

**CITY OF URBANA
COMMUNITY DEVELOPMENT COMMISSION
Tuesday, September 26, 2000**

Commission Members Present: Fred Cobb, Chris Diana, Robert Lewis, Gigi Paquin, Anne Heinze-Silvis

Commission Members Absent: Jon Liebman, Dennis Vidoni

Others Present: Randy Burgett, Michael Loschen, and Karen Rasmussen, Grants Management Division; Cinda Pippenger, Urbana citizen (who meant to be at another meeting and left when she discovered her error).

Call to Order: Chairperson Cobb called the meeting to order at 7:10 p.m. A quorum was present. Chairperson Cobb announced there were two additions to the Agenda for the meeting: an Amendment to a Contract With Champaign County Regional Planning Commission; and an Amendment to a Contract With Urban League of Champaign County. There were no objections to these additions.

Approval of Minutes: Chairperson Cobb asked for approval or corrections to the August 22, 2000 minutes. *Commissioner Silvis moved to approve the minutes with a second by Commissioner Paquin. The motion carried unanimously.*

Staff Report: Ms Rasmussen reported she had been named Acting Division Manager by April Getchius, Manager, Community Development Department, and would be giving the staff report. She also announced that Randy Burgett and City Building Inspector, Mike Nichols, had successfully completed the Lead-Based Paint Assessment course and had passed their licensing (certification) examination.

Ms Rasmussen distributed several pieces of information to commission members: copies of the Visitability Ordinance as approved by City Council on Monday, September 11th; a brochure developed by Regional Planning Commission and the Community Needs Assessment Steering Committee; the newly revised Urbana Grants Management Division Rehabilitation Program Manual; a draft copy of the survey document to be used in the upcoming Survey of Homeless Persons in Champaign-Urbana; and council information relating to the proposed amendments to the Consolidated Plan for Program Years 2000-2004 currently before the City Council for approval. She also announced that staff was completing the annual reporting process and members would be receiving copies of the FY1999-2000 CAPER at the next Commission meeting. Additionally, Ms Rasmussen reported that Ella Coleman, Transitional Housing Coordinator, as City representative, would be coordinating with the City of Champaign in an attempt to update the Impediments to Fair Housing Analysis that was last developed in September 1991.

Commissioners reviewed the draft homeless survey document and suggested several changes which Ms Rasmussen said she would report to the Council of Service Providers to the Homeless (CSPH) at its next meeting the following Wednesday. Commissioner Diana suggested that the CSPH compare information from designated interview sites in this upcoming survey with information garnered from these same sites in former surveys to note significant changes in circumstances and situations involving homeless persons and families.

Much discussion ensued regarding the changes to the Consolidated Plan amendments now before the City Council regarding the implications involved with including the sentence: "The City shall also monitor lending activities to finance affordable housing production up to and including banking mortgage commitments to non-profits and CHDOs for construction of housing for the poor." It was the consensus of the Commission that this sentence be changed to read: "The City shall also review lending activities to finance affordable housing production up to and including banking mortgage commitments to non-profits and CHDOs for construction of housing for the poor if such information is not already available." Ms Rasmussen said she would report this suggestion in a meeting to discuss this issue further that was scheduled for the next morning with the Mayor, Councilperson Wyman, and April Getchius.

Petitions and Communications: There were none.

Old Business: There was none.

New Business: Urbana HOME Consortium Community Development Organization Agreement with Illinois Center for Citizen Involvement for HomeBuild3 – Mr.

Loschen reported the intent of this agreement is to further administer the construction of the remaining homes in ICfCI's HomeBuild3 Program. Upon completion of this program, twenty affordable houses will have been constructed – 10 in Urbana, and 10 in Champaign – for households at or below eighty percent of area median family income. With this agreement, Urbana pledges \$27,884 in HOME Consortium CHDO funds, and ICfCI will provide \$5,987 in matching funds. These funds are already allocated in the FY2000-2001 Annual Action Plan approved by Council, therefore the City's General Fund would not be affected. It was noted that ICfCI also receives monies from the Illinois Home Loan Bank and the Housing Trust Fund.

Commissioner Diana moved to recommend the agreement with Illinois Center for Citizen Involvement for the HomeBuild3 Program to City Council for approval. Commissioner Lewis seconded the motion. Motion passed unanimously.

Contract Amendment with Regional Planning Commission – Mr. Burgett reported that this contract amendment would provide a 90-day extension to the current agreement with Regional Planning Commission. The five housing rehabilitation projects covered under this agreement would need to be completed by December 31, 2000. Of these five projects, 2 have been completed, 1 just signed the work contract last week, 1 is out to bid, and the fifth case was assigned September 19th. Mr. Burgett believes a twelve-month

period is not enough time to complete this number of projects. Monies for this amendment have already been appropriated in the current Annual Action Plan and would not require a budget amendment. It should be noted that Regional Planning has another agreement in place with the City for an additional three housing rehabilitation projects; this agreement is funded under the FY2000-2001 Annual Action Plan. It should be anticipated that an extension may be needed for this agreement as well.

Commissioner Diana asked if there would be a problem with the agreements overlapping one another. Mr. Burgett replied there would be no conflict; the number of projects due under the second agreement was purposefully reduced to allow the agency time to catch up with the division's funding cycle. If monies are available in the next fiscal year, the project number will return to ten houses.

Chairperson Cobb asked if completion of the projects would be jeopardized should this agreement not be amended. Mr. Burgett responded that responsibility for the remaining rehabilitations would revert to the City, so the work would be completed. Mr. Burgett explained that both cities and the county use the same building contractors and there is a finite number of said contractors. He noted that it really is just a matter of needing more time to complete the work, or that more contractors are needed.

Commissioner Lewis move to forward this amendment to the Mayor for signature; Commissioner Silvis seconded. Motion passed unanimously.

Contract Amendment with Urban League of Champaign County – Mr. Burgett explained this extension to a current agreement with Urban League for rehabilitation activities would allow for an additional period of time to complete all projects should this be needed. Urban League has already completed two of three projects with the third underway, and it is scheduled for completion by October 30, 2000. Commissioner Diana corrected the language in the agreement to read 17 months instead of 16 months. Mr. Burgett will make the corrections in both of the needed places.

Commissioner Paquin moved to forward the contract amendment as corrected to the Mayor for signature. Commissioner Diana seconded the motion. Motion passed unanimously.

Discussion turned to the requirements imposed September 15, 2000 by HUD regarding lead-based paint assessment. Staff is hopeful these requirements will not unduly interfere with returning the housing rehabilitation program to schedule. Staff has applied to HUD for an extension to March 2001 of enforcement measures. However even if this extension is granted, a plan for how the requirements will be implemented must be developed by November 15, 2000 and submitted to HUD. Staff is cooperating with City of Champaign staff to develop such a plan with a meeting scheduled this Friday, September 29. Although risk assessors have been certified, contractors will need to be trained. It is possible that current rehabilitation workers may be used, but they will most likely require financial assistance with training and licensing. Staff will continue to update Commissioners on this.

Staff also reminded commission members that Neighborhood Cleanup is scheduled for Saturday, October 21, 2000, and any assistance members might offer would be greatly appreciated.

Adjournment

Chairperson Cobb adjourned the meeting at 8:26 p.m.

Respectfully Submitted,

Karen Rasmussen, Acting Division Manager