



**MINUTES**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**Tuesday, January 28, 2003, City Council Chambers**

**Call to Order:** Chairperson Cobb called the meeting to order at 7:21 p.m.

**Roll Call:** Connie Eldridge called the roll. A quorum was present.

**Commission Members Present:** Fred Cobb, Chris Diana, Alice Englebretsen, Robert Lewis, Anne Heinze Silvis, Dennis Vidoni

**Commission Members Absent:** Joanna Shisler

**Others Present:** Bob Grewe, Randy Burgett, Connie Eldridge, Mike Loschen, Karen Rasmussen, and Elizabeth Tyler, Community Development Services; Jim Rose, Homestead Corporation; Esther Patt and James Hayes, Urbana City Council; Gayle Adkisson and Judy Jones, Urban League; Sheila Ferguson, Provena Behavioral Health; John L. Johnson, Eads Street Development Corporation; Dan Zigler, TEAM of Central Illinois; Andrew Trull, School For A Designing Society and Urbana Permaculture Project; Sarah Rosa, Pace, Inc.; David Remmert, Champaign Urbana Public Health; Jerry White, Champaign Community Advocacy and Mentoring Resources; Ishtiyag Bhatti, Jesus is the Way Prison Ministry; Teressia Cowper, Metanoia Center; Dale Morrissey, Developmental Services Center; Bob Leach, United Citizens and Neighbors; Yvette Brown, Peter Pan Learning Center.

**Approval of Minutes:** *Chairperson Cobb asked for approval or corrections to the November 26, 2002 minutes. Ms. Eldridge noted that Karen Rasmussen should be added to those present. Commissioner Silvis moved to approve the minutes with that correction, and Commissioner Vidoni seconded the motion. The motion carried unanimously.*

**Petitions and Communications:**

Ms. Rasmussen announced that Illinois First grant monies were frozen immediately. Many of the agencies used Illinois First money for leveraging and as a source of additional funds. Ms. Rasmussen understood that the money may be released in the future, amounts may be reduced, or the funds may not be released at all. She reminded commissioners that there may be significant changes when considering applications.

***HOME INVESTMENT PARTNERSHIP ACT (HOME) APPLICANTS***

**Eads Street Development Corporation – Affordable Housing** – John L. Johnson reviewed the conclusion of Illinois Center for Citizen Involvement (ICFCI) HomeBuild3 Project. There are three remaining properties, and ICFCI is closing on two in Champaign. Work on the remaining property (1103 North Harvey, Urbana) will be completed soon. ICFCI is keeping the Federal Home Loan Bank (FHLB) and Illinois Housing Development Authority (IHDA) informed about their progress.

The Eads Street Development Corporation was founded in 1987. The corporation intended to complete the Eads at Lincoln subdivision; however, the City of Urbana did not contract with them at that time. Mr. Johnson revitalized Eads Street Development Corporation when ICFCI ceased to exist.

Eads Street Development Corporation plans to develop 10 homes for 10 families currently living at Lakeside Terrace and Burch Village. This program will give these families a chance to become homeowners. If the families do not participate, Eads Street Development Corporation will seek other families.

Mr. Johnson asked for patience while he reviews the application's numbers. He mentioned the annual fiscal statement will not be ready until July, and the letters of support are not yet ready.

**Eads Street Development Corporation – Property Acquisition** – Mr. Johnson stated this request is for support funds of the Community Housing Development Organization (CHDO). He will recalibrate the numbers and requested permission for a later submittal. Chairperson Cobb commented that the CD Commission would not be making a final decision on the Annual Action Plan for a while. In response to Chairperson Cobb, Mr. Johnson summarized his efforts for Eads Street Development Corporation to become a CHDO. The corporation cannot apply until July 2003. He has attached the Internal Revenue Service approval to this application.

**Homestead Corporation – CHDO Operating Support** – Jim Rose, Executive Director, stated these funds would support the on-going operation of Homestead Corporation as a CHDO. This request represents 35% of Homestead's total estimated operating budget for the next fiscal year.

**Homestead Corporation – Rental Housing** – Mr. Rose said funds would be used to purchase four single family homes for Homestead's Affordable Single Family Rental Housing Program. These funds would only be used for property acquisition, with other revenue sources for minor repairs. Homestead would purchase two homes in Urbana and two in Champaign. Currently there are nine homes in the program, which provides affordable rental housing for extremely low-income families. The AmeriCorps/CHART program has provided supportive services to residents on an as-needed basis.

