

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING
Minutes
February 14, 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

B. Old Business

• **Review of Meeting Minutes from January 10, 2007**

A motion was made by Vila Rosenfeld and seconded by James Tucker to accept the minutes as presented from the January 10, 2007 and to reflect the change that Mr. Brian Becker was present at the January 10, 2007 meeting. Motion carried unanimously.

C. New Business

• **Election of Committee Chair and Co-Chair for upcoming year**

A motion was made by Vila Rosenfeld and seconded by Robert Moore to elect Mr. Dallas Taylor for the Committee Chair. Motion carried unanimously.

A motion was made by Mr. Dallas Taylor and seconded by Mr. Robert Moore to elect Mr. Brian Becker for the committee's Co-Chair. Motion carried unanimously.

Both parties, Mr. Dallas Taylor (Chair) and Mr. Brian Becker (co-Chair) gladly accepted the committee appointments for the upcoming year.

• **Request to approve increasing the Housing Rehabilitation program per unit expenditure limit from up to \$40,000 to up to \$50,000.**

Ms. Sandra Anderson, Housing Administrator for the Community Development Department of the City of Greenville addressed the committee by presenting pictures to each committee member of the homes in need of repair. Ms. Anderson continued by explaining that due to the rising cost of construction material and labor, it was becoming increasingly difficult to provide housing rehabilitation assistance to homeowners located in the West Greenville Revitalization Area with the expenditure limit currently provided up to \$40,000.00. Ms. Anderson stated that the homes are now older, larger and require lead testing and abatement. These homes are ranging from the previous 900 square feet to about 1400 square feet in size and from typically one-story homes to two-story homes. Therefore; the request for the consideration to increase the current housing Rehabilitation Assistance loan/grant amount from up to \$40,000.00 to up to \$50,000.00 for construction cost only; and approve awarding the amount of assistance to test and abate lead and provide a storage container for personal property in the form of a grant to eligible low to moderate income, owner-occupied homeowners with children, physically disabled, and senior 55 years and over. In addition, the Housing Division requests consideration of a policy change to allow the cost to abate or provide interim control of lead and storage fees to be awarded as a grant, instead of a deferred loan for low to moderate income homeowners with children present in the household, physically disabled persons, and seniors 55

years old and over. Ms Anderson continued by explaining that the cost to test and abate lead is between \$10,000.00 and \$20,000.00 above the rehabilitation costs per unit. Ms. Anderson stated to the committee that the 45-Block Revitalization project was vitally needed and the housing rehabilitation was a critical opponent of the project and will allow the Housing Division to render service to more eligible residents and do a complete rehabilitation of the homes in lieu of a partial rehabilitation. Ms. Anderson concluded by stating that funds for housing rehabilitation is a budgeted item from CDBG and HOME Investment Partnership federal grants and local bond funds. With no further questions, motion was made by Mr. Robert Moore and seconded by Ms. Vila Rosenfeld to approve the housing rehabilitation program per unit expenditure limit from \$40,000.00 to \$50,000.00. Motion carried unanimously.

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

(All committee members were provided maps of the following properties)

- **Prosperous Properties LLC. 607 Ford St. 20880 \$12,650.00**

Sandra Anderson referred the committee to the map provided in their packets. Ms. Anderson stated that the owner of this property has waived the right to have the property appraised. Ms. Anderson continued by stating that the property was substandard and has a number of code violations. Ms Glover questioned if any residents were in the home? Ms. Anderson responded by stating that the property was investor property only. With no further questions, motion was made by Robert Moore and seconded by James Tucker to except the proposed Just Compensation from the property from Prosperous Properties, LLC at 607 Ford Street set at the tax value of \$12,650.00 Motion carried unanimously.

