

# THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Wednesday, June 10, 2009

Greenville, North Carolina

## Present:

- Alice Brewington
- R. J. Hemby
- Brian Becker

- Lovella Perkins
- Latisha Harris (Alternate)
- Craig Rouse

- Melissa Grimes
- Howard Conner
- Rose Glover (City Council Liaison)

## Absent:

- Alice Brewington
- R. J. Hemby
- Brian Becker

- Lovella Perkins
- Latisha Harris (Alternate)
- Craig Rouse

- Melissa Grimes
- Howard Conner
- Rose Glover (City Council Liaison)

## Staff:

- Merrill Flood
- Sandra Anderson

- Gloria Kesler
- Karen Gilkey

- Sylvia Brown
- Betty Moseley

- Linda Mims
- Scott Eaton

A. **Roll Call –Affordable Housing Loan Committee meeting started at 3:10 pm.**

B. **Approval of Minutes from last meeting**

- Motion was made by Mr. Conner, seconded by Mr. Hemby to suspend the minutes to include more amendments and Ms. Harris also agreed. Those opposed were Ms. Brewington and Mr. Becker.

C. **Old Business**

- None

D. **New Business**

- Introduction New Member: Craig Rouse (Sandra Anderson)

Mr. Craig Rouse stated he has been a resident of Greenville for 6 years and graduated from East Carolina University. He worked in the banking industry for about 13 years mostly with Wachovia in the Outer Banks.

- **CDBG-R Funding (Sandra Anderson)**

Ms. Anderson explained that the City received notification on May 5, 2009 of the allocation of \$216, 580 and the substantial amendment to the 2008 Action Plan was due to HUD on June 5, 2009. The Action Plan has been forwarded and waiting for HUD's approval, which they have thirty days to respond. The amendment contains three activities: Public Service, Moderate/Substantial Rehabilitation, Planning and Administration which will fund staff salaries. The Public Service fund will be made available to two nonprofits, Strive and Family Violence Program. Ms. Anderson explained with the Moderate/Substantial Rehabilitation the City is proposing to assist variable income households with rehabilitation and leverage the Lead Hazard Control funds with those proposed units and the child under six must be present.

Mr. Conner stated that he attended District 1 and 2 Town Hall meeting where Merrill gave a short presentation the Lead Hazard Control Grant and asked is this CDBG-R funding grant separate as opposed to the taking CDBG monies and monies from the Lead Hazard Control grant to do combine programs.

Ms. Anderson stated that's correct, we are leveraging the programs.

Mr. Conner stated that Strive and Family Violence Program came before the AHLC board regarding funds that were remaining. He stated that of all the needs in Pitt County and City, why does it seem like that Strive and Family Violence Program the only two nonprofits receiving the monies?

Ms. Anderson explained that the City can only utilize 15% of the funds, which came to about \$30,000 and the City, used public service for job creation, that's why Strive and Family Violence Program was selected.

Mr. Conner stated being confused about the affordable home papers and getting the information about the CDBG monies and a few months back 4 nonprofits did a presentation: Strive, Family Violence, Greenville Community Shelter and PAR.

Ms. Anderson stated the monies were for 2009.

Mr. Conner asked how much money are we talking about total.

Ms. Anderson stated \$216,580.

Mr. Becker asked are we voting on the use of these funds.

Ms. Anderson explained she's just notifying the board.

Mr. Conner stated even though the board was notified, Ms. Anderson went to City Council last month. In the minutes, you were going to Council and there would be a public period comment.

Ms. Anderson stated the City was notified on May 5.

Mr. Conner asked what time did City Council approved the funding.

Ms. Anderson stated June 1.

Mr. Conner asked when the board met last.

Ms. Anderson stated the board met on May 12.

Mr. Conner stated that the board met on May 12 and the City was notified on May 5, was there any notification that staff were going to Council and ask the board for approval?

Ms. Anderson stated no. She stated just notifying the board that the City was receiving the allocation.

Mr. Conner stated that if he sat on the City Council he would make assumption that staff would run this by the committee.

Ms. Anderson stated involving the American Recovery and Reinvestment Act, but when cities allocated the funds majority of the time has less than 30 days to make a decision and staff was operating on 30 days. Staff did not have time and the decision was to go straight to City Council; at the time that the AHLC board met, staff had not decided how to spend the funds.

