



APPROVED by CD Commission 3-23-10
MINUTES
COMMUNITY DEVELOPMENT COMMISSION MEETING
Tuesday, February 23, 2010, City Council Chambers
400 South Vine Street, Urbana, IL 61801

Call to Order: Chairperson Cobb called the meeting to order at 7:00 p.m.

Roll Call: John Schneider called the roll. A quorum was present.

Commission Members Present: Fred Cobb, Janice Bengtson, Chris Diana, George Francis, Theresa Michelson (arrived 7:17 p.m.), Brad Roof, Anne Heinze Silvis, Dennis Vidoni

Commission Members Absent: Jerry Moreland

Others Present: John Schneider, Kelly Hartford, and Jennifer Gonzalez, Community Development Services; Darlene Kloepfel, Champaign County Regional Planning Commission (CCRPC); Janice McAteer, Developmental Service Center (DSC); Daniel Lum.

Approval of Minutes: *Chairperson Cobb asked for approval or corrections to the January 26, 2010 minutes. Commissioner Roof moved to approve the minutes, and Commissioner Francis seconded the motion. The motion carried unanimously.*

Petitions and Communications: None.

Staff Report: Mr. Schneider provided updates and distributed the following: a staff briefing memorandum dated February 23, 2010; and a Notice of Availability for Public Review and Comment and a Public Hearing for the City of Urbana and Urbana HOME Consortium Draft Consolidated Plan Fiscal Year (FY) 2010-2014 and Draft Annual Action Plan (AAP) FY 2010-2011. The federal Office of Government Accountability has requested the City of Urbana's most recent Analysis of Impediments to Fair Housing Choice, which City Council approved on December 21, 2009. City Council approved all agenda items from the January 26, 2010 Community Development (CD) Commission meeting.

Old Business: **Tenant Based Rental Assistance** – Darlene Kloepfel, Social Services Director, Champaign County Regional Planning Commission (CCRPC), reviewed the Tenant-Based Rent Assistance (TBRA) and the No Limits Poverty to Prosperity Programs and distributed flyers. The Urbana HOME Consortium is providing HOME funds for the TBRA Program for the next fiscal year. Ms. Kloepfel will create a new TBRA flyer with the new program changes. The CCRPC is currently administering a TBRA Program for the City of Champaign, using Champaign's allocation of HOME funding.

The No Limits Program provides intensive care management to help persons move out of poverty. Participants complete a survey, develop a plan, meet with case managers, and receive a quarterly checkup on their progress. The program includes classes on financial literacy, match savings accounts, etc. Half of the families complete the program within the timeframe; the remainder either take longer or drop out.

TBRA, which is one tool of the No Limits Program, helps persons who are rent-burdened by providing rent assistance. Families contribute some of their own funds toward their rent. Ms. Kloeppel discussed the current waiting list, eligibility guidelines, and average family size. Mr. Schneider noted the HOME Program allows TBRA funds for 24 months. The additional funds from the Urbana HOME Consortium will provide at least 12 slots, with participants from all three jurisdictions.

New Business: Review Draft City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) Consolidated Plan FY 2010-2014 – Mr. Schneider noted that the US Department of Housing and Urban Development (HUD) requires a five year plan on how the City of Urbana will address needs in the community using Community Development Block Grant (CDBG) funds. Because Urbana is the lead entity for the Urbana HOME Consortium, Urbana submits plans for both the CDBG and HOME Investment Partnerships (HOME) Programs. The draft Consolidated Plan includes data from Census 2000 and current public input. Although the City of Urbana completed a special census, the Federal government does not recognize it for funding purposes.

Jennifer Gonzalez reviewed the data sources, market studies, public input and changes from the previous plan. Although the plan's priorities are similar to the previous Consolidated Plan, updated priorities based on recent public input are: TBRA and more support for extremely low-income persons with incomes at or below 30 percent of Median Family Income (MFI). Other changes include lead-based paint accomplishments, data from the most recent Analysis of Impediments to Fair Housing Choice, Crystal View Townhomes, information from the Housing Authority of Champaign County (HACC), and an updated Homeless Strategic Plan. With the closing of Urban League, the community needs new non-profit organizations to provide rental programs.

Chairperson Cobb mentioned a potential contradiction between the Consolidated Plan's approach to affordable housing and a federal law that prohibits persons with arrest records on public housing.

Commissioner Roof was concerned about performance reporting and suggested a new framework for evaluating non-profit Community Housing Development Organizations (CHDOs). Although Commissioner Vidoni agreed in spirit with Commissioner Roof, he was confident that HUD and the Grants Management Division did a good job providing feedback on the meeting the City's goals. Mr. Schneider noted the issues with CHDOs were not unique to this area. Because there are only two CHDOs, Commissioner Diana did not see any reason for a deeper evaluation.

Due to new lead-based paint regulations, Mr. Schneider stated that contractors will now have to be both federally certified and state licensed.

Review Draft City of Urbana and Urbana HOME Consortium Annual Action Plan for Fiscal Year 2010-2011 - Mr. Schneider explained the purpose of the Annual Action Plan (AAP) is to show how the City and Consortium will spend CDBG and HOME Program funds to meet the needs, goals and strategies of the Consolidated Plan. The AAP includes projected number of

projects that may be completed in that year and the number of people who would benefit from a particular activity.

Kelly Hartford highlighted the new information in the AAP. Mr. Schneider clarified that staff and the Urbana HOME Consortium reviewed the numbers for persons served and budget considerations. Also, other divisions and departments of the City of Urbana provided information. Information from the Continuum of Care was incorporated into the AAP, as were the CD Commission and staff recommendations for funding. Mr. Schneider noted that HUD provides the step-by-step structure for the Consolidated Plan and AAP.

Mr. Schneider reviewed the HOME Program, program income, administrative funds, and closeout of American Dream Downpayment Initiative (ADDI) funds. In FY 2010-2011 the CCRPC will administer a total of \$243,000 for Tenant Based Rental Assistance (TBRA). There was discussion on whether landlords may discriminate based on source of income, participation of Urbana residents, and whether or not the CCRPC should create a new list of applicants for the TBRA Program.

Commissioner Diana was concerned about the rate of systematic inspections for the City's Rental Unit Inspection Program. Mr. Schneider remarked the issue appeared to be affordability rather than the condition of rental units.

Mr. Schneider explained Grants Management Division's process of notifying the media, social service agencies and citizens about public hearings, meeting notices, and availability of draft plans and grant funds. The City will accept public comments on the Consolidated Plan FY 2010-2014 and the Annual Action Plan FY 2010-2011 at the March 23, 2010 public hearing, as well as written or e-mailed comments.

Janice McAteer, Developmental Services Center, remarked that DSC appreciates the work and support provided by the City. DSC understands that grant funds must be spent in a timely manner, because this affects future funding allocations from HUD.

Study Session: None.

Adjournment: Chairperson Cobb adjourned the meeting at 8:42 p.m.

Recorded by Connie Eldridge

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