



UNAPPROVED
MINUTES
COMMUNITY DEVELOPMENT COMMISSION MEETING
Tuesday, December 5, 2017, City Council Chambers
400 South Vine Street, Urbana, IL 61801

Call to Order: Chairperson Cobb called the regular meeting to order at 5:37pm.

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

Motion for Removal of Agenda Item: Commissioner Silvis entertained a motion to remove the Resolution to Approving an Emergency Solutions Grants Program Subrecipient Agreement with United Way of Champaign County and C-U Men's Shelter (FY2017-2018) from the agenda. Commissioner Salaam motioned for the approval to remove the Resolution from the agenda, Commissioner Braun seconded the motion. The motion carried unanimously.

Commission Members Present: Fred Cobb, Anne Heinze-Silvis, Robert Freeman, Abdulhakeem Salaam, Chris Diana, Karin Hodgins-Jones, Michael Braun and James Winston.

Commission Members Excused/Absent: None.

Others Present: Kelly Mierkowski, Matt Rejc and Don Ho, Community Development Services. Sheila Dodd, Habitat for Humanity of Champaign-Urbana. Janel Gomez, City of Champaign. Sheryl Palmer, Faith United Methodist Church.

Approval of Minutes: Commissioner Silvis asked for approval or corrections to the September 26 regular meeting minutes. Commissioner Braun asked to change the wording of the first sentence and a typo in the first paragraph on page 5

Commissioner Braun moved to approve the minutes with changes and Commissioner Salaam 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, and various projects and programs.

Sheryl Palmer, Senior Pastor of Faith United Methodist Church provided an update on the C-U Men's Shelter. She expressed her gratitude for the support of the City of Urbana, the Community Development Commission and the Grants Management Division.

Old Business: None.

New Business:

~~A RESOLUTION TO APPROVING AN EMERGENCY SOLUTIONS GRANTS PROGRAM SUBRECEIPIENT AGREEMENT WITH UNITED WAY OF CHAMPAIGN COUNTY AND C U MEN'S SHELTER (FY2017-2018)~~

Removed from the Agenda, per motion and approval.

ANNUAL ACTION PLAN

- I. A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA AND URBANA HOME CONOSRTIUM FY2016-2017 AND 2017-2018 ANNUAL ACTION PLAN**
- II. A RESOLUTION APPROVING THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY2018-2019 MINI-ACTION PLAN**

Mr. Rejc stated that the amendments will allow for funding that has already been allocated to the City of Champaign based on their population. It will allow the City of Champaign to use it for rental new construction activities associated with the Bristol Park redevelopment. At the current moment, their program in the Annual Action Plan (AAP) is being used for house improvement program activities which is equivalent to the City of Urbana's whole house rehabilitation program. On their request, the Grants Management Division is proposing to change the AAP to reflect their desire to use their funding for rental new construction activities. Generally, any substantial changes to our AAP require an amendment. The City of Urbana would have to amend the AAP because the City is the lead entity of the Urbana HOME Consortium. In this case, the City of Champaign requested funding from FY16-17 and FY17-18, so GMD would need to amend the AAP to allow rental new construction activities for the City of Champaign.

GMD also held a public hearing at 5PM before the meeting and received one public comment from Sheila Dodd, the Executive Director of the Habitat for Humanity Champaign-Urbana. She suggested that the Urbana HOME Consortium keeps in mind the importance of affordable single-family home ownership opportunities while working on new rental construction activities.

Regarding the mini-plan of the second resolution. It was in tandem with the amendments to provide FY18-19 funding which has not yet been released to the Urbana HOME Consortium from HUD. According to the federal regulations, participating jurisdiction are allowed to request funding that has not yet been released. GMD would just have to develop a mini-plan to describe the project. Between the FY16-17 and FY17-18 and pre-award funding of FY18-19, it should total \$451,451.93 that City of Champaign can use for their redevelopment activities.

Another change that is included in the amendment and not in the mini-plan concerns the Community Development Block Grant (CDBG) Public Facilities funds. The change there has been made to allow the City of Urbana to use CDBG funds in tandem with the TWG Development and Aspen Court Complex. They have been awarded low-income housing income tax credit, the same as the developer for Bristol Park.