**Jesus is the Way Prison Ministry – Downpayment Assistance** – Dr. Ishtiyahq Bhatti gave a brief overview of this program, which is located in the former Holiday Inn Junior on Route 45 in Rantoul. The program helps former prisoners to start a new life. The first five months of the program focus on an individual's behavior; the second five months focus on an individual's employment training. 70 persons have been through the program, and only four have returned to prison. The program is requesting \$31,500 for downpayment assistance for six persons.

Chairperson Cobb asked how many persons are Urbana residents. Dr. Bhatti replied about 30% are from Urbana, 31-50% from Champaign and the rest from the State of Illinois. Referencing the home purchases, Commissioner Diana asked how title was held and for how long. Dr. Bhatti responded that since the Ministry would make the 20% downpayment, it would hold the title until the person has made regular installment payments. The length of time is determined by the

mortgage and the contract with the person. In response to Commissioner Diana, Dr. Bhatti said there was no problem getting mortgages.

**Metanoia Center – Staff and Affordable Housing** – Teressia Cowper explained this non-profit faith based organization creates permanent housing for low to moderate-income families. Their program is based on weeding out violent crime, gang activity, drug use and trafficking in high crime neighborhoods and then seeding these neighborhoods with social and economic revitalization. The correct project title is “Tragedy to Triumph 2,” since the first project is located in Champaign. Also, on the Capital Project Budget Summary on page 7, there is no cost for rough-in. The correct figures are finish - \$1,000; electrical - \$2,125; and plumbing - \$6,465.

Currently there are two homes under construction in Champaign. They plan to build five homes in Urbana within Census Tracts 53, 54 and 55. These modular homes cost about \$100,000 each, with Metanoia buying down the loan to make them affordable for families. In response to Commissioner Vidoni, Ms. Cowper said they have identified but not yet purchased lots in Urbana. Commissioner Vidoni asked how Roger Huddleston’s project analysis went together with the capital project summary. Ms. Cowper said that Metanoia, which has volunteer staff, uses Huddleston’s timeline and plugs in numbers. Each modular home costs \$60,000. However, when utilities and subcontractor costs are incorporated, the actual cost is \$82,000.

In response to Commissioner Silvis, Ms. Cowper said the home’s design is not visitable but they are considering it. She is personally interested in building handicapped accessible modular homes and mentioned changes incorporated in a home for a blind client. Commissioner Silvis noted that visitable standards are not that much different from standard homes. Noting Huddleston’s detail included a front entry ramp, Commissioner Diana asked if new modular houses needed an on-grade entrance or if they could have a ramp. Mr. Grewe replied the City of Urbana’s visitable ordinance required one entrance at grade level. Building Safety would have to approve any final designs.

**United Citizens And Neighbors (UCAN) – Rehabilitation Homeownership** – Bob Leach, President, explained the requested funds would be added to the \$64,000 already allocated. Because their two bedroom home project did not market well, UCAN has decided to purchase a three bedroom home for rehabilitation and homeownership. Besides the higher purchase price, more funds are needed for visitability issues and lead abatement, which is required by the Department of Housing and Urban Development (HUD).

Commissioner Vidoni noted staff’s concern about UCAN’s lack of an audit. Mr. Leach responded that their books are open, and the City of Urbana has access. Commissioner Vidoni believed an audit was expected and may be required. Mr. Leach mentioned that an audit requires additional funds and asked if it was too late to submit one. Mr. Grewe reviewed application requirements and noted that staff and commissioners must determine this. Mr. Leach stated that UCAN is in compliance with non-profit status, for and an audit was not required. Commissioner Vidoni asked why UCAN has not done an audit. Mr. Leach responded that UCAN is too small an organization, and there is additional expense. If an audit is needed, UCAN can do this. In response to Mr. Leach, Chairperson Cobb said the CD Commission would let UCAN know their decision concerning the audit.

**Urban League Development Corporation – Lease Purchase for Homeownership** – Gayle Adkisson, who represented Jean Algee, noted this request is a continuation of last year’s program. The program plans to do five homes in Urbana and five in Champaign.

