

**THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING**

**Minutes**

**December 14, 2005**

**Greenville, North Carolina**

**Present:**

Dallas Taylor     Robert Moore     Tammie Carlton     John Tullos     Evan Lewis     Rose Glover  
 Gloria Pearsall     Vila Rosenfeld     Drock Vincent

**Absent:**

Dallas Taylor     Robert Moore     Tammie Carlton     John Tullos     Evan Lewis     Rose Glover  
 Gloria Pearsall     Vila Rosenfeld     Drock Vincent

**Staff:**

Chris Davis     Gloria Kesler     Karen Gilkey     Dondra Perkins     Merrill Flood

**A. Roll Call**

Evan Lewis called the meeting to order.

**B. Old Business**

• **Review of Meeting Minutes from October 19, 2005**

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

**C. New Business**

• **Establish Just Compensation for the following properties:**

○ **George S. Saad, 1109 Douglas Ave.**

Mrs. Gloria Kesler stated that the property at 1109 Douglas Avenue was a residential property with a review appraisal value of \$10,000.00 and a tax value of \$6,330.00. The property sits adjacent to the new home being built by the City at 1107 Douglas Ave. Mr. Merrill Flood stated said property was rental property and had a tenant that would need to be relocated. Mr. Drock Vincent questioned the tenant's living arrangements once the property was acquired. Mrs. Kesler explained the tenant would be eligible for relocation assistance and could use the funds as downpayment assistance to purchase a home or could use the funds to rent another unit. Motion was made by Vila Rosenfeld and seconded by Drock Vincent to set Just Compensation for the property located at 1109 Douglas Avenue at \$10,000.00. Motion carried unanimously.

○ **Saad Rentals, LLC, 911 Douglas Ave.**

Mrs. Gloria Kesler stated that the property at 911 Douglas Avenue was residential property with a review appraisal value of \$16,000.00 and a tax value of \$16,930.00. Being no further discussion motion was

made by Vila Rosenfeld and seconded by Drock Vincent to set Just Compensation for the property located at 911 Douglas Avenue at \$16,000.00. Motion carried out unanimously.

- **Grand Ventures, LLC, 909 Douglas Ave.**

Mrs. Gloria Kesler stated that the property at 909 Douglas Avenue was residential property with a review appraisal value of \$14,000.00 and a tax value of \$13,650.00. Being no further discussion motion was made by Vila Rosenfeld and seconded by Drock Vincent to set Just Compensation for the property located at 909 Douglas Avenue at \$14,000.00. Motion carried unanimously.

- **Grand Ventures, LLC, 815 Douglas Ave.**

Mrs. Gloria Kesler stated that the property at 815 Douglas Avenue was residential property with a review appraisal value of \$12,000.00 and a tax value of \$11,000.00. Being no further discussion motion was made by Vila Rosenfeld and seconded by Drock Vincent to set Just Compensation for the property located at 909 Douglas Avenue at \$12,000.00. Motion carried unanimously.

- **Julius Summrell, 509 Sheppard Street**

According to Mr. Merrill Flood the owner of the property approached the City about acquiring it. Mrs. Gloria Kesler stated that the property at 509 Sheppard Street has a review appraisal value of \$20,000.00 and a tax value of \$17,740.00. Mrs. Kesler stated that the property was tenant occupied, therefore; tenant relocation assistance would be administered. Mrs. Rose Glover questioned if the house on the property was in a rehab state. Mr. Flood responded by explaining that the City will make an assessment of the property to determine the condition of the house. With no further discussion motion was made by Vila Rosenfeld and seconded by Drock Vincent to accept the resolution to set Just Compensation for the property located at 509 Sheppard Street at \$20,000.00. Motion carried unanimously.

- **Annette & Gregory Johnson, 616 Albemarle Ave.**

Ms. Karen Gilkey explained to the committee that the owners approached the City about acquiring this property. According to Ms. Gilkey the review appraisal set value at \$20,000.00 with a tax value of \$15,250.00. With no further discussion motion was made by Drock Vincent and seconded by Vila Rosenfeld to accept the resolution to set Just Compensation for the property located at 616 Albemarle Avenue at \$20,000.00. Motion carried unanimously.

- **Theodore & Winnie Bradshaw, 602, 604 & 606 Pamlico Ave.**

According to Ms. Karen Gilkey, the property at 602, 604 and 606 Pamlico Avenue were all vacant lots. Ms. Gilkey explained that the lots were small, about 50 feet wide, therefore; the purchase of the three lots would create two buildable lots. Ms. Gilkey stated that the review appraisal set value at \$15,000.00 (\$5,000.00 for each lot) and the tax value was set at \$9,000.00 (\$3,000.00 for each lot). With no further discussion motion was made by Vila Rosenfeld and seconded by Gloria Pearsall to accept the resolution to set Just Compensation for the properties at 602, 604, and 606 Pamlico Avenue at \$15,000.00 (\$5,000.00 for each property). Motion carried unanimously.

- **Trueway Free Will Baptist Church, 604 & 605 Roosevelt Street**

According to Ms. Karen Gilkey the property at 604 and 605 were both vacant. Ms. Gilkey explained that the church, Trueway Free Will Baptist, originally purchased the properties to build a church but discovered they needed more land. Ms. Gilkey stated that the review appraisal set value at \$14,000.00 (\$7,000.00 for each lot) and the tax value was set at \$13,400.00 (\$6,700.00 for each lot). With no further

discussion motion was made by Vila Rosenfeld and seconded by Gloria Pearsall to set Just Compensation for the property at 604 and 605 Roosevelt Street at \$14,000.00 (\$7,000.00 each). Motion carried unanimously.