TWG is using the low-income housing tax credit to rehabilitate all of the units on site. They also request to use CDBG funds for common amenities that will benefit not only the residents at Aspen Court but also people from the surrounding neighborhood. GMD and TWG Development are still working on what amount of funding it would be and what form it would take because the developer does not want to trigger Davis Bacon Prevailing Wage Act for the rehabilitation work. GMD is not sure if using CDBG funds would trigger that. The amendment does not commit the City to the activity, but allow the City to consider the possibility for the activity.

In terms of fiscal impact, the HOME amendment only concerns city of Champaign's allocated funds that would have been otherwise to be used in the City of Champaign for their activities. There is no impact on activities within the City of Urbana. The CDBG funds would otherwise be used for public facilities activities which could include acquisition and demolitions. In terms of programmatic impacts, both the rental new constructions within Champaign and the common amenities at Aspen Court would follow the Consolidated Plan and the Comprehensive Plan. Staff recommends that the Community Development Commission forward both Resolutions to the Urbana City Council with a recommendation for approval.

Chairperson Cobb said it has been publicized that part of redoing a lot of the public housings requires tenants to move. Considering that, will that have an impact on the tenants in Aspen Court and Bristol Park since many people have complained about it? Ms. Mierkowski said this is in connection with the Housing Authority. Even though it is HUD funds, it is not HOME funds and there is no connection with the City that way. From her understanding, the Housing Authority are remodeling the units and she does not think that people who are living there will be displaced. Instead, people would move to another unit within the building. She does not believe that people would be removed completely out of the building.

Chairperson Cobb said that some people have been told that when they move out, there is an additional expense. Is there an option for these people to move into the new units without paying for the extra expense? Ms. Mierkowski said that she was not aware of this issue, but she will contact the Housing Authority and work with them on that.

Commissioner Freeman said that there was a conversation in the Council meeting the night before that maybe the township would be able to pick up that costs in order to help these people. He said that it is very important to help these people before the situation gets worse in which they would become homeless. Ms. Mierkowski said that Courage Connection also has tenant-based rental assistant that they might be qualified for. It is similar to a Section 8 voucher but with HOME funds. Kelly said that she would look into the situation and would work with the HACC to figure out a solution for the residents.

Commissioner Diana said in a lot of housing units, especially in large ones, painting and remodeling are done on a rolling basis. There is never more than a handful of units in place and the whole building would not need to be evacuated and then painted for weeks. He said that it would be great if the Housing Authority could incorporate some of that into this situation. As a result, these tenants would just have to move to a different unit with a different unit number. Ms. Mierkowski said that it was her thought that they would do that, but she has not been to the Housing Authority of Champaign County Board of Commissioners recently.

Mr. Rejc stated that it was the intent of the Housing Authority to do so, but they could not promise that it would happen because of the units available. It was HUD that requires the flooring to be redone throughout the entire building at the same time. The Housing Authority tried to push back against that and tried to keep people in the same building, but it was to no avail.

Commissioner Diana asked what common amenities are included in the project at the moment. Mr. Rejc said that GMD is still researching regarding that. They have been in discussion with the Lierman Neighborhood Action Committee about this topic since they represent the community and would know what the community needs. Some of the amenities that was brought up includes a community center and/or a computer lab. Commissioner Diana said that CDBG funds would need to be used for something specific. If it is used for something too general, it would be hard to avoid the Davis Bacon Prevailing Wage Act. Mr. Rejc said that GMD would have to confirm with HUD before they start anything.

Janel Gomez from City of Champaign Neighborhood Services provided an overview, timeline, and update of the Bristol Park redevelopment.

Chairperson Cobb entertained a motion to either forward the Resolution to Council with a recommendation for approval, forward the resolutions to Council with a recommendation for approval with changes, or to not forward for approval. Commissioner Diana motioned for the approval to forward the Resolution to Council. Commissioner Salaam seconded the motion; the motion carried unanimously.

Study Session: None.

Adjournment: Seeing no further business, Chairperson Cobb adjourned the meeting at 6:14pm.

Recorded by:

Don Ho
Grants Compliance Specialist, Grants Management Division

Don Ho

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