**Urban League Development Corporation – CHDO Operating Support** – Ms. Adkisson stated these funds are used for operating their CHDO. Chairperson Cobb asked if the program was running smoothly. Ms. Adkisson replied yes; of the 15 homes that Urban League purchased last year, five have repurchased by homeowners. Three of the new homeowners are in Urbana, and two are in Champaign.

***COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICANTS***

**C-U Public Health District – Health Center** – David Remmert briefly described the application submitted to the Department of Health and Human Services to consider the feasibility and plan for a school-based health center within the Urbana School District. Mr. Remmert explained the need based on Medicaid cuts, clinics not accepting new Medicaid patients, and persons either not insured or underinsured. The Public Health District would remodel a facility that is owned by the Urbana School District. There is a need for this program because there are many lower income children in the district, as evidenced by the number on free or reduced lunch program. The Public Health District has been meeting with the Urbana School District, Frances Nelson Community Health Center, C-U Mental Health Board and others to plan and develop this idea.

In response to Commissioner Silvis, Mr. Remmert said the center would be located at 106 Iowa Street, directly across the street from the Urbana High School. The house would need to be remodeled, and the zoning would need to be changed. Zoning officials have indicated it would be acceptable to establish a health center.

Commissioner Vidoni questioned the rationale that users would be low-income. Mr. Remmert replied several studies show the most likely users would be those who do not have a medical home. He will make the studies available. He discussed the impact of Medicaid cutbacks on local clinics and Frances Nelson Health Center. Frances Nelson Health Center would be the health center’s medical partner, with other health organizations providing other services.

**Disabled Citizens Foundation – Training and Employment Center** – Dale Morrissey, Director of the Developmental Services Center (DSC), described how the foundation and center are closely related. Their goal is to help people with disabilities live more independent lives. This proposal is for their adult vocational training facility. For the past eight years, DSC has been leasing a building for their largest operation. After studying many options, DSC decided to renovate their own property to bring their training facility on-site. This will expand their Bradley site from 29,000 to 41,000 square feet. This will allow them to continue serving more than 160 persons plus offering training to others. Approximately 30-40 persons in each program are residents of Urbana.

This project is in the design phase, and both boards have approved it. Besides this application, they have a grant commitment of \$300,000 from Illinois First in addition to \$200,000 of their own funds. Also, they are requesting funds from the City of Champaign. There are plans to make the facility more accessible. This is DSC's largest capital improvement in 24 years.

**Jesus is the Way Prison Ministry – Shelter Expansion** - Dr. Bhatti stated the funds would be used to build a full bathroom and provide furnishings. Currently there are 12 residents, and this change would accommodate four more.

**Jesus is the Way Prison Ministry – Job Training** - Dr. Bhatti explained they only have part-time staff for job training. These funds would provide three-quarters funding for a full-time staff person, with the Ministry providing the remainder. Commissioner Vidoni asked if Dr. Bhatti has approached the Village of Rantoul. Dr. Bhatti replied yes; however, the Village of Rantoul has not yet provided any funds.

The program is requesting \$15,000 to expand their training programs. They have some equipment for silk screening; however, they need supplies for T-shirt printing. Also, they would like to purchase tools for auto mechanic training and car detailing. Chairperson Cobb asked how people learned about this program. Dr. Bhatti said this ministry has been in the area for the last 25 years. The program founder has approached different prisons, so most prison chaplains are aware of this ministry. Those who are interested may review the program's rules and regulations, and a screening committee will select participants.

**Provena Behavioral Health – Window Replacement** – Sheila Ferguson described the window replacement at their home at 1107 Cottage Grove. Last year they received CDBG funding to fix a portion of the siding. During that project they discovered four windows of immediate concern and replaced them. They need to replace the rest of the windows and the sliding glass door.

**Provena Behavioral Health – Washroom Renovation** – Ms. Ferguson explained this request is for a bathroom at the TIMES Center. Because the bathroom is used extensively, the shower facilities have damaged the drywall. Isaksen Glerum suggested looking at the construction of the Urbana School District's new swimming pool. This cinderblock type of building has protective paint for the humidity and reinforcement in the stalls for wear and tear. Provena Behavioral Health is asking for funds from Urbana and Champaign to make this possible.

Commissioner Diana asked why the bathroom was not being remodeled to consider accessibility. Ms. Ferguson responded there is a small handicapped accessible bathroom next to this.

