

CITY OF URBANA
COMMUNITY DEVELOPMENT COMMISSION
Tuesday, September 25, 2001, City Council Chambers

Commission Members Present: Fred Cobb, Alice Englebresten, Gigi Paquin, Anne Heinze Silvis, Dennis Vidoni

Commission Members Absent: Chris Diana, Michael Holly, Robert Lewis, Jon Liebman

Others Present: Bob Grewe, Randy Burgett, Connie Eldridge, Karen Rasmussen, Tim Ross, and Elizabeth Tyler, Community Development Services; Wilson Zaring, Marjorie Zaring, Evalyn Schroeder, Glenn Stout, Helen Stout, Dorothy Tucker, Juanita Mason, Shirley Rittenhouse, Lisa Fitzgerald, Joan Garretson, Ann Talbott, Ruth Miller, Richard Harvey, Carle Auxiliary; George Adam Sr. and Ron Ziemer, Carle Pastoral Care, Ralph Ager, Carle Security; Von Lambert and Gretchen Robbins, Carle Foundation; Melinda Morgan, Carle Foundation Hospital; Lynne C. Barnes, Urbana citizen and Carle employee; Sharon Aschinger, Devonshire Realty LTD; Mike Doyle, Eula Hamilton, Bob Leach, Pauline Walker, United Citizens and Neighbors.

Call to Order: Chairperson Cobb called the meeting to order at 7:09 p.m. A quorum was present.

Approval of Minutes: *Chairperson Cobb asked for approval or corrections to the August 28, 2001 minutes. Commissioner Silvis moved to approve the minutes, and Commissioner Englebresten seconded the motion. The motion carried unanimously.*

At this point Chairperson Cobb changed the order of business. Petitions and communications were accepted during each agenda item.

Old Business: **Proposed Amendments to Development Agreement Between the City of Urbana and Carle Foundation** – Ms. Tyler distributed the following information from Carle Foundation: a Planning Timeline for the Auxiliary Guest House, a map of the Medical Institutional Campus (MIC), Pros & Cons of Suggested Building Sites for the Guest House, a letter of support from the Urbana Park District, and Carle Neighborhood Meeting Agendas from May 29, 1996 to July 24, 2001. Mr. Ross, planner with the City of Urbana, pointed out changes to the proposed Development Agreement since the last Community Development Commission meeting. In Article I, Section 1.1 language was added to describe the replacement house and average rent. In Article II the term “guest house” was defined and the properties at 702 and 704 North Coler Street will either continue as presently utilized or be used for future guest house purposes. Article III, which previously allowed Carle to demolish and to replace deteriorated structures owned by Carle at the time the agreement was signed, was dropped.

Mr. Ross summarized the recent Plan Commission meeting on this case. After public testimony, the Plan Commission approved by a vote of 8 to 0 the zoning ordinance amendment, which will add the term “guest house for patient families and support members” to the definition of the MIC

zoning district. The Plan Commission then voted 4 to 4 on the zoning motion, resulting in no recommendation. For the Development Agreement Amendment by a vote of 8 to 0 the Plan Commission approved the demolition and replacement of 809 North Orchard Street. The Plan Commission voted 5 to 3 not to recommend rezoning.

Mr. Ross pointed out a report from engineers for 809 North Orchard Street, a site plan and Plan Commission minutes. Upon further consideration, city staff no longer recommends asking for additional tax payment. Staff determined the services would not place an additional burden on the city. All Planning staff recommended that the Community Development Commission approve the proposed Amendment to the Development Agreement.

Chairperson Cobb referenced a letter from United Citizens and Neighbors (UCAN) (see attached) and asked for Planning staff's response. Ms. Tyler read the six points listed and commented as follows:

1. This was consistent with city staff and Plan Commission recommendations.
2. Staff disagreed with this statement and felt this would be a reasonable site in considering the goals and objectives of the Comprehensive Plan. The demolition and construction of a visitable house at 809 North Orchard Street will offset the loss of affordable housing.
3. This was consistent with city staff and Plan Commission recommendations.
4. Staff disagreed and recommended the reuse of this site is consistent with criteria for rezoning. Staff felt a guest house would be a compatible use and would fit into the neighborhood. Plan Commission had no recommendation to City Council concerning rezoning (4 to 4), and voted against using this site for the guest house, under the Development Agreement Amendment.
5. This was consistent with city staff and Plan Commission recommendations.
6. This amendment has been withdrawn from the agreement.