- **TDC Rentals, Inc. Steve Davis 1503 A&B Fleming St. 01526 \$17,000.00**
- **TDC Rentals, Inc. Steve Davis 1505 A&B Fleming St. 01524 \$17,000.00**
- **TDC Rentals, Inc. Steve Davis 605 & 607 Sheppard St. 04432 \$24,000.00**

According to Ms. Karen Gilkey, the property at 1502 A&B, 1505 A&B Fleming Street and 605,607 Sheppard Street are all owned by Steve Davis from TDC Rentals, Inc. Ms. Gilkey stated that the properties were all boarded up and in bad shape. Ms. Gilkey continued by explaining that the properties, once acquired, will be demolished and used as sites for new home construction. With no further questions, motion was made by Vila Rosenfeld and seconded by James Tucker to approve just compensation for properties at 1503 A&B Fleming Street at \$17,000.00, 1505 A&B Fleming Street at \$17,000.00 and 605 & 607 Sheppard Street at \$24,000.00. Motion carried unanimously.

- **Lillie Mae Aldridge 608 Roosevelt St. 15089 \$12,000.00**

Ms. Explained to the committee that the property at 608 Roosevelt Street was commercial property. According to Ms. Gilkey Code Enforcement has declared the property an abandoned structure. The property sits adjacent to a larger lot that was previously purchased by the Housing Division. Ms. Gilkey stated that in order to make the property buildable on the larger lot (already acquired) the property at 608 Roosevelt Street will need to be acquired. Ms. Gilkey stated that once this property is acquired it will be a buildable lot. With no further questions, motion was made by Robert Moore and seconded by Vila Rosenfeld to approve just compensation of the property at \$12,000.00. Motion carried unanimously.

- **BV Rhinehart CDC Vacant Lots Corner of Albemarle / Bonners Lane 01185 \$6,200.00**
- **01183 \$1,900.00**
- **01184 \$4,100.00**

Ms. Gilkey explained to the committee that these parcel were vacant and sat at the corner of Martin Luther King, Jr. Drive and Albemarle and was previously where the old ice house sat. Ms. Gilkey continued by explaining that the parcels were appraised individually because the when the parcels were purchased they were not combined. Ms. Gilkey stated that the variance between the properties was due to the size. According to Ms. Gilkey Martin Luther King, Jr. Drive and Albemarle were zoned CDF, which is a mixture of non-offensive commercial and residential. With no further questions, motion was made by Robert Moore and seconded by James Tucker to set Just Compensation at appraisal value of \$6,200.00 for parcel # 01185, \$1,900.00 for parcel # 01183 and \$4,100.00 for parcel # 01184. Motion carried unanimously.

▪ John Greene, ETAL	520 McKinley Ave.	09003	\$5,800.00
▪ John Greene, ETAL	519 Sheppard St.	09004	\$3,900.00

Ms. Gilkey stated to the committee that the two (2) parcels, #09003 and #09004 were vacant lots positioned behind one another. With no further question, motion was made by Robert Moore and seconded by James Tucker to set Just Compensation at the appraised value of \$5,800.00 for 520 McKinley Avenue and \$3,900.00 519 Sheppard Street. Motion carried unanimously.

▪ Richard Curry	603 Sheppard St.	24686	\$4,400.00
▪ Richard Curry	601 Sheppard St.	05465	\$2,900.00

According to Ms. Gilkey 603 and 601 Sheppard Street were both vacant properties and the owners were willing to sale. Ms. Gilkey stated that the properties alone cannot be utilized but could be used if they were combined. Ms. Gilkey concluded that the properties were going to be used for a new home construction. With no further questions motion was made by Robert Moore, and seconded by James Tucker to set Just Compensation at the appraised value of \$4,400.00 for 603 Sheppard Street and \$2,900.00 for 601 Sheppard Street. Motion carried unanimously.

▪ Oscar Cherry Heirs	521 Sheppard St.	04132	\$3,100.00
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Ms. Gilkey explained to the committee that the property at 521 Sheppard Street was a vacant lot located at the corner of Sixth Street and Sheppard Street. Ms. Gilkey stated that at the moment the lot is non-functional because of the size. With no further questions, motion was made by Vila Rosenfeld and seconded by James Tucker to set Just Compensation of the property at \$3,100.00. Motion carried unanimously.

