

**THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING**

**Minutes**

**May 11, 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     Merrill Flood

**A. Roll Call**

Evan Lewis called the meeting to order.

**B. Old Business**

**Review of Meeting Minutes from April 13, 2005**

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

**C. New Business**

**Awarding of Lots for New Construction in the 45-Block Area**

Mr. Davis presented to the committee the consideration of the award of 4 lots to Metropolitan Housing and CDC and the consideration of entering into contracts with Metropolitan and Ken Todd Construction for the construction of 4 additional homes, each building 2 homes. The State Historic Preservation Office has approved House plans for the 8 lots and renderings were shared with the committee. Mr. Davis explained that upon soliciting requests for proposals to build, these two contractors were selected based on reasonable costs per square foot to build and other credentials. Mr. Davis stated that the different options were being considered to jump start new construction in the 45-Block Area. After some discussion on the structure and square footage of the homes, Mr. Chip Little questioned the lot cost. Mr. Davis explained that the Pitt County Tax Assessor's office had assisted with determining the value of the lots. Lots along MLK would value at \$7,400 each and interior lots were valued at \$3,500. Mrs. Gloria Kesler explained the reduction of the lot cost by 50% to individuals having income levels below 80% of area median. Mr. Little questioned the use of hardie-plank verses vinyl siding on the homes. Mr. Merrill Flood responded that because CDBG funding was used, there were regulations and guidelines that must be followed according to section 106 of the environmental review process. Motion was made by Mrs. Rosenfeld and seconded by Mrs. Pam Kesegi to present the request to City Council for approval.

**D. Other**

**Nonprofit Expenditures Fiscal 2004-2005 Update**

Ms. Karen Gilkey presented to the committee an update on the nonprofit expenditures for fiscal year 2004-2005. Ms. Gilkey stated that as of May 3, 2005 the outstanding balances for nonprofits were as follow:

▪ Affordable Housing CDC	\$22,440.00
▪ Greenville Community Shelter	\$5,228.27
▪ HABITAT	\$11,414.61
▪ Martin Community Action	\$18,687.70
▪ New Directions	\$3,665.30
▪ STRIVE	\$0.00

**Downpayment Assistance Monthly Update**

Mrs. Gloria Kesler explained to the committee the closeout of the Countryside Estates Subdivision. Mrs. Kesler stated that with the exception of the lots located within the 100-year flood plain all lots at Countryside had been committed. Mrs. Kesler stated we were still waiting for a response from the State about our appeal but that at this time, with the number of flood survivors in the Subdivision, the City would owe about \$175,000.00 dollars back to the State. If the State accepts the request to include Low-Mod Income families as well as Flood Survivors, no funds would be owed back to the State for the Infrastructure Grant.

**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.

Respectfully Submitted,

Signature on File

Evan Lewis, Chair

Signature on File

Gloria H. Kesler, Planner I