At this point the CD Commission accepted petitions and communications.

Mr. Ols, Carle Foundation, stated the guest house project was born from concerns of the Carle Auxiliary. Ann Talbott, a member of the Carle Auxiliary who lead the planning, reviewed the history and discussed the project's timeline. The Carle Auxiliary considered this to be their most important project for the next few years. The hospital boards agreed and suggested doubling the size from six to 12 bedrooms and bathrooms. The Carle Auxiliary still believed the corner of Orchard and Church Street is the best location for the guest house. She felt the guest house would be a wonderful addition to the neighborhood, the Carle Campus, and the City of Urbana. Ms. Talbott requested the CD Commission extend the MIC so the lots may be used for the guest house.

Mr. Ols discussed how Carle evaluated the different sites and options and discussed the pros and cons of each site. He referred to a large map that showed all Carle buildings and the areas within and outside the MIC. Location 6 on the corner of University Avenue and Orchard Street is too small with no yard, is on a busy state highway, is noisy, and visitors would have to cross Orchard Street. Location 5 would be on top of the Park Street garage. Carle is not sure it can be built, and the project would be very expensive. Carle would lose parking spaces, and the access to the

hospital would be very lengthy. Location 4 is next to the Forum, which hampers expansion of this busy building. It also displaces green space, the future healing garden and is more distant from the hospital. Location 3 would displace the low vision center that is used to educate patients with low vision. This would waste a major investment, and another house would have to be modified. This location is also distant from the hospital. Location 2 is near the Emergency Department, where ambulances approach from the north. The area is congested, noisy and would displace parking for the Emergency Department. This area is also prime space for future medical expansion.

Mr. Ols stated the Carle Auxiliary came up with Location 1, which is at the corner of Church and Orchard Streets. It would displace two houses, resulting in Carle losing rent and still continuing to pay taxes. It is directly across the street from the hospital and Crystal Lake Park. This site is the most tranquil and will landscape nicely. Mr. Ols said Carle Auxiliary considered what they were trying to accomplish and where was the best place to do this. Mr. Ols felt guests will remember the facility for its services and beauty. He felt it was best for the patients' families, best for the neighborhood and a plus for the City of Urbana. Noting the park is for everyone—neighbors, employees, visitors—Mr. Ols believed the guest house would not prevent neighbors access to the park. He mentioned Carle's interest in Crystal Lake Park and listed improvements to the park that were paid for by Carle. Carle has also set up an endowment fund for maintenance of landscaping around the Lake House. Mr. Ols read a letter of support from Robin Hall, Executive Director of the Urbana Park District.

Mr. Ols stated that Carle feels to amend the agreement is to work within the agreement. He believed the agreement does not forever restrict Carle's growth and asked why Carle cannot expand into property they own. Mr. Ols referenced the Plan Commission hearing where Mr. Doyle read a letter that Mayor Satterthwaite wrote to UCAN. The purpose of the letter was to clarify issues in the agreement. In the letter Mayor Satterthwaite supported R-2 residential zoning of the area north of Church Street for four years given that the intent of the Agreement is to protect the residential character of the area. Noting the agreement was signed in 1995, Mr. Ols stated Carle felt it was appropriate in year six to request an amendment. He indicated that UCAN was informed that Carle might develop north of the MIC.

Mr. Ols described Carle's support of affordable housing. Carle maintains 8 rental houses within the MIC and 40 in the area north of Church Street. Carle is the first and only corporation to provide two units for the City of Urbana's Transitional Housing Program. He reviewed annual funds spent for lawn maintenance and snow removal, and noted over \$400,000 has been paid for upkeep of their rental properties. Carle also provides a safety patrol of the neighborhood, with the key point being the neighborhood is important to Carle, too. Carle also contributed \$50,000 to a neighborhood fund for residents to repair their homes. Mr. Ols stated Carle needs to do what is best and right for its patients and pointed to the greater good of serving 500 families in the guest house.