**Provena Behavioral Health – 24 Hour Group Home** – Ms. Ferguson said this application is for affordable housing. Because their Illinois First grant funds were frozen, Ms. Ferguson was exploring other funding, such as a Federal Home Loan Bank loan, the possibility of NOFA being available, and a fundraiser. The project's cost is higher than a single family home because it would be a duplex with both sides connected by an office. They plan to move existing staff to this facility. All 24 hour group homes are currently in Champaign. All applicants come from state operated facilities, so they are defined as homeless. However, most applicants originally had homes and family connections in the area. In response to Chairperson Cobb, Ms. Ferguson

said their statistics indicate 30-35% of their population comes from Urbana or has family roots in Urbana.

**TEAM of Central Illinois – Job Training** – Dan Zigler, Executive Director, said this labor management committee works with unions and contractors to develop relationships among themselves and with the community. Their goal is to promote the construction industry as a whole. They have been working with Parkland College to get college credit for apprentice programs. There are programs for electricians, painters, and glazers, and they are considering other apprenticeship programs. TEAM is collaborating with Parkland to develop a construction technology training facility, which is needed because many construction classes are held in old corn cribs. The training facility, called the Construction Education Alliance, will be a refit of the old K's Merchandise Mart building. Parkland College Business Development Center will occupy the front part, while the training facility is located in the loading dock area. There will be two classrooms, a 5,000 square foot lab area, and offices for TEAM and a facilities coordinator. This is a collaboration of 17 unions, TEAM, and Parkland College.

The funds would be used for materials since the labor is being donated by area contractors. The warehouse floor is not level, and they need to meet code requirements for the outside exit. TEAM has applied for Illinois First funds, which are currently frozen.

Mr. Zigler mentioned the trades' abysmal record in reaching minorities and described TEAM's outreach to minorities, blacks, Hispanics and women. TEAM talks to people about working in the construction field. He noted 70% of applicants to the apprenticeship programs are low-income. Once they are trained, the persons are no longer low-income.

Chairperson Cobb was concerned about minorities who pass the program but do not pass the interview process. Mr. Zigler described training for the interview process. In response to Chairperson Cobb, Mr. Zigler stated this area has the highest percentage of minorities in the trades, and they are looking for more minority applicants. Discussion continued on the percent of students from Urbana and targeting applicants who live in Urbana.

### ***NEIGHBORHOOD ORGANIZATION GRANT APPLICANTS***

**School for a Designing Society – Printing for Research and Art Projects** – Andy Trull stated this experimental school is located at the corner of University Avenue and Race Street. The request is for funding arts and research projects for the school.

**United Citizens and Neighbors (UCAN) – Research of Neighborhood Initiatives** – Bob Leach, President, requested the CD Commission waive the three year funding restriction. This grant would be used for postage, office supplies, sharing a rental area and computer. The neighborhood cannot otherwise afford these expenses.

**Urbana Permaculture Project – Printing Costs for Permaculture Class** – Andy Trull said this fledgling organization is concerned with the present state of pollution and wants to address this locally. Their goal is to turn lawns and abandoned parking lots into productive eco-systems

and produce food in the neighborhoods. This request would cover costs for the permaculture class to be held at the School for a Designing Society and bring in consultants

Commissioner Vidoni asked if they had been in contact with UCAN or any other neighborhood groups. Mr. Trull said one member has been in touch with UCAN.

*At 8:55 p.m. Chairperson Cobb called a recess in the meeting. The meeting resumed at 9:10 p.m.*

**Staff Report:** Mr. Grewe distributed information on a conference, *Local Planning Matters – How to Respond to Statewide Planning Assistance Acts*, offered by the University of Illinois. Commissioners are invited to attend one or all sessions.

Mr. Grewe distributed a memorandum on Homebuyer Assistance Programs – Series 2003. A number of Illinois communities pool their private activity revenue bond authority to provide homebuyer assistance programs. The process was accelerated so there are only 60 days to put the program together with the bond attorneys. On February 17 staff will ask City Council for an ordinance to participate in *AssistUrbana*. At this time the City of Urbana does not have to pledge a dollar amount of its home rule allocation, which is estimated at \$2,729,625. Staff has not yet had time to review or test the lending community to see which program they preferred. Mr. Grewe suggested the City of Urbana also participate in the Illinois Housing Development Authority's (IHDA) two programs, *Below Market Rate* and *Home Equity Loan Program*. He noted that IHDA's mortgage interest rates fluctuate with the market and have been lower than *AssistUrbana's*. IHDA also offers downpayment assistance.

