

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

August 10, 2005

Greenville, North Carolina

Present:

Dallas Taylor Robert Moore Evan Lewis Chip Little
 Gloria Pearsall Vila Rosenfeld Drock Vincent

Absent:

Dallas Taylor Robert Moore 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. Old Business

• **Review of Meeting Minutes from June 8, 2005**

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

• **Review of Meeting Minutes from July 21, 2005**

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

C. New Business

• **Resignation of Pam Kesegi**

Mrs. Pam Kesegi has resigned from the Affordable Housing Loan Committee as of July 27, 2005. Mrs. Kesegi stated in her letter of resignation that it was an honor and privilege to serve on the AHLC committee and she enjoyed working with all the members of the committee and staff.

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

- **Gloria N. Dickens al ETAL, 1003 Martin Luther King, Jr. Drive**
- **Gloria N. Dickens al ETAL, Adjoining Vacant Lot**

Ms. Karen Gilkey explained to the committee the Resolution to Establish Just Compensation for property at 1003 Martin Luther King, Jr Drive (tax value \$31,560.00) and the adjoining vacant lot (tax value \$6,080.00). Ms. Gilkey stated that the property was heir property, and the owners were willing to sell the properties at tax value and waived their rights to having the property appraised. According to Ms. Gilkey the adjoining vacant lot is not large enough to build a house on and because of the size of the existing home the vacant lot would be used as a backyard for future owners. Ms. Gilkey referred the committee to photos of the property and the adjoining vacant lot. Mr. Chris Davis stated that the City

would use Bond money to make the necessary changes to the property because bond money had fewer restrictions and the City could make changes as needed. Mr. Chip Little questioned the estimated remodeling cost. Ms. Gilkey responded by stating that the estimated price would be around \$60,000.00 dollars to make repairs and additions. After further discussion on remodeling the house, motion was made by Vila Rosenfeld and seconded by Robert Moore to set Just Compensation for the property located at 1003 Martin Luther King, Jr. Drive at \$31,560.00 and the adjoining vacant lot at \$6,080.00.

- **Amendment of Habitat for Humanity's Contract**

Ms. Gilkey requested an amendment for Habitat for Humanity's Contract. Ms. Gilkey stated that the contract had previously been approved for the 2005-2006 CDBG expenditure year, but had not yet been signed. Ms. Gilkey stated that she would like to include in the contract a request for equipment for construction purposes as a line item. Motion was made by Robert Moore and seconded by Gloria Pearsall to accept the request for amendment as presented. Motion carried unanimously.

- **Approval of Elderly Rehabilitation Application- Hattie Blackwell**

Mrs. Gilkey explained to the committee that Ms. Hattie Blackwell lived at 902 Martin Luther King, Jr. Drive. Ms. Gilkey stated that Ms. Blackwell, her daughter, and her granddaughter all dwelled in the house and were seeking assistance to make some repairs to the home. Their combined household income is about \$42,603.00, which is 95% of median for a household of three, with a debt ratio at 31.4%. With the rehab loan their debt ratio would be at 35%. Ms. Gilkey stated that the home needed a new roof, insulation in the attic, replacement of rotten wood on the exterior of the house and plumbing repairs with a cost estimate of about \$15,000.00. Mr. Chip Little questioned how the contractor was picked. Ms. Gilkey explained that a bid package would be put out and the contractor with the lowest bid will be accepted. After further discussion motion was made by Robert Moore and seconded by Vila Rosenfeld to approve the application for an Elderly Rehab Loan for Ms. Hattie Blackwell. Motion carried unanimously.

D. Other

- **Downpayment Assistance Monthly Update**

Mrs. Gloria Kesler presented to the committee the monthly update on the Downpayment Assistance Programs. According to Mrs. Kesler four (4) homes had been closed at Countryside with (2) properties closing by the end of September. Mrs. Kesler explained that the Housing Expo held on July 30, 2005 was very successful. A total of about sixty-eight (68) potential homebuyers participated in the event.

E. Adjournment

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

Evan Lewis, Chair

Gloria H. Kesler, Planner I

drp