

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

March 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 Thom Moton

* Brian Becker opened this meeting in the brief absent of Dallas Taylor.*

B. Old Business

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

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

C. New Business

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

* The committee members were given a map for the following four (4) properties:

Carla L. Dennis	1525 & 1527 W. 14 th Street	10862	\$18,500.00
Carla L. Dennis	1529 W. 14 th Street	02877	\$17,500.00

Gloria Kesler stated that the properties at 1525, 1527 and 1529 W. 14th Street sat adjacent to Sadie Sauter School. Ms. Kesler continued by stating that the properties at 1525 and 1527 W. 14th Street were appraised at \$18 500.00 for both and appraised at \$17,500.00 for 1529 W. 14th Street 1525 and 1527 W. Ms. Kesler stated that the properties are vacant , boarded up and slated for demolition. With no further questions, motion was made by Vila Rosenfeld and seconded by Tammie Carlton to Set Just Compensation for the properties at 1525 & 1527 W. 14th Street at \$18,500.00 and 1529 W. 14th Street at \$17,500.00. Motion carried unanimously.

Marvin K. Blount, Jr.	801 Martin Luther King, Jr. Dr.	01729	\$33,000.00
Marvin K. Blount, Jr.	805 Martin Luther King, Jr. Dr.	01718	\$24,000.00

Gloria Kesler stated that the tax value for property at 801 Martin Luther King, Jr. Drive was \$39,300.00 and the appraisal and review appraisal came in at \$33,000.00. She continued by stating that the tax value for property at 805 Martin Luther King, Jr. Drive was \$15,500.20 and appraised at \$24,000.00. According to Ms. Kesler, both properties may be utilized as commercial property once the homes have been demolished. With no further questions, motion was made by Vila Rosenfeld and seconded by Tammie Carlton to Set Just Compensation for the property at 801 Martin Luther King, Jr. Drive at \$33,000.00 and 805 Martin Luther King, Jr. Drive at \$24,000.00. Motion carried unanimously.

D. Other

- Annual Report / Downpayment Assistance Update / Non-Profit Funding Update

Annual Report

Ms. Kesler referred the committee to the updated annual report located in their packets. Ms. Kesler stated that if the committee had any questions she would be glad to assist them. Ms. Kesler continued by thanking Ms. Tammie Carlton for presenting the annual update to City Council.

Downpayment Assistance Update

Ms. Kesler stated that Mr. Taylor reviewed two (2) applications for downpayment assistant for Country-Side Estates in which were both approved. Ms. Kesler stated that the closings were scheduled for March 28, 2007 and March 30, 2007. Ms. Kesler stated that with the two (2) closings pending and one (1) house contracted out for sale; all the homes and lots have been sold at Country-Side Estates.

Non-Profit Funding Update

* Dallas Taylor chaired the presentation of the non-profits*

According to Karen Gilkey, the procedure on how the non-profits spend their monies will change. Ms. Gilkey explained to the committee that the City of Greenville, Housing Division would normally manage their awarded funds and hire the contractors for the non-profits; but with the new procedure, the non-profit organization will have the responsibility of hiring their own contractor and the city will in turn reimburse them out of their awarded funding. Ms. Gilkey stated that the city will give the non-profit a list of contractor's' eligible for use per HUD guidelines. Ms. Gilkey stated that as of date, Progressive Action, Habitat and Life STRIVE have all submitted requisitions for reimbursement. Mr. Becker questioned the shift of responsibilities? Ms. Gilkey stated that shifting the responsibilities would allow the non-profit organization to build capacity.

- 2007 Non-Profit Funding Presentations
 - * Funding Amount Awarded for non-profit grants are \$115,000.00*

- Family Violence Center d/b/a New Directions

Ms. Catonnia Pitt, Shelter Manager and Terri Jordan, Financial Coordinator, of The Family Violence Center stated that the request of \$12,500.00 was to upgrade the security fence, and to purchase two (2) panic buttons. Ms. Pitt explained that the gate was not operable for about a week because of opening and closing problems. Ms. Pitt continued by stating that the repair and/or replacement of the electronic gate and the addition of the panic buttons to the safe house is crucial because if the gate remains in its' current condition and without the panic buttons, the overall security and safety of the residents and staff will be jeopardized. Ms. Pitt explained that the purpose of the safe house is to provide secure housing for women and children leaving abusive relationships and functions as an emergency shelter in time of natural disasters for other domestic violence shelters in surrounding counties.

- Flynn Christian Home

According to Mr. Omar Skinner, Director of the Flynn Christian Fellowship Home, Inc., the request for \$10,000.00 would be used to defer some of the cost of adding additional spacing for Therapeutic Counseling sessions. Mr. Skinner explained that once the men were ready to leave the home and return to their environment, they did not know how to adjust and neither did their family members understand how to adjust to them. Mr. Skinner continued by stating that with Therapeutic Counseling, the family members and the individual leaving the home would have a understanding as to how to adjust to one another. Mr. Skinner stated that Flynn Home has signed a contract partnering up with East Carolina University to provide Therapeutic Counseling service to the men to prepare them for their journey home. The counseling will be free provided by interns from East Carolina University. Mr. Dallas Taylor questioned the amount of the request for \$10,000.00? Mr. Skinner explained that because of other priorities, he did not have a written

estimate at the time. Mr. Skinner continued by explaining that some of his board members who have experience with building construction and expansions gave him a verbal good faith estimate of \$10,000.00. Mr. Skinner stated that the addition would be an expansion only of their previous smoking deck that was not being used.

