relocation assistance and once acquired the structure would be demolished in order to expand the lot at 608 Contentnea Street. Ms. Gilkey concluded by stating that the property at 803 Douglas Avenue was a vacant, boarded up, single family home. With no further questions, motion was made by John Tullos and seconded by James Tucker to approve the recommendations to Set Just Compensation for the properties at 608 Contentnea Street for the appraisal value of \$25,000.00; 802 Douglas Avenue for the appraisal value of \$26,000.00 and 803 Douglas Avenue for the appraisal value of \$18,000.00. Motion carried unanimously.

D. Funding Discussion

According to Ms. Sandra Anderson, the city was notified of the funding approval for the Fiscal Year 2007-2008 One Year Action Plan. Ms. Anderson stated that the allocations are as follow:

| Source | Amount | Description |
|--------|-----------|---|
| CDBG | \$822,811 | Funds will be used for administration, housing rehabilitation, acquisition, relocation, public service and clearance/demolition |
| HOME | \$837,360 | Funds will be used for administrative cost, housing rehabilitation, downpayment assistance, acquisition, relocation, and CHDO's |

Ms. Anderson also stated that the non-profits were also awarded the recommended amount of funding approved by the committee at the March 14th Affordable Housing Loan Committee meeting. The allocations are as follow:

| Organization | Purpose | Funding |
|--|---|-------------------|
| Greenville Community Shelter | Renovations to facility | \$14,600 |
| New Directions/ Family Violence Center | Renovations to facility | \$12,500 |
| HABITAT | Acquisition for real property, infrastructure, and demolition | \$15,000 |
| Flynn Christian Home | Renovations to facility | \$20,000 |
| Martin County Community Action | Urgent Repairs | \$25,900 |
| Pitt County Council on Aging | Construction Cost | \$20,000 |
| Progressive Action and Restoration | Housing Counseling | \$15,500 |
| Total | - | \$123, 500 |

To conclude, Ms. Anderson stated to the committee that in the near future a quarterly or semi annually update of the expenditures from the non-profits will be given out to the committee.

E. Other

Ms. Rose Glover questioned the ability to assist homeowners with rehabilitation of their homes outside of the of the 45-Block area. Ms. Anderson responded by stating that the Housing Division office was inundated also with phone calls in relation to rehabilitation of homes outside of the 45-Block Area. Ms. Anderson stated that because the 45-Block Area was mapped out in the 5-year Consolidated Plan for the designated area, it could not be changed; however; the Consolidated Plan was now entering it's fifth (5th) year and a new 5-year plan will have to be implemented. Ms. Anderson continued by stating that the committee could propose a resolution to include housing repairs to scatter homes outside of the 45-Block area to go before city council for approval to implement in the new Five-Year (5) Consolidated Plan. With no further questions, a motion was made by John Tullos and seconded by James Tucker to propose a resolution to include scattered homes outside the 45-Block area for housing rehabilitation needs and or repairs. Motion carried unanimously.

E. Adjournment

With no further discussion the meeting was adjourned.

Signature on File

Dallas Taylor, Chair

Signature on File

Gloria H. Kesler, Staff Liaison