Referencing comments that Carle was not trustworthy, Mr. Ols said that healthcare is based on trust and communication. He reviewed Carle's contacts with neighborhood residents. The Carle Auxiliary regularly mails notices about neighborhood meetings; however, attendance is very

low. Only 13 neighbors attended the meeting announcing plans to build a guest house and amend the Development Agreement.

Mr. Ols summarized how Carle has met the terms of the Development Agreement, such as selling back neighborhood homes and contributing to the neighborhood improvement fund. He mentioned other projects—Community Parish Nurse program and expanding the Urbana Medical Campus at a cost of \$20,000,000. In addition, Carle has given Urbana's parks, schools and organizations over \$339,000 and many hours of volunteer service.

Chairperson Cobb asked if Carle had considered moving the Low Vision House to the corner of University and Orchard. Mr. Ols explained that the Low Vision House needed to be a 40-50 year old house similar to what most seniors would live in. Carle then would need to purchase and remodel another house to replace the current Low Vision House.

Joan Garretson, President of the Carle Auxiliary, described the Auxiliary as a group of volunteers who wanted a place to serve families and the community. They would like to see Carle have the best for their patients and Urbana to have the best from Carle. The Auxiliary picked the location after much consideration of what was best for families and proximity to the hospital.

Lynne Barnes, a 17-year Urbana resident and a Carle employee, spoke in favor of the location of the proposed guest house. She stated families need a convenient place with a healing atmosphere. Second, the guest house will enhance the corner. As an employee, she used to be afraid to go to her car at night; however, she believed the neighborhood has become much safer. Third, she described Carle's citizenship to Urbana on many projects. Ms. Barnes felt Carle gives back to the community.

Sharon Aschinger, who is with Devonshire Realty LTD, serves as property manager for Carle's rental properties. She has personally experienced the need for a guest house during her husband's illness. She explained how Devonshire provided the leasing, property management, extra measure of security, and 24-hour emergency service to these rental properties. She believed that Carle was concerned about maintaining the neighborhood. Commissioner Vidoni asked her why she felt it was important for the CD Commission to know this information. Ms. Aschinger replied she believed the concern was how Carle treated neighborhood housing. Chairperson Cobb asked if the rental properties were profitable for Carle. Noting Carle receives \$26,000 a month in rent, Ms. Aschinger suggested they ask Carle about profitability of its rental units.

Melinda Morgan, RN, also spoke in favor of the guest house location close to the park. She felt the other proposed sites had too many negatives.

Mike Doyle, UCAN representative, has been a neighborhood resident for 17 years. He noted that both Carle and UCAN support the neighborhood, and the neighborhood residents support the guest house. UCAN's fear is that, despite the Development Agreement, there is a potential for pitting different interests in the neighborhood against each other. UCAN does not agree with the Plan staff recommendations. Instead, UCAN supports the Plan Commission's recommendation

to build the guest house within the current MIC. Mr. Doyle reviewed the planning process in 1993 when Carle wanted to close Park Street. From this conflict was to come a plan to guide the growth of Carle. Mr. Doyle indicated that Carle needs the ability to expand and did not want to be landlocked. The neighborhood residents wanted protection through an orderly growth plan to preserve the nature of the neighborhood. He stated that Carle currently does a good job of maintaining its rental properties and noted the Development Agreement requires the City of Urbana to inspect these properties. In the past Carle had not done a very good job of maintaining them. He believed there was an economic incentive not to maintain the properties. If a property becomes rundown, it drags down the entire neighborhood and results in a flight of residents. In 1994 the neighbors were concerned with Carle's maintenance of the properties, and the Development Agreement mandates better maintenance. This is the basis of residents' concerns.

Referencing Mayor Satterthwaite's letter, Mr. Doyle stated the issue is the growth of Carle to the north rather than to the west. UCAN supports employee and patient use of Crystal Lake Park. The letter refers to neighbors wanting a stronger voice. The Development Agreement affects access to Crystal Lake Park from the west. Mr. Doyle stated the proposed amendment presents lost limits. If the guest house is built within the MIC, Carle will not pay real estate taxes based on the value of the guest house. Instead, Carle is tearing down houses on which it does pay taxes. Mr. Doyle noted that building the guest house within the MIC will still serve 500 families. He requested the CD Commission not pit 500 families versus two families.

