

**DRAFT OF MINUTES PROPOSED FOR ADOPTION
THE AFFORDABLE HOUSING LOAN COMMITTEE
Meeting Minutes
Wednesday, April 8, 2020
Greenville, North Carolina**

Present:

☒ Jack Brock
☐ Vacant
☒ Derick Cherry

☒ Anne Fisher
☒ Kevin Fuell
☒ Ronita Jones

☒ Walt Kitchin
☐ Deborah Spencer

Absent

☐ Jack Brock
☐ Vacant
☐ Derick Cherry

☐ Anne Fisher
☐ Kevin Fuell
☐ Ronita Jones

☐ Walt Kitchin
☒ Deborah Spencer

Staff:

☐ Thomas Barnett
☐ Tiana Berryman
☒ Sylvia Brown
☐ Phoenix Hinson

☐ Monica Daniels (City Council Liaison)
☒ Christine Wallace
☒ Gayla Johnson

A. Roll Call

B. Approval of Agenda

Motion was made by Ms. Fisher and seconded by Mr. Brock to approve the agenda. Motion carried unanimously.

C. Approval of meeting minutes from March 11, 2020

Motion was made by Mr. Fuell and seconded by Mr. Brock to approve the meeting minutes. Motion carried unanimously.

D. Old Business

None

E. New Business

1. Sub-recipient Funding Request

a. Community Crossroads Center

Ms. Johnson informed the committee that the Community Crossroads Center is requesting \$17,500 to cover the additional cost for increased service to the homeless population because they are keeping the shelter open 24 hours a day, 7 days a week during the State and local order to Stay-at-home during the COVID-19 crisis. The breakdown for the requested funds are as follows:

Project Budget

Labor - \$7,000 (Additional personal expenses for expanded shelter operations)

Utilities - \$1,750 (Increased utilities due to additional hours of operations)

Equipment - \$7,500 (Purchase equipment required to mitigate the spread of the virus. They are interested in purchasing a washing machine)

Quarantine Area - \$1,250 (Supplies needed to set up quarantine areas for anticipated infected residents. They would like to purchase room dividers, UV Sanitizers and disposable bedding)

Total - \$17,500

Ms. Johnson informed the committee that the duration of this time would be 5 weeks.

Ms. Fisher asked where does these funds come from.

Ms. Johnson replied that the funding would come from funds left over from CDBG 17 & 18 grant cycles.

Mr. Ken Becker, Executive Director of Community Crossroads Center was present to answer any questions the committee might have.

Ms. Jones asked if this goes beyond 5 weeks will there be a need to come back and ask for additional funding.

Ms. Brown asked if the question was for staff or Mr. Becker.

Ms. Jones replied that it was primarily for him since he would be the one to initiate it she assumes.

Ms. Brown replied yes.

Mr. Becker stated that he does not anticipate a repeat ask for this. However, he would note that the period of time to expend the funds be 10 weeks instead of 5 weeks that was originally in the plan. Mr. Becker stated that they submitted the application asking for 10 weeks to allow them time to expend the funds.

Ms. Brown informed Mr. Becker that with that change, staff would have to go back to management because management advised staff that it was 5 weeks. Ms. Brown stated that if not by the end of business today, it would definitely be first thing in the morning that staff will reach out to management and see if that is an acceptable adjustment or amendment to the agreement. If they concur then staff will make that change and should have the agreement ready to print out and get his signature once everything is ironed out.

Mr. Becker responded that sounded great.

Mr. Fuell asked if they needed to revote instead of on the 5 weeks, 10 weeks.

Ms. Brown stated that she wasn't sure. She stated that if in the committee reiteration of staff recommendation, that whoever makes the motion should include a small statement saying that if upper management approves a 10-week period for this agreement, then we give staff approval to move forward with either the 5 or the 10-weeks. Whoever makes the motion needs to include that so we would not have to come back to the committee to meet again, it would already be in the motion.

Mr. Brock stated that he will make the motion with the language that Ms. Brown just stated.

Ms. Brown asked if Mr. Brock was making a motion to approve.

Mr. Brock replied yes with the added sentence if upper management approves the 10-weeks they give the authority for staff to move forward and not call us back.