Commissioner Vidoni asked about the CD Commission's past input. Mr. Grewe replied that historically the CD Commission has voted on the homebuyer assistance programs. However, due to the acceleration, the City Council must pass an ordinance to participate without determining the level of participation before the next CD Commission meeting. Commissioner Vidoni would like the CD Commission to see this again. Mr. Grewe replied that the CD Commission would be involved as the program evolves, including the banks' perspective and staff recommendations. Discussion continued on home rule and non-home rule funds, timeframe, allocation of funds, and the CD Commission's advisory capacity. Commissioner Diana remarked that having a large unknown makes it harder for the CD Commission to make well informed decisions on programs.

Mr. Grewe updated commissioners on the following: City Council approvals, Housing Authority's FY2003 Annual Agency Plan, Schedule for FY 2003-2004 Annual Action Plan, Homestead Apartments, Federal Home Loan Bank Funding, Illinois Center for Citizen Involvement Transition, Analysis of Impediments to Fair Housing, Historic East Urbana Neighborhood Organization Grant, and HOME Consortium Policies and Procedures.

**Old Business:** None.

**New Business:** **Property Disposition (Eads at Lincoln Subdivision) to Homestead Corporation: 902 Wascher Drive, 908 West Eads Street, 910 West Eads Street, 916 West**

**Eads Street** – In November 2002 the CD Commission recommended that Homestead Corporation complete construction of remaining homes in the Eads at Lincoln Subdivision. Mr. Loschen explained that although the agreement donated five properties to Homestead, one property on Harvey Street was already deeded to ICFCI, which in turn had transferred it to the eventual homebuyer. Homestead will construct homes on all five properties. Mr. Loschen said this is the standard contract for property disposition. He anticipated that construction would begin in March.

Noting the difference in the number of properties, Commissioner Diana asked if the ordinance needed to be changed. Mr. Loschen replied no; the Legal Department is reviewing this matter.

*Commissioner Vidoni moved to recommend to City Council approval to donate the following properties to Homestead Corporation: 902 Wascher Drive, 908 West Eads Street, 910 West Eads Street, and 916 West Eads Street. Commissioner Lewis seconded the motion. The motion carried unanimously.*

**Amendment to Grant Agreement with the Illinois Department of Public Health (IDPH) for “Get the Lead Out Program”** – Mr. Burgett stated IDPH had submitted another application to the Department of HUD for another round of funding for “Get the Lead Out Program.” When their grant was approved, the City of Urbana’s grant agreement was increased from \$19,430 to \$50,047. The number of homes would be increased from two to six, and the termination date would be extended to October 30, 2004. The City of Urbana has already completed two projects under the initial grant agreement. The amendment is very similar to the original agreement.

*Commissioner Diana moved to recommend to the mayor approval of the Amendment to the current Grant Agreement with the Illinois Department of Public Health for the “Get the Lead Out Program.” Commissioner Englebretsen seconded the motion. The motion carried unanimously.*

**Review of CDBG and HOME Applications and Draft Annual Action Plan Budget for FY 2003-2004** – Mr. Grewe stated that the Department of HUD has not provided estimates for HOME and CDBG funds. Also, staff’s recommendations take into consideration funding projects that have not yet been addressed in the city’s Consolidated Plan and may include reallocation of program funds. Mr. Grewe provided an overview and staff recommendations of the HOME and CDBG budgets. The city’s own internal programs, which are administered in Grants Management Division, are also included for information.

#### Home Investment Partnership Act (HOME) Applications

Staff recommended funding the following City of Urbana programs with HOME funds: \$140,000 for five units of Owner Occupied Rehabilitation Program, \$63,000 for program delivery, \$131,175 for Tenant Based Rent Assistance (TBRA). Staff suggested additional funding for TBRA to create a viable rental assistance program.