- Greenville Community Shelter

Mr. Eric Cloud, Operations Manager for the Greenville Community Shelter, stated that the request for \$26,241.25 was to provide financial assistance to the following areas: 1). Women's Bathroom Repairs: bathroom faucets, walls around the toilet, exhaust fans etc. 2). Home Ownership/Financial Training for Residents: will allow a contractor in on a regular basis to help train residents on applying for and receiving homeowner loans, down payments, and financial assistance. 3) Sewer Repair: To uproot a tree root bulb growing in the middle of the line that is creating sewer line problems and causing several backups per month. 4). Fire Alarm System Upgrade: the current system is antiquated and will. Repair to this system will increase response time by the Fire/Rescue Department and reaction time by staff of GCS, Inc. Mr. Taylor asked if Mr. Cloud could prioritize the request of repairs for the funding requested. Mr. Cloud stated that the fire alarm and sewer were the most definite, and third being the women's bathroom. Mr. Taylor questioned the average stay per individual? According to Mr. Cloud the average stay may run between thirty (30) days to ninety (90) days. Mr. Cloud concluded by stating the facility was very old and any funding provided would help.

- HABITAT for Humanity

Ms. Paulette White, Executive Director for HABITAT for Humanity request for \$20,000.00 was to cover the cost of acquisition of vacant land, installation of infrastructure, demolition of dilapidated structures that might be sitting on property purchased to be used for new affordable housing parts, Construction impact fees, Rental or purchase of any equipment necessary in the construction or rehabbing of a Habitat for Humanity and any other services associated with land preparation. Ms. White stated that HABITAT for Humanity has currently broke ground on their 50th home. Mr. Taylor questioned the year HABITAT began. Ms. White stated that HABITAT for Humanity was incorporated in 1991 with the average of 3 to 4 home construction per year.

- Martin Community Action

Ms. Noemi Keys of Martin Community Action stated that the request for \$28,009.81 was to repair homes/dwelling in the city of Greenville to correct imminent unsafe conditions that could result in displacement of the occupant from the residence and urgent repairs may be performed to correct problems with heating/air conditioning, windows, floors, plumbing, roofing, electrical and accessibility. Mr. Robert Moore questioned the qualifications for the home repairs? Ms. Keys stated that the staff from the city of Greenville, Ms. Karen Gilkey, would send over a referral form. Ms. Keys explained that once they receive the referral form; income eligibility was determined and then an assessment followed. Mr. Taylor questioned the average of monies allotted out per household. Ms. Keys responded by stating that the limit was \$5,000.00 per household. Mr. Brian Becker questioned the Project Budget per month? Ms. Keys referred Mr. Becker to the Project Budget worksheet on page 5 in his packet, with brief discussion. Mr. Taylor questioned the amount of households serviced last year and how many projects currently pending? Ms. Keys stated that a total of eight (8) projects were completed last year and ten (10) applications were sent out and that Martin Community Action was in waiting of the response.

- Pitt County Council on Aging

Dr. Charlie Byrd, Director of Pitt County Council on Aging, Inc., stated the goals of the Council on Aging are: 1) to have a fully functional Senior Resource/Wellness Center in place and have the facility accessible to every older consumer in the county. 2) to have a positive impact on the health and wellness of the older population in Greenville and Pitt County. 3) maintain an active outreach program to generate more participation by seniors in the programs and activities. 4) to achieve the goals of the Older Americans Act of 1965 by servicing the low income minority population. Dr. Byrd continued by explaining that the request for \$49,600.00 was to endorse in building a multipurpose comprehensive Senior Center to serve the

older population (60 plus) and their caregivers/families in Pitt County. This community facility will bring older and adults together for services and activities that reflect their skills and interest while responding to their diverse needs. The facility will serve as a resource/wellness/social facility for the entire community. Emphasis will be place on successful aging, maintaining good health, quality of life and support services to maintain independence at home. The new senior center will be built on an 8.24 acres site on County Home Road within the city limits of Greenville, North Carolina. Dr. Byrd stated that the feasible study conducted in 2002 persisted of about 2,000 senior citizens (60 plus) and 89% percent have agreed to the Life Enrichment Center. Dr. Byrd also stated that over 5, 000 seniors were signed up for drug prescription programs per the last year. Dr. Byrd continued by explaining the procedure on which the approval of the building of this project was given. Dr. Byrd explained that the present center was located in the county building on 1717 West Fifth Street with about 4, 000 square feet upon completion of the new facility. Dr. Byrd continued by stating that the fundraising effort has been a total success and the funding in which he was asking to receive from the non-profit funding will add to the completion of this \$2,000,000 project. Dr. Byrd stated that the 20,000 square feet facility had to be lowered to 12,000 square feet due to lack of immediate provision of funding. Dr. Byrd concluded by stating that the contract for this project was approved and in phase I of the construction. Dr. Byrd presented to the committee an outline drawing of the plans for the facility.

- Funding Discussion

According to Ms. Sandra Anderson, Housing Administrator for the Community Development Department Housing Division the original non-profits grant funding was reduced from \$123,700.00 to \$115,000.00. Ms. Anderson stated that the original amount of \$123,700.00 was through a continual resolution until the awarded was given today, March 14, 2007. Ms. Anderson continued by stating that the amount of funding for the non-profits are monies available from the Public Service Category of CDBG, which means that the funding are available for subrecipients non-profits and awarded to activities that are new or improved services to an existing service. The amount recommended is as follow:

Organization	Requested Amount	Recommended Amount
Family Violence Center	\$12,500.00	\$12,500.00
Flynn Christian Home	\$10,000.00	\$20,000.00
Greenville Community Shelter	\$26,241.25	\$14,600.00
Habitat	\$20,000.00	\$15,000.00
Martin County Community Action	\$28,009.81	\$27,900.00
Pitt County Council on Aging	\$49,600.00	\$25,000.00

E. Adjournment

With no further discussion the meeting was adjourned.