- **Randa R. Yacoub, 1401 W Martin Luther King Jr. Drive & 1400 W 6<sup>th</sup> Street**

According to Mr. Merrill Flood, the property at 1401 W. Martin Luther King Jr. Drive was a convenient store that sat at the corner of MLK and the property at 1400 W. 6<sup>th</sup> Street was a vacant residential property that sat directly behind the store. Ms. Gloria Kesler stated that the review appraisal for the store was set at \$80,000.00 and the property at 1400 W. 6<sup>th</sup> Street was set at \$12,500.00. Mr. Merrill Flood explained that the property value at 1401 W. MLK was set at \$80,000.00 because it was a commercial business and the appraisers had to take into account that the property was an income producing property as oppose to a residential property. According to Ms. Karen Gilkey the property at 1401 W. Martin Luther King, Jr. Drive was transformed from a dry cleaning business into a convenient store. Mr. Drock Vincent questioned the soil and it's contamination level at 1401 W MLK. Mr. Flood responded by explaining that the City will do a Phase I Environmental Assessment, and if there were any concerns that needed to be addressed they will be taken care of by the owner prior to the sale. Mr. Robert Moore questioned the plans for the building once acquired. Mr. Merrill Flood responded by stating that both properties would be demolished and used for future home constructions within the 45-Block Revitalization Program Area. Being no further discussion motion was made by Vila Rosenfeld and seconded by Drock Vincent to set Just Compensation for the property at 1401 W. Martin Luther King Jr. Drive at \$80,000.00 and the property 1400 W. 6<sup>th</sup> Street at \$12,500.00. Motion carried unanimously.

- **Amendment to STRIVE contract**

According to Ms. Karen Gilkey, STRIVE will relocate to 1710 West 6<sup>th</sup> Street beginning January 2, 2006 and would like to amend their contract with the City to allow the ability to utilize their previous awarded funding for classroom furniture for their youth program and apply it toward painting and construction of a few doors within their new location. Mrs. Rose Glover questioned if rolling the money over for a different job was acceptable. Mr. Merrill Flood responded that if it was less than 10%, and if it remained in the same category according to HUD's guidelines, it was acceptable, along with the Affordable Housing Loan Committee approval. Mrs. Rose Glover suggested that each member of the committee receive an update of expenditures from the non-profits. Ms. Gilkey agreed to bring this information to the next Affordable Housing Loan Committee meeting on January 11, 2006. Motion was made by Vila Rosenfeld and seconded by Gloria Pearsall to approve the Amendment to STRIVE's contract. Motion carried unanimously.

- **Creation of Homeownership Academy for West Greenville Revitalization Area**

Mrs. Gloria Kesler explained that the City had about \$24,000.00 in an account from NCHFA Housing Counseling Support Payments from loans made though NCHFA at Countryside Estates Subdivision and would like to use the funds to support a Homeownership Education and Counseling program (Homeownership Academy) for potential buyers in the West Greenville Revitalization Area. The Academy would consist of a Homeownership Workshop (7-8 hours) and 8-12 weeks of One-on-One Counseling. Mrs. Kesler explained Academy participants would have a working knowledge of the home buying process and be prepared financially to purchase a home within the West Greenville Revitalization Area once they completed the program. At the completion of the program participants would receive a certificate for \$500.00 redeemable at closing to assist with costing cost or downpayment assistance if they purchase a new or existing home within the West Greenville Revitalization Area. The certificate would be good for 12 months and could only be used to assist with the payment of closing cost or downpayment assistance to purchase a home within the program area. Mr. Drock Vincent questioned the \$500.00 certificate being used for reasons other than closing cost or downpayment assistance. Mrs. Kesler

responded that the funds could not be used to pay off old debt. The funds would offer an incentive to the potential homebuyer to move forward through the program. With no further questions, motion was made by Vila Rosenfeld and seconded by Gloria Pearsall for recommendation to City Council for approval to adopt the Homeownership Academy \$500.00 certificate program towards closing cost. Motion carried unanimously.

**D. Other**

- **Downpayment Assistance Monthly Update**

Mrs. Gloria Kesler that all approved downpayment assistance applications have been funded. To date 92 homes have closed at Countryside Estates.

- **Nonprofits Funding Update**

Mrs. Karen Gilkey explained the Nonprofits allocations and their status, as described below:

<b>Organization</b>	<b>Comments</b>
HABITAT	Funds are committed for rehabbing a property that they received through foreclosure.
STRIVE	Funds have been committed to the amendment to their contract for repairs at their new location.
Affordable Housing CDC	Funds have been reallocated for housing rehab.
Greenville Community Shelter	\$17,780.00 committed
Martin Community Action	Funds will be released back to the City if they do not have any homes that need urgent repair and this money will be moved over to rehab.
New Directions	Before committing their funds for storm window replacement, the City plans to see if they will have a more urgent need.

**E. Adjournment**

With there being no additional business, a motion of adjournment was made by Vila Rosenfeld seconded by Gloria Pearsall. The meeting was adjourned.

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Evan Lewis, Chair

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Gloria H. Kesler, Planner I

drp