*Eads Street Development Corporation - \$218,600 for ten new construction units (five in Urbana and five in Champaign).* This organization is not an official CHDO. The budgets are



inconsistent, there is no audit, and there is a concern about match requirements. Also, the cost per unit is significant. HOME Consortium members do not recommend funding this request. Commissioner Vidoni asked if Eads Street Development Corporation was eligible for HOME funds since it was not eligible for CHDO set-aside funds. Mr. Grewe replied yes; however, the application was not clear about this. Discussion continued on whether an organization could retroactively apply for CHDO funds. Commissioner Diana understood an organization would have to be a CHDO at the time of application.

*Eads Street Development Corporation - \$75,000 to identify ten lots for new home construction in Urbana (five) and Champaign (five).* In response to Chairperson Cobb, Mr. Grewe explained that since new home construction is not eligible for CDBG funds, this application was considered for HOME funds. Since no funding was recommended for new construction, property acquisition is not needed at this time. Staff does not recommend this request.

*Homestead Corporation - \$30,000 for CHDO Operating Support.* Homestead Corporation is a CHDO with other operating funds. Staff recommends funding this request.

*Homestead Corporation - \$88,000 for Rental Housing Program.* The request is consistent with Homestead's previous rental projects. Staff recommends funding this request.

*Jesus is the Way Prison Ministry - \$31,500 for Downpayment Assistance.* Since the Village of Rantoul is no longer a member of the HOME Consortium, HOME funds cannot be used. Staff does not recommend funding this request.

*Metanoia Center - \$578,149 for five new construction units.* Because there is no other funding identified, the HOME subsidy per unit would be \$115,000, which is much higher than other levels of assistance. In response to Commissioner Lewis, Mr. Grewe said staff does not recommend funding this request due to cost and lack of other funding.

*Metanoia Center - \$20,000 for staff.* Although submitted for CDBG funds, this application was considered under HOME funding. Since the related application is not recommended for funding, staff does not recommend funding. However, staff will advise Metanoia to apply for Consolidated Social Service Funding later this year.

*United Citizens and Neighbors - \$33,500 for rehabilitation to support homeownership for one unit.* Staff noted the project cost of \$108,250 was much greater than other homeownership programs. Also, no audit was submitted. Staff is concerned about funding a non-profit organization that is not able to meet all requirements associated with federal funds. In response to Commissioner Vidoni, Mr. Grewe stated that OMB Circular 133 specifically requires an annual audit. Ms. Rasmussen added that initial agreements signed by UCAN require an annual audit. Staff does not recommend funding.

*Urban League of Champaign County Development Corporation - \$75,000 for Lease-Purchase Program of five units.* This application is a continuation of their previous lease-purchase projects. Staff is requesting Urban League find other sources of funds for minor maintenance repairs due to the constraints of HOME regulations. Discussion continued on federal regulations

concerning lead based paint and other repairs. In response to Commissioner Lewis, Mr. Burgett reviewed the Champaign Urbana Public Health District's involvement addressing lead based paint issues. The HOME Consortium members support this funding request.

*Urban League of Champaign County Development Corporation - \$25,000 for operating support.* Urban League is an eligible CHDO. The HOME Consortium members recommend funding this request.

### Community Development Block Grant (CDBG) Applications

Staff recommended funding the following the City of Urbana programs: *\$44,695 for Transitional Housing Program, \$15,000 for Neighborhood Cleanup, \$3,000 for Homeless Management Information System (HMIS), \$15,000 for Senior Repair Program, \$60,000 for Emergency Grant/Access Grant/Get the Lead Out Match, and \$60,000 for Program Delivery.*

In response to Commissioner Lewis, Mr. Grewe said the Department of HUD would allow Neighborhood Cleanup to be funded under Public Service. HUD's decision limits the amount of CDBG funds that would be contributed to the Consolidated Social Service funding pool. Discussion continued on using the city's general funds, UCAP's funding cuts, and the scope of neighborhood cleanup. Ms. Rasmussen described how the City of Champaign administers its neighborhood cleanup. She mentioned the program's popularity and increasing costs. In response to Chairperson Cobb, Mr. Burgett described the city's approach to junk and debris. Ms. Tyler said that Neighborhood Cleanup is effective because residents plan in advance to participate. At this time staff is not recommending a different method; rather, the concern is to live within HUD's financial constraints. Commissioner Vidoni felt this was a good public service and resulted in positive public relations for Community Development.