Mr. Doyle discussed the other proposed guest house sites. He noted that Locations 3 and 4 are also directly across from the park. He paced the distance from Location 2 to the front door of the hospital and found it to take 25 seconds. Mr. Doyle felt that distance was not that big of an issue. He believed that families would not mind walking the additional steps.

Mr. Doyle talked about the Urbana City Council allowing Carle to close Park Street. The street was to be closed for construction of Carle's Surgery Center. However, the Surgery Center moved to Champaign and instead a food shop is located in this area. Mr. Doyle noted this was an issue of trust and asked commissioners to be realistic about alternatives. He believed all can be happy. Mr. Doyle mentioned the incredible amount of growth to the west. Mr. Doyle noted concern about Carle moving development to the north. Mr. Doyle further noted that negotiations for the development agreement pursued higher density and growth to the west. He asked commissioners to look at the big picture and not to pit interest groups against each other.

Commissioner Vidoni said these issues preceded the Development Agreement. He asked if Carle has improved as a citizen since the agreement. Mr. Doyle replied yes, Carle is a better neighbor than in 1993. However, the terms were structured in the agreement. Neighbors feel the guest house is a good facility but do not support the location at the corner of Orchard and Church Streets. Mr. Doyle said that this was the first time he saw alternative locations. He suggested the parking facility on the west side of the hospital be moved to the large parking area at the county fair grounds.

Mr. Doyle stated that UCAN is suggesting Carle, UCAN and the City of Urbana work together to protect the integrity of the neighborhood. He felt Carle's approach was different, and there was a need to go back to the drawing board. Neighbors need to be more engaged in this process.

Chairperson Cobb asked if Mr. Doyle reflected the opinions of people in the neighborhood. Mr. Doyle replied these points were unanimous among residents who attended the meetings. Discussions with other residents show UCAN's position to be consistent with the neighborhood.

Commissioner Silvis said UCAN saw a need for a buffer between Carle's tall medical buildings and the neighborhood residences. She asked if UCAN felt the guest house would be a good buffer. Mr. Doyle wondered if Carle would plan to construct more buildings to the north. If the guest house was the limit of Carle's northern expansion, this would be acceptable. However, he believed Carle plans to expand to the north, and residents worry there is no effort to protect their interests. He believed neighborhood residents do not support Carle's expansion to the north.

Bob Leach, President of UCAN, presented the official position of UCAN. UCAN supported the Plan Commission's recommendations.

Mr. Ols remarked that it is difficult to change the zoning, and any zoning request would have much scrutiny. Carle cannot arbitrarily make changes without approval of the Plan Commission, the Community Development Commission and Urbana City Council. This would apply to an expansion of the MIC.

Although Mr. Ols was not here during the period to which Mr. Doyle referred, he understood Mr. Doyle's point. He noted that health care is a dynamic business and discussed the relocation of the Surgery Center to Champaign. Carle discussed this project between 1993-1995 with the City of Urbana. During that period both the state law and the planning functions at Carle changed. As a result, there was a new way to deliver health care that was not an option when the planning started. Carle had to adjust. Mr. Ols stated the land will be rezoned for guest house use only and cannot be used for anything else.

Chairperson Cobb inquired if other people at Carle were involved with this decision. Mr. Ols replied the guest house is a significant investment, and the decision involved administration, the Finance Committee, and the Board of Trustees. He noted the Carle Foundation would offset part of the cost. Ms. Morgan added that staff originally brought this need to the attention of the Carle Auxiliary. Mid-level management and above have all seen the need for families.

Mr. Ols read a letter of support from a private owner whose property borders the north side of the proposed guest house. Although he did not deny UCAN's voice, Mr. Ols questioned if all positions of neighborhood residents were represented by UCAN. He also noted Carle owns most of the houses that will be directly affected.