▪ Saad Rentals LLC	1007 6 th Street	14507	\$4,080.00
▪ Saad Rentals LLC	606 14 th Street	21889	\$10,840.00
▪ Saad Rentals LLC	907 Cherry Street	14451	\$13,090.00
▪ Saad Rentals LLC	909 Cherry Street / 519 Davis St.	14452	\$21,130.00
▪ Saad Rentals LLC	905 Douglas Ave.	11424	\$30,680.00
▪ Saad Rentals LLC	1110 Douglas Ave.	01407	\$12,940.00
▪ Saad Rentals LLC	1112 Douglas Ave.	16434	\$1,900.00
▪ Saad Rentals LLC	806 Fleming Street (vac lot)	22140	\$1,440.00
▪ Saad Rentals LLC	806 Fleming Street	22141	\$10,830.00
▪ Saad Rentals LLC	1026 Fleming Street	07812	\$11,720.00
▪ Saad Rentals LLC	910 Imperial St. / 521 Davis St.	14441	\$21,640.00
▪ Saad Rentals LLC	515 A&B McKinley Ave.	17911	\$20,980.00
▪ Saad Rentals LLC	611 Vanderbilt Lane	01420	\$19,420.00
▪ Saad Rentals LLC	710 A&B Vanderbilt Lane	01527	\$18,560.00
▪ Saad Rentals LLC	803 A&B Vanderbilt Lane	10170	\$18,300.00

Ms. Gloria Kesler stated to the committee that Mr. Saad has offered a lump sum deal on the fifteen (15) properties

indicated above and was willing to accept tax value for the properties. Ms. Kesler continued by explaining that the some of the properties were vacant, but some were tenant occupied and the city will have to provide relocation assistance. With no further questions, motion was made by Vila Rosenfeld and seconded by James Tucker to set Just Compensation at tax value at for the 15 properties at \$217,550.00. Motion carried unanimously.

▪ Saad, George S. Jr.	907 Douglas Ave	13547	\$13,430.00
▪ Saad, George S. Jr.	1119 A&B Martin Luther King Jr. Dr.	14442	\$47,070.00

Ms. Gloria Kesler stated that the properties at 907 Douglas Avenue and 1119 A&B Martin Luther King, Jr. Drive were all set at the tax value, at the owners' request. Ms. Kesler stated that the property at 1119 A&B Martin Luther King, Jr. Drive is tenant occupied and the City will have to provide relocation assistance. Mr. Brian Becker questioned the relocation assistance. Ms. Kesler responded by stating that the tenants will go through a process where they will be interviewed to set their income based on a formula from HUD guidelines to assist them to move into a new place for a payment allotted out quarterly over forty-two (42) months. With no further questions, motion was made by Vila Rosenfeld and seconded by James Tucker to set Just Compensation for 907 Douglas Avenue at \$13,430.00 and 1119 A&B Martin Luther King, Jr. Drive at \$47,070.00. Motion carried unanimously.

▪ Saad, Josephine (Harz)	0 Vanderbilt Lane	04316	\$2,730.00
▪ Saad, Josephine (Harz)	601 Vanderbilt Lane	04320	\$16,490.00
▪ Saad, Josephine (Harz)	709 A&B Vanderbilt Lane	04317	\$22,280.00

Ms. Gloria Kesler explained to the committee that Ms. Josephine Saad (Harz) owned the properties at 0 Lane, 601 Vanderbilt Lane and 709 A & B Vanderbilt Lane and was interested in selling the properties at tax value. Ms. Kesler stated that the properties were located in an area identified for potential future home construction. Ms. Kesler stated that the property at 601 Vanderbilt Lane was currently tenant occupied and in violation with code enforcement. With no further questions, a motion was made by Vila Rosenfeld and seconded by James Tucker to set Just Compensation for 0 Vanderbilt Lane at \$2,730.00, 601 Vanderbilt Lane at \$16,400.00, and 709 A&B Vanderbilt Lane at \$22,280.00. Motion carried unanimously.

D. Other

- **Downpayment Assistance Update**

According to Ms. Kesler 2 applications are pending for downpayment assistance at Countryside Estates with two (2) applications pending for the 5% no interest loan program.

E. Adjournment

Signature on File

Dallas Taylor, Chair

Signature on File

Gloria H. Kesler, Staff Liaison

drp