Mr. Becker stated for clarity, the purpose of the meeting today is this discussion we are having right now this more appropriate a different venue of Mr. Conner's concern or is this right venue?

Ms. Anderson stated this is the right venue, just notifying the board and was not required to come before the board.

Mr. Conner stated he realize that the AHLC is a lame duck board with no voting rights.

Mr. Conner stated that is seemed like Strive and Family Violence are the only two nonprofits receiving funding.

Mr. Conner asked if the board is a Strive board or Affordable Housing.

Ms. Anderson stated that board question not staff.

Mr. Conner approached the board on where do they stand.

Mr. Becker stated he's fine with the decisions the committee have made since he's been on the board. He thinks the world of these programs. He met a lady from Strive for lunch and got to hear more about what they do and was encouraged that they are helping people and Strive success rate of people going through the program, 75% get jobs and these are the people who are dropping out of school, gangs.

Ms. Harris stated she is fairly new to the board and the last meeting there was a discussion where the nonprofits won't step up, when they go to the classes and find out what the stipulations are they kind of back down, because they back down because they're going to get rejected anyway.

Mr. Conner stated it sends a message that if you don't work for Strive or Family Violence that you have a high bar to jump over.

Ms. Brewington she don't think that's the message. When you have agencies that are applying to the regulations and rules and they have done a good job at expending their funds, then this is what you look at when you have a quick turnaround that do something you look at those agencies that you know that is going to expend those funds.

Ms. Glover stated receiving an updated copy of the nonprofits and start reviewing now to see if the nonprofits will be eligible, what kind of work they will be doing and the services they will be offering.

Ms. Glover stated when the City brings the nonprofits to the workshops; the board will have an opportunity to interact with them and to get a fill for what they are doing in their jobs. She stated if there are questions, there needs to be more education on these different organizations; the board will signing off on the monies even though the City Council have to approve it, but the City Council is going on the board's recommendation that this is a good organization.

Ms. Brewington stated that the staff have an annual meeting each year and invite all agencies to do their presentations and the room is full, but when it's time to submit they don't and she stated what do you do about that.

Ms. Glover stated that we need to figure out why.

Ms. Glover asked if staff have a survey at the end.

Ms. Anderson answered yes.

Ms. Glover stated put forth an effort to try to get other nonprofits in who are doing things and hopefully by next year the Intergenerational Center will have their nonprofit status.

Ms. Glover explained a brief discussion about the Intergenerational Center.

Mr. Hemby stated in listening to the stimulus meeting at Cornerstone Church, often times we're finding that nonprofits does not have the character and capacity to put forth the types of applications processes that they need to go to. They are intimidated by that, because they don't have the in house ability to come forth and to present that, even when the bid process starts out, they come and if they give a proposal it's poorly presented, and if they have affordable housing, the whole thing with the market of understanding, how to do credit report, how to do work out plans, those are the kind of things you want to have character. He stated to do more training throughout the year and to focus more capacity and character in nonprofits.

#### **E. Housing Administrator's Report (Sandra Anderson)**

Ms. Anderson explained in keeping with the nonprofit discussion, staff has been working with a couple of nonprofits to get them qualified to become Community Development Housing Organizations which is HOME funding to do affordable development and have qualified additional nonprofit which is Streets to Home with Amanda Hopkins, Executive Director and Exceed is also a qualified CHDO; which brings the total of 3 qualified to be Community Development Housing Organizations for the City of Greenville and long time partner Metropolitan Housing and Development Corporation.

Ms. Anderson gave an update on the lease purchase program partnership with Greenville Housing Development Corporation, the City have not closed on that program, the City is finalizing the agreement with all the Attorneys and the goal is have the agreement signed and closed next week.

#### **E. Other**

Mr. Hemby wanted to apologize to the staff because he kind of got some feelings like, one of the staff members felt he was pointed like as though he was aiming at staff and he was not. The discussion at that time was relocation dollars and the discussion got mixed in with the 45 Block and he wasn't saying that staff person wasn't doing their job. It was his intent to point out that staff wasn't doing what they suppose to do.

#### **F. Adjournment**

Motion to approve Mr. Conner and seconded by Mr. Becker. Motion carried unanimously and meeting ended at 3:50 pm.

\_\_\_\_Signature on File\_\_\_\_  
Alice F. Brewington, Chair

\_\_\_\_Signature on file\_\_\_\_  
Sandra W. Anderson, Staff Liaison