



*UNAPPROVED*  
**MINUTES**  
**COMMUNITY DEVELOPMENT COMMISSION MEETING**  
**Tuesday, January 24, 2017, City Council Chambers**  
**400 South Vine Street, Urbana, IL 61801**

**Call to Order:** Chairperson Cobb called the regular meeting to order at 7:02pm.

**Roll Call:** Kelly Mierkowski called the roll. A quorum was present.

**Commission Members Present:** Fred Cobb, Michael Braun, Anne Heinze Silvis, Karin Hodgkin-Jones, Rev. Robert Freeman, and James Winston

**Commission Members Excused/Absent:** Abdulhakeem Saalam, Chris Diana, and Jerry Moreland

**Others Present:** Kelly Mierkowski, Matt Rejc and Don Ho, Community Development Services; Sheila Dodd, Habitat for Humanity of Champaign County

**Approval of Minutes:** Chairperson Cobb asked for approval or corrections to the December 5, 2017 minutes. Commissioner Silvis moved to approve the minutes as written and Commissioner Braun seconded the motion. The motion carried unanimously.

**Petitions and Communications:** Chairperson Cobb asked if there was any written communication to the Commission, there were none.

**Audience Participation:** Chairperson Cobb stated that audience members could speak if they so wished, no one from the audience stepped forward to speak.

**Staff Report:** Kelly Mierkowski, Grants Management Manager, provided a brief overview of the staff report provided to the Commissioners that evening, which included HUD activities, staff activities, meetings attended, the FY 18-19 Annual Action Plan process, and various projects and programs.

**Old Business:** Chairperson Cobb asked Ms. Mierkowski if she had contacted the Housing Authority of Champaign County about reimbursements for tenants that had to be relocated. Ms. Mierkowski responded that staff can inquire about whether or not reimbursements for tenants would be permissible.

**New Business:**

**A RESOLUTION APPROVING AN AMENDMENT TO AN URBANA HOME CONSORTIUM SUBRECIPIENT AGREEMENT (Habitat for Humanity FY 2017-2018)**

Mr. Rejc clarified that the proposed Resolution would only change the project sites for the previously approved HOME \$150,000 subrecipient agreement awarded to Habitat through the RFP process undertaken about a year ago. He stated that the original sites were 1206 and 1204 W. Church Street in Urbana, and 610 Phillips Drive in Champaign, as well as a location to be determined. The proposed amendment would replace the project in Champaign with a new construction activity at 1404 W. Beslin Street, and designate the new construction project at 1406 W. Beslin Street as the fourth and final property to receive development subsidy through this Subrecipient Agreement.

Mr. Rejc clarified that the lender for the homebuyer at 610 Phillips Drive did not approve of the HOME land use restriction agreement that was required to be recorded at that property, which meant that its development could not be assisted with HOME funding. Mr. Rejc then stated that both he and Sheila Dodd are available for questions.

Commissioner Freeman requested information about the Habitat home builds, and Ms. Dodd stated that 1406 W. Beslin was being developed in partnership with a local lender, and that they are aiming for a March 28, 2018 build. Ms. Dodd stated that 1404 W. Beslin will be the 50<sup>th</sup> Habitat home constructed in Urbana, and that she notified staff of all dedication dates and times. Chairperson Cobb asked about the property at 610 Phillips Drive, and Ms. Dodd clarified that the property was part of the Attorney General grant, and that the original purchaser was able to move into the property, but that the bank simply wasn't able to accommodate the land use restriction on short notice. Chairperson Cobb asked about fiscal impacts, while Mr. Rejc clarified that no fiscal impacts to any funding source will occur as a result of the amendment.

Chairperson Cobb entertained a motion for the Resolution, and Commissioner Hodgins-Jones motioned for approval with a second by Commissioner Freeman. The motion then passed unanimously.

## **A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA COMMUNITY DEVELOPMENT TARGET AREA**

Mr. Rejc introduced the Community Development Target Area as an area of Urbana made up of block groups which are comprised of at least 51% Low-/Moderate-Income (LMI) residents. The existing Target Area is based on data from the 2000 Census, but in 2014 HUD required that grantees instead use data from the more recent American Community Survey (ACS). Upon review of the data, staff realized that some parts of the Target Area, including the Lierman Neighborhood, would no longer be considered eligible for the Target Area using the new data, which would make the neighborhood no longer eligible for CDBG-funded infrastructure projects.

In response, staff initiated an income survey about a year ago, and staff now believes that the survey has achieved statistical validity that in turn allows for the proposal of a new Target Area based on ACS data that includes the Lierman Neighborhood. Mr. Rejc also clarified that Census Tract 55, Block Group 4 is no longer eligible for inclusion in the Target Area, while three other block groups in south Urbana are newly eligible for inclusion in the Target Area.

Mr. Rejc stated that this revision of the Community Development Target Area would help staff to undertake infrastructure projects in the Lierman Neighborhood. Mr. Rejc specified that properties within the Community Development Target Area are only eligible for participation in the annual neighborhood cleanup event, the development of infrastructure or public facilities projects, and for Whole House Rehabilitation projects without prior approval of the Community Development Commission. Ms. Mierkowski reiterated that those three activities are the only ones that would be impacted by this proposed modification.

Chairperson Cobb asked about the fiscal impacts section, and Mr. Rejc clarified its location. Chairperson Cobb also asked if the number of people included in the Community Development Target Area would increase. Mr. Rejc specified that one block group is being proposed for removal, while three smaller block groups would be added, and that he guessed that the net addition would be close to zero.

Commissioner Hodgin-Jones asked about the exclusion of the eligible block groups near the University. Mr. Rejc stated that those areas are primarily student occupied, and the Target Area has historically not included those areas. Ms. Mierkowski stated that many of the block groups close to the University are comprised of apartment buildings, while many of our programs are dedicated to single-family homeowners.

Commissioner Braun asked about the methodology of the income survey. Mr. Rejc clarified that staff prepared and executed a randomized sample survey in the Lierman Neighborhood. Ms. Mierkowski specified that the methodology was approved by HUD.

Chairperson Cobb asked about the negative impacts of approving the revisions to the Target Area. Mr. Rejc stated that Census Tract 55, Block Group 4 would no longer be included in the Target Area as a result of the change, but that staff cannot prevent it from falling out of eligibility based on its calculated percentage of LMI residents. Mr. Rejc stated the proposed Target Area brings its geographic extent into compliance with the data that HUD would like the City to use.

Chairperson Cobb entertained a motion for the Resolution, and Commissioner Braun motioned for approval with a second by Commissioner Freeman. The motion then passed unanimously.

**Study Session:** No items for this agenda.

**Adjournment:** Seeing no further business, Chairperson Cobb adjourned the meeting at 7:39 p.m.

Recorded by



Matthew Rejc, AICP  
Community Development Coordinator

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