

Phase 5 - Closing Costs plus Certificate of Occupancy

Hello Esteemed NCAD members and Friends of NC Deaf Community! Me James Wilson again! I am really thrilled that we are now at Phase Five for the Tillinghast Place property. Really thrilled!! Phase Five about what?? Closing Costs plus Certificate of Occupancy!! (Pause)

I wish the NCILDP Secretary/Treasurer, Dell Apperson, here with me sharing the stories but she is somewhere in the sky/heaven witnessing me doing the video stories. I miss her so much. (Brief Pause)

The story began with Dell Apperson and myself, two of us, going to the Regional HUD Office in Greensboro. Once into the meeting room, we were surprised by the room packed with Dan McCanless sitting in front. On my left, the sitting row of the table was the Perry C. Craven Associates, Inc. staff who were instrumental in getting the grant for NCAD and maintaining their consultative role. On my right, the sitting row was the Regional HUD staff. The closest employee sitting near me was the Financial Officer. Next to me was Dell Apperson. Before the meeting started, Martha Johnson came in and briefly greeted us! As soon as she left, Dan McCanless referred to the Financial Officer to take the lead of the meeting. The goal of the meeting was to sign off checks and distribute them to those involved in the project. But before doing this, he wanted to mention two things that we should know first. Remember, the Oklahoma City bombing occurred in April, 1995. A very tragic event that 168 people were killed, including 19 children in a Federal building. Two men, Tim McVeigh and Terry Nichols did very massive destruction including 300 surrounding buildings such as shattered windows, cracked walls, and some foundation structural damages that required tearing them down. So the cost of destruction was 653 million dollars. Because of this, President Bill Clinton and his administration decided to use all Federal existing grants by 10% each grant. So from ours, the 1.4+

million dollars was reduced to 1.276 million dollars for fund distribution. Every dollar was well spent for our project without actually impacting the construction itself. Weaver Construction did a very good job making sure all the construction ends were met satisfactorily. The second item he was explaining to us was about the MCC which was Mortgage Credit Certificate. The purpose of this certificate was for a sponsor to allocate \$6,000 credit to the NCILDP as the owner for credit purposes like account protection. At that time NCAD did not have sufficient funds but already paid the PCCA an initial fee of \$6000.00 for grantsmanship. The amount due for the Mortgage Credit Certificate was supposed to be somewhere for \$6,000.00. So in this case, the fee was waived, meaning that the NCILP as the owner has none in their account. However, we still oversee the money being assisted through the HUD Project Rental Assistance Contract and directly managed by the Community Housing Partners. From there, some small percent of money was deferred to the account as a reserve fund just in case of damage. Combined both the Oklahoma City bombing and the Mortgage Credit Certificate were indeed important to know. (Pause)

As the meeting proceeded, the Financial Officer opened a large checkbook, consisting of 24 checks available for Dell's and my signatures. Dell had to write all of them, followed by her signature and then mine. One of these included NCAD for their initial fee payment to Perry C.Craven Associates as refund. NCAD was very fortunate not having to lose one dollar thus waiving the Mortgage Credit Certificate requirement. Really nice!! (Pause)

Once all of the 24 checks were done, celebration started and we were really excited especially about the reality of ownership that actually happened for the NCILDP and NCAD in spirit!

The next thing the Financial Officer mentioned was the Certificate of Occupancy. The timeframe of the process was about two months. Once the certificate of occupancy was approved, then Deaf tenants

could begin moving to Tillinghast Place Apartments. October 14, 1997 was the day that the Certificate of Occupancy was officially approved. But to actually move in required paperwork and progress being made from the approved list took time. The first few tenants did actually move in during January and February of 1998. I will entail further at the next video. That time the Community Housing Partners already filled the Property On-Site Manager for Tillinghast Place Apartments and caught me and Dell Apperson off guard. We informed the CHP that we were supposed to be responsible for the hiring process. The CHP responded quickly that the manager was fluent in ASL. Her name was Euwayne Rocket, truly impressed with her. We were lucky this time but made it clear to the CHP that it could not happen again. During one of a few meetings, I reiterated the fact that the NCLIDP was primarily responsible for employment practices such as interviewing, hiring and terminating, with Dan McCanless's support. Oh, I forgot, the CHP staff was there in the meeting room. (Pause)

Now I just wrapped up Phase Five, the entire project just finished. Operations/business for the apartments had officially begun. I will narrate in the next video about what had been done within the thirty years of operations and services. There were a couple of things that were an important part of its history. Thank you for watching me again!