

**HOUSING TASK FORCE
NOTES
AUGUST 11, 2011**

Shane Bailey called the meeting to order.

I. Assessment

- HUD will complete the first two phases of the five phase housing assessments by August 26, 2011 for Birmingham and Tuscaloosa. This information will be submitted to FEMA.
- CRWRC has been surveying individuals with unmet needs, which will provide an in depth snapshot of needy families. The information for Tuscaloosa and Birmingham (which includes Jefferson, Blount, Shelby and St. Clair counties) is available. The assessment for Walker County will be finished today and the other counties will be ready in a couple of weeks.

Action item:

1. Get CRWRC surveys submitted to HUD.
2. Analyze all data to provide a more comprehensive understanding of needs.

II. Inspections of REO properties:

Clarification of Inspection process, most HUD foreclosures available for sale does not require home inspections. However, some do need to be inspected to determine repair cost. Russell Davis, Home Builders Association was asked by Terry Adams with ADECA to assist with estimates. They have agreed to do the estimates.

Shane Bailey asked the committee if we wanted to continue with this project, all agreed.

Action item:

1. Prepare a list of properties and have them estimated.
2. Inspection Work Group to coordinate with HBA – The responsibility of this group is to get repair estimates on HUD foreclosed homes and private homes that are need repairs due to storm damage. The requests for inspections on private homes will come through case workers to the Work Group. Laura Clemmons, Steve Ostaseski, Regional Planning Commission of Greater Birmingham Area and a HUD representative from the Atlanta Homeownership center will work on this group. HUD will assist with this group but will not be able to do more than give the HUD lists and coordinate. This will be a statewide project.

III. Financing of Permanent Housing Projects

John Zakian reporting FEMA LTRC branch, explained that there are Technical Assistance teams in 9 communities at this time. Our mandate is to complete a long term recovery plan for the communities to be completed in a maximum of eight to ten weeks. Specifically the teams will:

1. Identify similar issues among communities and identify where we can do a regional focus.
2. Identify gaps, (financing, technical expertise & capacity). State Task Force to guide us on finding solutions.

3. When we have specific plans they will be presented to the appropriate Task Force to determine if they are realistic, based on the State's capacity and it is reasonable, practical and expect that this plan can be deployed within in 5 years.

Among the communities Hackleburg and Phil Campbell are almost complete with their process and other communities are just starting. We will be bringing the proposed projects to this committee in the next two to three weeks.

Shane Bailey suggested that if you are aware of a potential GAP, go ahead and bring this information to the Task Force, so we can go ahead and start addressing it.

Action item:

1. Form work group on Financing and other support to promote permanent housing recovery.
2. Provide information on emerging issues and projects to LTR Housing task force.

IV. Donations

Jefferson County EMA is allowing us to use a warehouse in the Birmingham, area. A forklift was delivered there today. The donated supplies should be delivered next week. The materials will be used by many different organizations in the Birmingham (Pratt City) and Pleasant Grove area for repairs. At this time we do not have a point of contact when we do it will be announced. We will be using a computer program that will show the inventory and who has received the materials. The Seventh Day Adventists will assist us with the program.

Action Items:

1. Determine who the contact is to request items.

ANNOUNCEMENTS AND ADDITIONAL INFORMAITON:

Alabama Housing Finance Authority has been asked to come to these meetings. Shane stated that he will talk with them.

Steve Ostaseski stated that while we are working o the 5 year plan, there are also issues that need to be addressed that are not long term. We have short term immediate issues to address. As a task force we may need to create a subcommittee or working group to address this issue and identify resources.

It was reported that HUD has announced a Request For Information (RFI), seeking input on new options for selling single-family real estate owned (REO) properties held by Fannie Mae and Freddie Mac (the Enterprises), and the Federal Housing Administration (FHA) of Government homes and how they can be used. This committee may want to consider submitting a response, requesting that the homes be used as a resource in disaster response. The website is www.HUDgov then look at the press release.

Jefferson County will be assisting with the Long Term Recovery in the North Smithfield, McDonald Chapel and Concord area. Jefferson County has been hosting a National Charette training class this week. They will be setting dates for facilitating the community meetings.

James "Green Guy" Smith is with us today. He is with the Rebuilding Sustainable Communities Convention and Expo, on September 15 & 16. We need to encourage people to attend this conference.

It will educate the builders and the public on rebuilding “green”. The Expo will have suppliers, architects, manufactures and speakers to provide information on the best practices in recovery and sustainable rebuilding. He has also been working with Cordova’s master plan process. The community is talking about ways to use the old High School. Mr. Smith left us with the comment: “We need to build communities around people instead of cars”.

There will be a training class in Montgomery tomorrow on retrofitting existing buildings. The class will show and discuss how to retrofit existing buildings and how to make it more sustainable.

Submitted,
Diann Hodgson