

DRAFT OF MINUTES PROPOSED FOR ADOPTION
THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING
Wednesday, April 8, 2009
Greenville, North Carolina

Present:

Alice Brewington
 R. J. Hemby
 Brian Becker

Lovella Perkins
 Latisha Harris

Melissa Grimes
 Howard Conner
 Rose Glover (City Council Liaison)

Absent:

Alice Brewington
 R. J. Hemby
 Brian Becker

Lovella Perkins
 Latisha Harris

Melissa Grimes
 Howard Conner
 Rose Glover (City Council Liaison)

Staff:

Merrill Flood
 Sandra Anderson

Gloria Kesler
 Karen Gilkey

Sylvia Brown
 Betty Moseley

Thom Moton
 Scott Eaton

A. Roll Call

B. Old Business

• **Review of meeting minutes from March 11, 2009**

Motion was made by Ms. Lovella Perkins and seconded by Ms. Melissa Grimes to approve the minutes from the March 11, 2009 meeting as presented. Motion carried unanimously.

• **Additional Funding**

Ms. Sandra Anderson informed the board that \$31,000 in additional funding is still available for non-profits. Staff did research the Loss Mitigation Program but found it is not a feasible option for expending the funds before December 31, 2009. The board was reminded that only previously approved organizations may apply for funding. Ms. Anderson continued with a list of the organizations that had attended the October 2008 Subrecipient Funding Workshop. Only four organizations returned completed applications for 2009 funding.

Ms. Grimes asked if any organizations had indicated a need for additional funds.

Mr. R.J. Hemby inquired about the tracking mechanism for current funding.

Ms. Anderson answered that if the board approves to reopen the application process, then organizations may submit proposals for needs. After that, the board would review the applications and make a decision concerning the funding. Ms. Anderson continued that the board will receive a quarterly update on all the organizations that have received funding. Before awarding any additional funds to an organization, ensure that the organization has the means to expend the funding before December 31, 2009.

Motion was made by Ms. Grimes and seconded by Mr. Hemby to request proposals from approved organizations within the next two weeks for the \$31,000.00, with a final decision to be made at the May AHLC meeting. Motion carried unanimously.

C. New Business

• **Welcome New Member**

Ms. Alice Brewington welcomed Ms. Latisha Harris to the board. Ms. Harris stated that she looked forward to working with the other board members and staff.

- **Just Compensation (Karen Gilkey)**

Ms. Karen Gilkey stated that staff was requesting a formal offer for purchase of 905 Cherry Street. Owners do not want an appraisal and are willing to accept 15% over the tax value. The purchase price will be \$20,379.15.

Motion was made by Ms. Grimes and seconded by Ms. Perkins to set just compensation at 905 Cherry Street for \$20,379.15. Motion carried unanimously.

- **Downpayment Assistance (Gloria Kesler)**

Ms. Gloria Kesler explained the guidelines for the University Area Downpayment Assistance program. The sales price of the house is \$166,000.00 with an appraised value of \$174,000.00. The grant amount is \$8,300.00 which is 5% of the costs. The applicant, Ms. Christine Avenarius, is not a first time homebuyer. There are two people in the home. Ms. Avenarius has worked for ECU for 10 years, and her annual salary is \$57,981.84. Her credit score is above 750. The closing was March 27th. The grant will actually be used to buy down the loan. A few items will need to be repaired before the money will be paid.

Motion was made by Ms. Grimes and seconded by Ms. Perkins to approve the downpayment assistance in the amount of \$8,300.00 for Ms. Christine Avenarius. Motion carried unanimously.

- **CDBG Week**

Ms. Kesler informed the board of the upcoming CDBG Week activities scheduled for April 12th – 19th. The Community Development Block Grant is where the Housing Division gets most of its money. Monday, April 13, 2009 is the first class in the four part series Credit 101: How Credit Works workshop at 6:30pm. On Thursday, April 16th, there will be a Contractor's Workshop at 10:00am and a Homeownership Fair at 4:30pm. Friday, April 17th, will be the Open House, Housing Partner's Reception at 11:30am. These events were a great way for the board to see the work in action and how the public service funds were being used.

D. Housing Administrator's Report (Sandra Anderson)

Ms. Anderson stated that it was time for the City's Annual Action Plan. A draft copy of the plan has been made available until May 6th. The contents and the importance of the Annual Action Plan were explained to the board. The Annual Action Plan is the application used to receive CDBG and HOME funding and it breaks down the programs usage of funding. The last public hearing concerning the plan will be May 11th. Written comments concerning the plan may be submitted to Ms. Anderson.

E. Other

No other business.

F. Adjournment

Motion to adjourn meeting was made by Ms. Perkins and seconded by Ms. Grimes. Motion carried unanimously.

Signature on File

Alice F. Brewington, Chair

Signature on File

Sandra W. Anderson, Staff Liaison