Mr. Grewe planned to increase the amount of funds available for Emergency and Access Grants and Get the Lead Out Match from \$60,000 to \$80,000. Later data indicated that usage is up. In response to Commissioner Diana, Mr. Grewe explained these funds may be used for matching funds for Get the Lead Out (GLO). He discussed caps on rehabilitation, household income restrictions, and cost of eliminating lead hazards.

*Prairie Center - \$60,000 for renovation of treatment facility.* This is the second part of a two-year commitment to Prairie Center's facility expansion. Ms. Rasmussen announced a recent federal Notice of Funds Available (NOFA) for permanent housing and explained how Prairie Center could apply for additional funds. She discussed transitional and permanent housing and the City's efforts to produce more affordable housing. Staff supported the funding request.

*City of Urbana - \$130,000 for streetlight replacement.* This is the last installment of funds to complete this project. The recent amendment helped with the City's timely expenditure of funds and resulted in significant savings by doing the project in its entirety. Staff supported the funding request.

*Champaign-Urbana Public Health District - \$80,000 for Health Center.* Mr. Grewe reviewed staff's concerns with income verification. He noted the Department of HUD would accept the

school district's data regarding number of students enrolled in the Free and Reduced Lunch Program. In response to Commissioner Diana, Mr. Grewe discussed concerns with participation of different funding partners, project longevity, and benefit to Urbana residents. Ms. Rasmussen noted school district boundaries do not match corporate limits. Discussion continued on collecting ethnicity information. Another concern is use of the facility as a medical clinic. Ms. Tyler added that zoning regulations for a school-based health facility would only allow middle and high school students to use this facility; families, younger children, and the general public could not use it. Discussion continued on zoning conformance and state law. Ms. Tyler noted this type of facility is growing throughout the state due to the need for health care for children and youth. Commissioner Diana questioned using K-5 income data to support a facility for middle and high school students. Ms. Tyler discussed how the income data changes in the upper grades and stated the applicant needs to provide verifiable information.

Commissioner Vidoni questioned how all social service agencies verify residence within the city limits. Ms. Rasmussen replied some agencies provide clients' addresses. It is harder to extrapolate the needed data from general statistics. When considering amount of funding, staff considers the percentage of Urbana residents served by a program and the cost of an activity per person or per household. Commissioner Vidoni noted a greater percentage of Urbana residents would use the health facility as compared to other projects. Commissioner Lewis believed the school district could provide the necessary data.

Staff also considers whether other funds are committed to a particular program and whether a program is still in a planning stage or is ready to proceed, which affects timeliness. The City of Urbana needs to bring its timeliness into compliance with HUD regulations. Staff does not recommend funding this request.

*Disabled Citizens Foundation - \$300,000 for training and employment center.* Mr. Grewe noted this project meets two goals in the Consolidated Plan. He discussed their plans to proceed. Staff recommended funding in the amount of \$120,772.

*Jesus is the Way Prison Ministry - \$35,000 for expansion of bed capacity.* Mr. Grewe stated that part of their request to fund staffing is not eligible. Staff is concerned about the number of Urbana residents who would actually benefit. Staff does not recommend funding.

*Jesus is the Way Prison Ministry - \$15,000 for training program expansion.* Staff is concerned with the number of Urbana residents who will benefit. Commissioner Vidoni asked about issues with separation of church and state. Ms. Rasmussen noted the new presidential administration encourages collaboration with faith-based organizations and reviewed federal regulations. The agreements between the City of Urbana and faith-based organizations include certain language to meet this. When a faith based organization accepts federal funds, they cannot deny services to a person who does not wish to participate in the religious aspects of the program. Staff does not recommend funding.

*Provena Behavioral Health - \$10,700 for window replacement for group home.* The project is ready to proceed, and replacing the old windows would secure the City of Urbana's previous investment. Staff recommends funding this request.

*Provena Behavioral Health - \$30,500 for TIMES Center washroom.* The City of Urbana has funded this project in the past. Staff recommends funding a prorated amount of the project - \$10,000.

*Provena Behavioral Health - \$128,000 for 24-Hour Group Home.* In light of Provena Behavioral Health's other projects and lack of a city-owned property for donation, staff does not recommend funding this request. In response to Chairperson Cobb, Mr. Grewe mentioned potential lot size and sites.