Dick Harvey, an Urbana citizen since 1960 and a volunteer at Carle, addressed the CD Commission. He said the guest house proposal is coming from the Auxiliary, which is composed of 375 people who volunteer to improve the medical care of this area. He felt the guest house did not need a buffer between the neighborhood since it will be a better house. Mr. Harvey felt the parking lot across the street from the Emergency Department is a big service to those who need it. He preferred the location at the corner of Church and Orchard Streets. Mr. Harvey also suggested Urbana may have lost the Surgery Center due to a lack of understanding.

Commissioner Silvis moved to recommend to City Council approval of Article I, which allows Carle to demolish the residential structure located at 809 North Orchard Street and replace it with a visitable home. Commissioner Englebresten approved the motion. The motion carried unanimously.

Concerning Article II, Commissioner Vidoni recommended approving the rezoning. He felt the issue was full of complexities—loss of affordable housing stock, a history of ill-will, source and disparity of “power”, and loss of taxes. To him the most compelling issue is the function of the request to serve families of patients. Commissioner Vidoni felt this location was the best one even though it was difficult. He mentioned another issue is one of trust and the feeling that Carle is a powerful and land-grabbing giant. The neighborhood feels less powerful, and this is a very important issue. Commissioner Vidoni stated it was incumbent upon the Community Development Commission, the Plan Commission, City Council, and the planners to assure residents that they have an even playing field. Still, he believed this location to be for the greater good.

Commissioner Silvis commented it was clear that there was agreement on the need for this facility. Noting the facility will be beautiful, she believed the building or its use is not the problem. She concluded the neighborhood wants assurance that Carle will not continue to expand to the north. There is room for negotiation. If Carle is convinced, then she suggested making the neighborhood whole again. The issue of 809 North Orchard appeared to be “pulled out of a hat.” She questioned how many other similar houses Carle had. She suggested finding additional affordable houses.

Mr. Ols replied that 809 North Orchard Street, which is in very deteriorated condition, was inadvertently left off the original Development Agreement. Carle did not want to open the agreement just to demolish this house. He discussed the history of Carle trying to rehabilitate the house, and assured commissioners that Carle had no other houses in this situation.

Mr. Doyle urged that consideration be given to making the neighborhood whole, noting that UCAN is ready to do this. Carle did not want to open up the Development Agreement to demolish and rebuild the house. He said UCAN was never able to get Carle to the table. Mr. Doyle felt Carle threw in building a visitable house to get the guest house project accepted. He stated the neighborhood feels Carle should give more alternatives and work with them. Residents are ready to support this.

Chairperson Cobb stated this should be a win-win situation. He asked what the neighborhood would like in return for Carle to build the guest house. Mr. Doyle replied they would like to revisit the Development Agreement, with higher intensity growth south of Church Street. He said the neighborhood would like Carle to sell back some of its properties to reduce their desire to move north. UCAN is ready to sit at the table, but Carle is not willing to. In 1995 UCAN, Carle and the City of Urbana agreed. Mr. Doyle stated this is a complex issue and he cannot negotiate without discussing this with UCAN. He felt the Plan Commission helped move this forward and asked for leverage to get both parties to the table.

Ms. Tyler discussed replacement of housing. She noted other rezoning issues have not requested replacement for lost housing. The city has added housing in other locations. The Leal School expansion did not require the school district to replace housing in any form, and the Eads at Lincoln was not a replacement. This is not a policy matter.

Chairperson Cobb asked if Carle would agree to meet with UCAN in exchange for approving this location of the guest house. Mr. Ols felt the issue was building in security that change will not occur without a process. From Carle's first conversation, they have asked UCAN to contact them. Carle asked UCAN to join the Auxiliary to be a part of the planning process. The guest house project is now in the eleventh hour. Mr. Ols stated the Development Agreement is sound, limits zoning and provides protection for the neighborhood. He also felt the project is fair and good for the community. Mr. Ols questioned what neighbors want. He noted the first time he heard from Mr. Doyle was at the Plan Commission meeting.

Chairperson Cobb asked what Carle can do now to assure residents it will not try to expand to the north. Mr. Ols will sit down with UCAN and talk about what will happen to the north. He added the Development Agreement is a tall boundary, and he did not know how much more security residents wanted.

Referring to statements made by people using hospital guest rooms, Chairperson Cobb noted they appeared to be happy with the situation. He felt it was not necessary to have a separate building. Mr. Ols remarked that the guest house rooms would be a better experience than the lobby or existing hospital rooms.

