

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

April 13, 2005

Greenville, North Carolina

Present:

Kristina Harris Pam Kesegi Evan Lewis Chip Little
 Gloria Pearsall Vila Rosenfeld Drock Vincent

Absent:

Kristina Harris Pam Kesegi Evan Lewis Chip Little
 Gloria Pearsall Vila Rosenfeld Drock Vincent

Staff:

Chris Davis Gloria Kesler Karen Gilkey Dondra Perkins _____

A. Roll Call

Evan Lewis called the meeting to order.

B. Guest Speaker: Spring Clean Up

Noria Namaz, member of the Community Appearance Commission, stated to the committee that the 8th Annual Spring Clean Up would be held the week of April 23, 2005 through April 30, 2005. Mrs. Namaz asked for volunteers to participate in the event.

C. Old Business

Review of Meeting Minutes from March 9, 2005

Motion was made by Vila Rosenfeld to accept the minutes as presented and seconded by Pam Kesegi. Motion carried unanimously.

D. Other

Review of the 2005 / 2006 City of Greenville and The Pitt County Home Consortium Annual Plan

Mr. Chris Davis presented to the committee The Pitt County Home Consortium Annual Plan. Mr. Davis explained that the plan includes a detailed summary of activities proposed to address needs identified within the Consolidated Plan and that activities within Greenville will be carried out within the 45-Block Revitalization Area. Mr. Davis continued by stating that the City had acquired forty-three (43) properties, relocated forty-three (43) individuals, demolished twenty-seven (27) structures and bid out seven (7) homes to be rehabilitated. Mrs. Vila Rosenfeld questioned the relocation of the tenants from the 45-Block Revitalization Program. Mr. Davis explained that out of the forty-three (43) individuals, fifteen (15) stayed in the same area. After a brief discussion of the program, Mr. Davis explained to the committee the program activities:

- Program Administration: pays the staff salaries for program management.
- Rehabilitation of Substandard Housing: assist homeowners with rehabilitating their home to bring them up to standard.
- Acquisition of substandard or dilapidated property: to reduce blight within the 45-block neighborhoods.

- Funding of Non-profit Agencies.
- Downpayment Assistance for First-Time Homebuyers.
- New Home Construction.
- HOME Consortium: which members include The City of Greenville; The Towns of Ayden, Grifton, Bethel, Winterville and Farmville; and Pitt County.
- Community Housing Development Organization (CHDO) funding.

Mr. Davis explained the Streetscape Program for the 45-Block Revitalization Program. Mr. Evan Lewis questioned if the homes would be built before they were contracted. Mr. Davis responded that some of the homes would be built without a buyer and some would have contracts. Mr. Davis stated that staff had been working with potential homebuyers.

Mr. Davis discussed with the committee the potential plans for the Warehouse located on Albemarle Avenue. Mr. Davis stated the warehouse was of historic value to the community. The City has hired a consultant to do a reuse feasibility study on the project. The consultant has given the City potential uses for the warehouse; they include:

- A Conglomeration of Social Service Agencies.
- Apartments or Townhouses for Low-Mod Income families
- An Antique Mall.

After further discussion, Mrs. Vila Rosenfeld made motion to present the proposed plan to the City Council, Mrs. Pam Kesegi seconded that motion. Motion carried unanimously.

Downpayment Assistance Monthly Update

Mrs. Gloria Kesler presented to the committee an update of the Downpayment Assistance Programs. Mrs. Kesler explained that NCHFA approved her request for \$60,000.00 to cover the last three (3) lots. Ms. Kesler stated that the last three (3) properties had conditional approvals for them. Ms. Kesler stated that HOME money had about \$11,500.00 left. All lots in Countryside Estates Subdivision had been committed with the exception of thirteen (13) lots located within the 100-flood plain, as defined by FEMA is the 2004 Flood Map.

E. Adjournment

With there being no additional business, a motion of adjournment was made by Mrs. Vila Rosenfeld and seconded by Mrs. Pam Kesegi. The meeting was adjourned.

Respectively Submitted,

Signature on File

Evan Lewis, Chair

Signature on File

Gloria H. Kesler, Planner I

drp