Motion was made by Mr. Brock and seconded by Ms. Fisher to approve the staff recommendation with the added sentence if upper management approves a 10-week period for this agreement, then staff has the approval to move forward with either the 5 or the 10-weeks.

Ms. Brown informed Ms. Jones that Mr. Kitchen opened the meeting.

Mr. Kitchen asked that as he understands it from the motion made by Mr. Brock, we approve this request as stated by the staff for the increase of money in the amount of \$17,500 and if the time being extended being to 10-weeks from the original 5-weeks and if management agrees with that and approves that we go on record for approving it as well.

Mr. Brock agree.

Motion carried unanimously.

2. Update Citizen Participation Plan

Ms. Brown informed the committee that the updates to the plan will not take place immediately. Therefore, staff just wanted to let the committee know that they are looking to making some changes. However, the changes will not take place until it's time to update the Consolidated Plan. Some of the changes include:

- The last update and adoption was August 10, 2017
- Department name change
- COVID-19
- Use of virtual meetings

Ms. Brown informed the committee that if staff is looking to hold a public meeting and space is unavailable, virtual meetings will be an option. Ms. Brown asked if there were any questions or suggestions.

Mr. Kitchin asked overall how has the City approached this and it has caused turmoil everywhere but it sounds like from what he see and hear and read is that the City is doing a pretty good job of managing this. Mr. Kitchin asked Ms. Brown if she agrees.

Ms. Brown asked Mr. Kitchin if he was referring to the COVID-19.

Mr. Kitchin said yes.

Ms. Brown replied that everything has gone virtual like the City Council meeting for tomorrow night will be on Zoom as well. We've also had conference calls as an option. Therefore, right now in our Citizen Participation Plan, it only allows for face-to-face meetings at different locations. As the world changes, we have to change and adapt in order to properly interact with the public and get their input in all that we do.

3. Annual Action Plan Public Meeting

Ms. Brown gave a presentation of the 2020-2021 DRAFT Annual Action Plan. The Plan will give details about the funding and projects that we have planned for the funding year. Ms. Brown informed the committee on what is an Annual Action Plan. Ms. Brown stated that there are three reports that staff have to submit to HUD.

Consolidated Plan - 5-year plan
Annual Action Plan - 1-year plan
CAPER – Reports how staff expended the funds

Ms. Brown informed the committee that this year's Annual Action Plan is year three (3) of the 5-year Consolidated Plan 2018-2022.

Annual Action Plan Breakdown

Housing Division Overview

- Affordable Housing Production – Lincoln Park project
- Down Payment Assistance
- Owner-Occupied Rehabilitation
- Support Grants
- Economic Empowerment
- Neighborhood Revitalization

Ms. Brown stated that they are continuing to do owner-occupied rehabilitation in spite of the State and local stay-at-home orders. Contractors are continuing to work as long as the State allows.

Action Plan Priorities (2020-2021 Goals)

- Affordable Housing Preservation and Development
- Reduction of Slum and Blight
- Addressing Homelessness
- Improvements to Public Facilities and Infrastructure
- Expansion of Available Public Services

Ms. Brown stated that staff are always encouraging non-profits who are not a part of our sub-recipient pool, to submit an application.

2020-2021 Allocations

- Community Development Block Grant - \$977,960
- HOME Investment Partnership - \$545,511
- Local Match Funding - \$328,695

CPD Available Resources

	<u>Annual Allocation</u>	<u>Program Income</u>	<u>Prior Year Resources</u>	<u>Total</u>
CDBG	\$977,960	\$30,000	\$890,008	\$1,897,968
HOME	\$545,511	\$575,200	\$1,696,460	\$2,817,171

Ms. Brown informed the committee that she believes the CDBG and HOME Annual Allocations have been approved by HUD. If she is incorrect she will inform the committee. Ms. Brown informed the committee that CDBG program income comes from our owner-occupied rehabilitations. Depending on the income of the household, some citizens will have a portion of the funds that we use to rehabilitate their home they will pay back. The selling of property also goes into program income.

