

Affordable Housing Advisory Board

Minutes of June 14, 2011

Members Present: Jonzella Bailey-Pridham, Lynda Baker, Patsy Barbee, Diane Beecham, Anna MacDonald Dobbs, Rashii Purefoy, Nannie Richmond, Jabrina Robinson and James Stroud

Members Absent: Alex Babbitt, Martha Holman and Mark Johnson

Staff Present: Tara L. Fikes, Roxanne W. Reynolds

Welcome/Introduction

Patsy Barbee welcomed everyone to the meeting. She asked for brief introductions for the benefit of the new member Anna MacDonald Dobbs.

Fikes stated that the Board of County Commissioners appointed three members and reappointed two members to this Board. One of the appointees has notified the County Clerk that she is unable to serve at this time. Currently, there are a total of 13 (thirteen) Affordable Housing Advisory Board (AHAB) members.

Public Comments

Nannie Richmond mentioned that she spoke with Jack Chestnut, a former AHAB member recently. He is doing well and asked about board members.

Minutes

James Stroud made a motion to approve the minutes of the May 10, 2011 meeting and Jonzella Bailey-Pridham seconded the motion. The motion was approved unanimously.

Spring Bus Tour – Follow-up

Board members considered the bus tour to be very informative and they enjoyed the fellowship with each other. James Stroud apologized for his absence. Tara Fikes briefly discussed the following issues from the bus tour list.

The Landings at Winmore - Robert Dowling, Director of the Community Home Trust has been contacted regarding the tensions between the presence of children in The Landings at Winmore complex and residents of the adjacent Claremont subdivision in Carrboro.

Habitat for Humanity - Phoenix Place - Fikes reviewed the mortgage process for a Habitat for Humanity home selling for \$175,000. The information listed below is for a family of four with an annual income of \$38,361 which is below 60% of the area median income.

- Habitat holds the first mortgage for \$72,500.
- Orange County contributed \$24,900 in Housing Bond Funds/HOME Funds as a deferred second mortgage.
- The Town of Chapel Hill contributed \$2,000 as a loan to reduce the amount of the first mortgage; That is the deferred third mortgage.
- Habitat has a fourth (4th) mortgage for the remaining value of \$58,100. This last mortgage is to protect all of the equity in the house.
- The monthly mortgage payment for this home is \$619.00 including insurance and taxes with a 0% interest rate.

Whitted Forest Apartments – Fikes stated that she and Annette Moore, Staff Attorney attended a bankruptcy hearing for the Whitted Forest Apartments at which time the judge granted permission to sell the property. The judge has scheduled another hearing for August 15, 2011 to receive bids. The sale will be advertised in the local newspapers. Also, while at the hearing she asked the apartment owner about the presence of tarps on roofs at the complex and they pledged to look into the matter.

Community Home Trust

The Home Trust Board has not determined what the mix would be among households earning up to 115% of median and those earning less than 80% of median. The Board agreed that they would recommend support of the proposal to serve families up to 115% of median income with the stipulation that no

subsidy dollars should be used for families above 80%. Additionally, the County Manager is interested in receiving a report from organization each year regarding this issue.

Officer Elections

James Stroud made a motion to nominate Patsy Barbee as Chair. Nannie Richmond seconded the motion. The motion was approved unanimously. James Stroud made a motion to nominate Lynda Baker as Vice-Chair of the Advisory Board. Nannie Richmond seconded the motion. The motion was approved unanimously.

Department Report

Tara Fikes reported the following information.

- The North Carolina Foreclosure Prevention Fund is offered by the N.C. Housing Finance Agency, a self-supporting state agency, in partnership with HUD-approved counseling agencies statewide, and is funded through the U.S. Department of the Treasury's Hardest Hit Fund. This program assist homeowners who are struggling to pay their mortgage due to job loss or other temporary financial hardship. This information is incorporated as an attachment to the minutes.
- The Chapel Hill Town Council approved the Affordable Housing Strategy Report on June 13, 2011. They received input from 464 people in the county. Fikes stated that she would bring a copy of the report to the next meeting.
- Fikes stated that there was a recent newspaper article about the new ownership of Colony Apartments on Ephesus Church Road in Chapel Hill will no longer renew or accept Section 8 vouchers. Families affected will be able to use their voucher to find other housing in the community.

Report of the Chair

Patsy Barbee presented a certificate to Jabrina Robinson thanking her for eight years of service on the Affordable Housing Advisory Board.

Other Business

The next meeting would be held on Tuesday, August 9, 2011 at 6 p.m. at the Richard E. Whitted Building, Hillsborough, NC.

Covenant Place Apartments

Lynda Baker – Manager of the Covenant Place Retirement Apartments in Carrboro, announced that applications are being accepted for the waiting list. Covenant Place is an elderly low income apartment complex for ages 62 and over and 30% of the medium income. These units are subsidized by the US Department of Housing and Urban Development.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted:
Roxanne W. Reynolds