*TEAM of Central Illinois - \$35,000 for Job Training Center.* CDBG federal regulations require clients at or below 50% median family income for Champaign County. Staff is concerned with the application's documentation for low/moderate income persons and Urbana residency. Staff does not recommend funding.

#### Neighborhood Organization Grants (NOG)

*School for a Designing Society - \$2,500 for printing and publication costs for research and art projects.* Mr. Grewe stated this application does not meet the purpose of the NOG guidelines. Staff does not recommend funding. Ms. Rasmussen has suggested this applicant apply for Consolidated Social Service funding in March. She also suggested linking with other social service agencies.

*United Citizens and Neighbors (UCAN) - \$2,500 to develop neighborhood plan.* Although there are concerns with funding UCAN for seven years and not being able to measure capacity each year, staff recommends funding this request. Commissioner Diana remembered many discussions on funding capacity building, and he asked if there was any feedback. Ms. Rasmussen noted there were remaining funds, and Mr. Grewe mentioned the need for documentation from all NOGs. Ms. Tyler noted the application referred to developing a neighborhood plan and felt this document would be a good measuring stick.

*Urbana Permaculture Project - \$2,500 for printing costs for a class on permaculture.* Because this project does not meet NOG guidelines, staff does not recommend funding.

Mr. Grewe referenced the CDBG and HOME draft budget spreadsheets. Commissioner Silvis asked about the additional funds for the Emergency and Access Grant. Commissioner Diana asked about the status of City of Urbana's property acquisition and strategy to acquire properties for commitments. Mr. Grewe discussed carryover funds, a recent offer, and working with Building Safety Division for potential lots. In response to Commissioner Diana, Mr. Grewe said the Housing Authority has not submitted an application for redevelopment of Lakeside Terrace. Ms. Tyler noted the Housing Authority's developer is proceeding with redevelopment of Burch Village. In response to Chairperson Cobb, Mr. Grewe said "carryover projects" refer to funding that is identified but not yet spent and is being carried over to the next year. Staff has not yet determined the carryover projects from this fiscal year.

Commissioner Vidoni supports funding UCAN's NOG request for \$2,500. He feels that although the amount is small, Neighborhood Organization Grants "provide a big bang for the buck." Also, he supported the Champaign-Urbana Public Health District's proposal for a school-based health center. Although there are drawbacks, Commissioner Vidoni felt this would benefit many low-income children. Commissioner Lewis mentioned his concerns about this nation-wide problem. Commissioner Silvis noted the need is there; the question is how to address it. Ms. Tyler mentioned project readiness. Commissioner Diana asked about the location of the proposed center. Ms. Tyler explained the house is contiguous to school property. Commissioner Silvis mentioned impact on the neighborhood. Ms. Tyler added the zoning opinion required completion of the school district's master campus plan. Chairperson Cobb felt this was a good concept if all matters could be worked out.

Chairperson Cobb suggesting reducing the installment for CT55 streetlights. Ms. Rasmussen said Community Development requested the project be escalated due to timeliness. Because Public Works ordered all materials for the entire project, the project became more cost effective. The City of Urbana will save \$250,000. She also noted the phone and cable companies will also have underground access to lay fiber optic cables when the trenches are opened.

Mr. Grewe reviewed the schedule for the draft budget and public comment. Discussion continued on how the funding applications affected the budget. Commissioner Diana was disappointed there were fewer applications each year concerning at-risk youth. He asked about the location of the school-based health center and asked what age of students the center would actually serve. He felt if there were physical restrictions on who could use the facility, it would not be a K-12 application. Ms. Tyler discussed the zoning interpretation for school-based health centers.

**Amendment to a CHDO Agreement – Homestead Corporation – CHDO Operating Funds for FY 2002-2003** – Mr. Loschen explained this amendment changes the actual agreement with Homestead Corporation as approved by the CD Commission and City Council last fall. This increases Homestead's allocation for CHDO operations from \$20,000 to \$26,950. Chairperson Cobb asked if there was additional financial impact on other programs. Mr. Loschen replied no.

*Commissioner Vidoni moved to recommend to City Council approval of the Amendment to a CHDO Agreement with Homestead Corporation for CHDO Operating Funds for FY 2002-2003. Commissioner Diana seconded the motion. The motion carried unanimously.*

**Adjournment:** Chairperson Cobb adjourned the meeting at 11:15 p.m.

Recorded by Connie Eldridge