Commissioner Silvis stated it was unreasonable to ask for additional assurances from Carle. She said the Development Agreement, the zoning ordinances and the City of Urbana provide enough assurance. She felt commissioners should focus their decision on the current expansion of the boundary. Chairperson Cobb remarked that commissioners must decide how much weight to give to the community versus Carle. Since Carle seems to be more powerful, Commissioner Vidoni stated it was important for Carle to be proactive in its relationship with the neighborhood. He encouraged Carle engaging the residents and taking a step beyond current practice. Commissioner Englebresten felt Carle had carefully thought out the guest house project. She said it was a worthy addition to the community. While history has merit, she supported the guest house in this location.

Commissioner Vidoni moved to recommend to City Council approval of Article II of the proposed amendment to the Development Agreement as presented. Commissioner Silvis seconded the motion. The motion carried unanimously.

Staff Report: Mr. Grewe distributed a staff report that highlighted the CDBG adjustments, HOME Subrecipient Agreements for HomeBuild4 and for administration/capacity building, and the grant agreement with the Illinois Department of Public Health "Get the Lead Out." The Department of HUD has granted an extension of the CAPER until the end of October. Staff plans to amend the Annual Action Plan FY 2001-2002 at the next CD Commission meeting. There are new participants in the Tenant Based Rent Assistance program. The Department of HUD is willing to review lead based paint plans.

There will be a meeting of the Eads at Lincoln Subdivision Association to review the developer's change of the house design. According to Illinois Center for Citizen Involvement (ICfCI), using the same Eads Subdivision design affects the affordability of their houses. ICfCI will use the HomeBuild design and add refinements to make their houses look similar. Commissioner Silvis remembered that the CD Commission was concerned from the beginning that additional houses be constructed to match the Eads at Lincoln design. She said ICfCI should be held to the agreement to construct houses that match the neighborhood.

Mr. Grewe discussed purchasing lots for donation to non-profit agencies. One lot on Coler Street is narrow but very deep. Staff felt it was a good lot on which to build affordable housing; however, one non-profit agency was not interested. Mr. Grewe felt there is a need for flexibility to accommodate lot sizes. Mr. Grewe added that Habitat for Humanity had asked about the City of Urbana continuing to provide lots. He felt Habitat for Humanity is a good model for affordable home production. Commissioner Paquin questioned Habitat's selection of participants. Mr. Grewe mentioned Habitat's waiting list, its counseling procedures and then suggested Habitat attend a future CD Commission meeting.

Old Business (continued): Review Neighborhood Organization Grant (NOG) Program –

Mr. Grewe has asked the Department of HUD to determine what is capacity building versus implementation. Staff has been discussing measurements and quantifiable outcomes. Ms. Rasmussen, who recently attended a Peer-to-Peer Conference co-sponsored by HUD, stated that there is a push toward quantifiable outcomes. The Department of HUD will soon mandate measurements to judge the progress of programs. Mr. Grewe mentioned there may be a different way for HUD to fund capacity building.

Consider Changes in the Components of the Neighborhood Cleanup Program –

Mr. Grewe discussed available options depending on the budget and the questionnaire for public information. Commissioner Vidoni asked about the questionnaire's wording. Mr. Burgett replied that staff wanted to know how many residents want landscape recycling as part of cleanup. Staff wanted to inform residents there will probably be cutbacks at spring cleanup and to request public input concerning those cutbacks. He said next fiscal year's social service funding will be impacted if commissioners want to fund neighborhood cleanup. Commissioner Vidoni suggested the questionnaire be more proactive and ask how the community can help.

Chairperson Cobb inquired about negotiations with waste haulers. Mr. Burgett described the bidding procedure and noted prices reflect the increasing costs of gas, fees, and labor. Commissioner Paquin wondered if residents from outside the CD Target Area were participating. Ms. Rasmussen answered yes; staff has long suspected junk comes from a larger area. Mr. Burgett suggested different ways of running the program and noted many persons take advantage of it. Commissioner Englebresten said there were tough choices to be made. Commissioner Silvis felt the newsletter was very clear about current changes.

