

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

**Wednesday, May 8, 2013
Greenville, North Carolina**

Present:

- Alice Brewington
- Howard Conner
- Jackie Parker

- Kevin Fuell
- Lovella Perkins
- Melissa Grimes

- R. J. Hemby
- Walt Kitchin

Absent:

- Alice Brewington
- Howard Conner
- Jackie Parker

- Kevin Fuell
- Lovella Perkins
- Melissa Grimes

- R. J. Hemby
- Walt Kitchin

Staff:

- Merrill Flood
- Niki Jones
- Gloria Kesler

- Sylvia Brown
 - Betty Moseley
 - Kandie Smith (City Council Liaison)
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A. Roll Call

B. Approval of Agenda

Motion was made by Mr. Conner and seconded by Mr. Kitchen to approve the agenda as presented. Motion carried unanimously.

C. Approval of meeting minutes from March 13, 2013

Motion was made by Mr. Kitchen and seconded by Mr. Fuell to approve the meeting minutes from March 13, 2013 as presented. Motion carried unanimously.

D. Approval of meeting minutes from April 10, 2013

Motion was made by Mr. Conner and seconded by Mr. Kitchen to approve the meeting minutes from April 10, 2013 as presented. Motion carried unanimously.

E. Old Business

None

F. New Business

1. Draft 2013 Annual Action Plan (Staff note: This item was presented second)

Mr. Jones presented the Draft 2013 Annual Action Plan. The Annual Action Plan is a requirement for federal funding and is part of the Consolidated Plan. These priorities and goals are tied into the priorities and goals of the CP. Top priorities and goals include:

1. Owner Occupied Rehabilitation
2. Homeownership
3. Acquisition & Demolition of Substandard Units
4. New Construction

5. Conversion of Rental units to homeownership
6. Development of Small Business & Commercial Corridor
7. Streetscape/Infrastructure
8. Support Nonprofits
9. Eliminate lead-based paint hazards

The Citizen Participation Schedule is as following:

- February 27, 2013 Community Meeting
- March 7, 2013 First Public Hearing
- March 13, 2013 Community Meeting
- April 10, 2013 Nonprofit funding approval process concluded
- May 8, 2013 Affordable Housing Loan Committee presentation
- June 4, 2013 Redevelopment Commission Review

Citizen comments concerning the Annual Action Plan:

1. Consider a lease/purchase program to assist in homeownership
2. Increase credit and personal budget education
3. Assist in providing decent and affordable rental housing
4. Support the Greenville Housing Authority with more funds for housing
5. Support and provide transitional and supportive housing opportunities for veterans and homeless
6. Support re-entry programs for ex-felons, veterans, and those that have lost their jobs
7. Provide and/or support workforce development programs
8. Provide and/or support senior programs
9. Provide and/or support child care programs for single parents
10. Increase partnerships among government agencies, nonprofits, and the private sector.

Proposed funding amounts are:

Proposed Activity	HOME	CDBG
Administration/Planning	\$37,000	\$154,000
Housing Rehabilitation	\$200,000	\$340,000
Down payment Assistance	\$20,000	
CHDO/New Construction	\$52,000	
Public Service		\$75,000
Acquisition/Clearance		\$60,000
Relocation		\$15,000
Economic Development		\$137,000
New Construction	\$78,000	
TOTAL	\$387,000	\$781,000

Mr. Kitchen asked if the homes are rehabilitated while the residents were still living in them or if the work was done before anyone moved in.

Mr. Jones replied that it is easier to do the work if no one is in the home.

Mr. Kitchen asked if there were funds available to help people live elsewhere while their home was being rehabilitated.

Mr. Jones replied that funds were available. The cost was added to the cost of the rehabilitation to the home.

Mr. Jones stated that the next step is to have a 30-day comment period that begins May 8, 2013. Then a presentation will be made to the Redevelopment Commission on June 4, 2013 and to City Council on June 10, 2013.