Programs and Funding

	<u>CDBG</u>	<u>HOME</u>
Program Admin	\$195,592	\$190,078
Rehabilitation	\$1,102,376	\$300,000
Public Facilities	\$200,000	
Public Services	\$150,000	
Acquisition	\$150,000	
Clearance/Demo	\$50,000	
CHDO Reserve		\$300,000
Down Payment Asst.		\$200,000
New Construction		\$1,827,382
Total	\$1,847,968	\$2,817,460

Ms. Brown explained the programs and funding stating that public facilities can be used for facilities as well as lighting in neighborhoods, the shelter and possibly for Lincoln Park to install streets, curbs and gutters. Public Service is budgeted at \$100,000 and the \$50,000 will go

towards anything that comes up or is unforeseen. The acquisition funds are used to acquire property and combine lots or to build new construction. There are currently two (2) potential properties to use that funding for. Community Housing Development Organization (CHDO) Reserve is required by HUD and are non-profits that the City partner with to build new construction. The property at the corner of Bancroft and Fleming is being built by a Community Housing Development Corporation and they are one of the partners that assist in spending the CHDO Reserve funds. New Construction is used for example the Lincoln Park project, subsidized rental, possible tax credit, etc.

Public Service Funding

- Center for Family Violence - \$22,000
- Martin Pitt Partnership for Children - \$20,000
- Boys and Girls Clubs of the Coastal Plain - \$15,000
- Habitat for Humanity - \$18,000
- ECU/Intergenerational Center - \$15,000
- Community Crossroads Center - \$10,000
- **Total - \$100,000**

Timeline:

- Public Comment Period Begins: March 9, 2020
- Public Meeting: March 16, 2020 (Cancelled) Staff recorded presentation and displayed on GTV9
- Public Meeting: March 30, 2020 (via Zoom)
- Public Meeting: April 8, 2020 (AHLC)
- Public Hearing: April 9, 2020 (City Council Meeting)
- Public Comment Period Ends: April 9, 2020
- Submission to HUD: April 30, 2020

Staff encourages the public to contact Ms. Brown at 252-329-4481 or sbrown@greenvillenc.gov with comments or questions about the 2020-2021 DRAFT Annual Action Plan.

F. Staff Report

Homeownership Workshop

Cancelled

(252) 329-4056

Ms. Brown informed the committee and public that they can call the Greenville Housing Development Corporation to see if there are any alternate plans for the Homeownership Workshop. Ms. Brown stated that she believes that they are in the process of making alternate plans, possibly Zoom.

National Community Development Week
April 13-18, 2020
Virtual

- Monday, April 13 – Opening Ceremony (the proclamation will be read by the Mayor and the recording will be aired on GTV9 and the City Website)
- Tuesday, April 14 – Photo Highlights (photo highlights of the progress made in the City)
- Wednesday, April 15 – Contractor’s Workshop (Virtual meeting)
- Thursday, April 16 – Realtor/Lender Information Session (Virtual meeting)
- Friday, April 17 – Housing Resource Fair (available online)
- Saturday, April 18 – Homeownership Education Workshop (Cancelled)

Ms. Brown informed the public that if you have any questions to contact Gayla Johnson at 252-329-4295. Ms. Brown welcomed the committee to attend the Contractor’s Workshop and the Realtor/Lender Information Session.

Annual Action Plan (2020-2021)

Public Meetings:

- March 16, 2020 – Carver Branch Library
- March 30, 2020 – Barnes-Ebron-Taft Community Center
- April 8, 2020 – City Council Chambers (AHLC)

Public Hearing

- April 9, 2020 - City Council Chambers

Lincoln Park Update

- Footings inspected and poured
- 3 lots passed for water and sewer connections
- Realtor contract executed
- MLS listings created
- COVID-19 is affecting peoples’ ability to qualify
- Code Enforcement & Rehabs continue

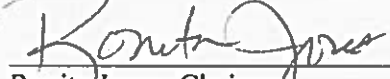
Ms. Brown mentioned Mr. Cherry’s home on Fleming and the progress that is being made to rehabilitate his home and throughout the area.

Next meeting date for AHLC
Wednesday, May 13, at 4:00 p.m.

H. Other

I. Adjournment

Motion was made by Mr. Cherry and seconded by Ms. Jones to adjourn the AHLC meeting.
Motion carried unanimously.



Ronita Jones, Chairman



Sylvia D. Brown, Staff Liaison