Discussion continued on different ways to get rid of junk and ways to fund the program. Chairperson Cobb asked about placing dumpsters in the neighborhood for residents' use. Mr. Burgett replied that approach was tried several years ago, and people continued to dump junk at

the site even after the dumpster was removed. Ms. Rasmussen described the City of Champaign's program. Ms. Rasmussen believed the current federal budget may be cut to fund other activities due to the recent terrorism.

Draft Consolidated Annual Performance Evaluation and Review (CAPER) – Mr. Grewe stated the Department of HUD has granted the City of Urbana an extension until October 31, 2001. The current draft, which includes the IDIS financial reports for HUD's accounting system, has been placed on public review. The CAPER is a report on how the City of Urbana met the goals and objectives of the FY2000-2001 Annual Action Plan. The Annual Action Plan is the budget document for the Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2000-2004. The CD Commission funds projects that help the City of Urbana accomplish this five year plan. Staff has attended recent HUD workshops to make the report more readable. Mr. Grewe discussed finalizing the document and noted there are no policy implications. The CAPER is just a record of what has transpired through the work plan.

In response to Commissioner Silvis, Mr. Grewe asked commissioners if they preferred a special meeting or would make a general recommendation of the draft report. Ms. Rasmussen reminded commissioners the specific objectives were established when the Consolidated Plan was adopted. Every Annual Action Plan must develop specific objectives to meet the strategies. The CAPER shows how much money was allocated, how much money was spent, and the number of people served. This information is put into the IDIS accounting system, with the CAPER being the more readable version.

Chairperson Cobb asked commissioners and staff if they wanted another meeting on the CAPER. Mr. Grewe replied the CAPER is a yearend function that staff produces, and a recommendation by the CD Commission is appreciated. Although the CAPER is produced at HUD's direction, Ms. Rasmussen added staff felt the public and the CD Commission should have input. The CAPER refers to internal records, HUD's records and the City of Urbana's Financial Department records. Commissioner Silvis, who preferred the report to be short and concise, suggested accepting the draft report and forwarding to City Council. Commissioner Vidoni felt uncomfortable about voting on a draft report. Discussion continued on when a final report would be available. Chairperson Cobb suggested staff forwarding the draft CAPER in as complete form as possible to City Council and then reporting back to CD Commission.

Commissioner Paquin moved to recommend city staff forward the Draft Consolidated Annual Performance Evaluation and Review (CAPER) to City Council in its most complete form and report back to the Community Development Commission as soon as possible. Commissioner Englebresten seconded the motion. The motion carried unanimously.

New Business: Ms. Rasmussen distributed three Annual Progress Reports (APR) for commissioners' information.

The Supportive Housing Program for Homeless Families in Transition is in year 6. The second renewal began on July 1, 2001. Ms. Rasmussen stated the positive outcomes in the Transitional Housing Programs decreased substantially, and she wants to get the program back on track.

The Champaign County Shelter Plus Care I (Program Year 4) is a rent assistance program for persons with targeted disabilities, which are chronic mental health issues, substance abuse, developmental disabilities, and HIV/AIDS health related issues. Prairie Center, the Mental Health Center, Developmental Services Center and Greater Community AIDS Project participate in this program. 20 units are fully leased. Because the program was late getting established, the money was not fully expended. The Department of HUD granted a one year extension, which the program currently is in. City staff will write the grant renewal in the spring.

The Champaign County Shelter Plus Care II (Program Year 1) is with the same four sponsoring agencies. This report covers the first year of the program. Even though there are both positive and negative aspects, Ms. Rasmussen said the Shelter Plus Care is her favorite program. The program has helped keep people on their medications, keep them sober, provide housing, and incorporate family members and caregivers. She stated that the Shelter Plus Care Programs have also helped other programs succeed. The University of Illinois conducted a third party assessment of Prairie Center's substance abuse programs. The Champaign County portion served half the number of people as compared to the Vermillion County portion, yet it had twice the success rate. The assessment determined the Shelter Plus Care component was the factor for Champaign County's success.

Adjournment: Chairperson Cobb adjourned the meeting at 10:26 p.m.

Recorded by Connie Eldridge

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