Mr. Kitchen asked what the physical parameters were for West Greenville.

Mr. Jones replied that the West Greenville Certified Redevelopment Area boundaries are: on the north, West Fifth Street; on the west, Memorial Drive; on the east, Reade Circle; and on the south, Dickinson Avenue to Fourteenth Street.

Mr. Conner asked if two different definitions were being used for West Greenville.

Mr. Jones replied that the Certified Redevelopment area stopped at West Fifth Street, however, West Greenville extends to the Tar River.

Mr. Hemby asked what area the phrase "Center City" was referring to.

Mr. Jones replied that the Center City Certified Revitalization Area boundaries were Tar River or the Town Common; Green Street, Washington Street, Newtown and Reade Circle, This does not encompass the TRUNA area.

Mr. Kitchen asked if the new Federal Bankruptcy building was in the revitalization area.

Mr. Jones replied yes.

Mr. Hemby commented on the following observations: lease purchase program, homeownership workshops in neighborhoods, nonprofits doing homeownership counseling, public service, business community and involving senior groups.

Mr. Jones repeated Mr. Hemby's comments for clarity.

Mr. Fuell asked what was being done to address improvement to implementation.

Mr. Jones replied that for Owner Occupied Rehabilitation, staff has a list of over 200 potential rehabs, so no additional action is required for this goal. The action for Homeownership is staff will resume the bi-monthly Homeownership workshops. For Acquisition & Demolition of Substandard Units, the action will be finalizing negotiations and signing the paperwork. New Construction will be tough since the City is not in the business of construction. The action will be to enlist the help of CHDO's and develop stronger CHDO's. Conversion of Rental units to homeownership will require more marketing. Development of Small Business & Commercial Corridor is part of the acquisition goal. This goal is being met by the Small Business Incubator. The Streetscape/Infrastructure goal is in phase two right now, however, it is on hold due to a lack of funding for construction. The City currently supports a few nonprofits, but the goal is to have more nonprofits apply. Staff will apply for lead-based paint elimination grants to assist in eliminating lead-based paint hazards. The City will be relying heavily on partners.

Mr. Fuell asked how long it would take to train the nonprofits.

Mr. Jones replied that our HUD representative was working to get some CHDO training approved.

Ms. Brewington asked how staff planned to expand the available monies to help other CHDO's coming in the area.

Mr. Jones replied that the \$78,000 for new construction can be used to help construct single family units through CHDO's. Another option, would be to not allocate the CHDO funds for two years. However, all of the funding would have to be spent the following year.

2. Draft 2013 Consolidated Plan *(Staff note: This item was presented first)*

Mr. Jones presented the Draft 2013 – 2018 Consolidated Plan. The CP serves as the City's application for federal funding for our federal entitlement programs: Community Development Block Grant (CDBG) and HOME Investment Partnership. The last CP update was in 2008. Some components of the Plan are: Needs Assessment, Market Analysis, and Strategic Plan. Not listed are Citizen Participation, Consultation and the Executive Summary. There are nine priorities and goals in the CP which are addressed in the Annual Action Plan each year. These priorities and goals are:

1. Reduce substandard housing and blight
2. Preserve and increase owner-occupied housing for low income families and individuals
3. Improve public infrastructure within communities of low wealth
4. Increase and cultivate economic development opportunities within low wealth communities
5. Preserve housing for lower income households through scattered site rehabilitation
6. Produce affordable housing opportunities for both owner occupants and renters
7. Elimination of environmental hazards in targeted low income communities
8. Promote and assist in efforts to develop and maintain housing for special needs populations
9. Support programs that provide enrichment to low income communities

G. Staff Report

None

H. Other

I. Adjournment

Motion was made by Mr. Conner and seconded by Mr. Kitchen to adjourn the AHLC. Motion carried unanimously.

Signature on file

R. J. Hemby, Chairman

Signature on file

Sylvia D. Brown, Staff Liaison