



*APPROVED by CD Commission 4-26-05*  
**MINUTES**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**Tuesday, March 29, 2005, City Council Chambers**

**Call to Order:** Chairperson Cobb called the meeting to order at 7:04 p.m.

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

**Commission Members Present:** Fred Cobb, Robert Lewis, Theresa Michelson, Nancy Quisenberry, Joanna Shisler, Anne Heinze Silvis, Umesh Thakkar, Dennis Vidoni

**Commission Members Absent:** Chris Diana

**Others Present:** Bob Grewe, Erin Bullok, Kelly Hartford, and Connie Eldridge, Community Development Services; Robin Arbitr, Persons Assuming Control of their Environment (PACE).; Chris Stohr, Historic East Urbana Neighborhood Association (HEUNA); Jim Rose, Homestead Corporation; Katrin Klingenberg, Ecological Construction Laboratory (E-CO LAB); John L. Johnson, Eads Street Development Corporation.

**Public Hearing:** **The Community Development (CD) Commission held a public hearing on the City of Urbana and Urbana HOME Consortium Draft Consolidated Plan FY 2005-2009 and Annual Action Plan for FY 2005-2006, See attached minutes. The hearing concluded at 8:29 p.m.**

**Approval of Minutes:** *Chairperson Cobb asked for approval or corrections to the February 22, 2005 minutes. Referencing page 8, paragraph 6, Commissioner Thakkar said the first sentence should read, "...the City may want to consider the bike paths..." Referencing page 8, paragraph 4, Ms. Eldridge said the second line should read, "...remedy unsafe conditions and did not concern...." Commissioner Silvis agreed.*

*Commissioner Vidoni asked for clarification on page 11, second sentence. Mr. Grewe answered this referred to Homestead's project in the Annual Action Plan. The project would be divided into Phase I and II. If the performance evaluation showed Phase I to be viable and a good working model, then more funding would be provided under Phase II.*

*Commissioner Michelson moved to approve the minutes as corrected, and Commissioner Thakkar seconded the motion. The motion carried unanimously.*

Commissioner Thakkar reminded commissioners and staff that it was important for the CD Commission to visit agencies, such as Center for Women In Transition (CWIT), that receive funds from the City of Urbana.

**Petitions and Communications:** None.

**Staff Report:** Mr. Grewe distributed the following: a staff briefing memorandum, the Draft Glossary to the FY 2005-2009 City of Urbana and Urbana HOME Consortium Consolidated Plan, and the Community Development Services Department Mission Statement. Mr. Grewe introduced Kelly Hartford, who is the new Community Development Block Grant (CDBG) Coordinator.

Mr. Grewe announced the Notice of Funding Availability (NOFA) came out on March 21. This provides the baseline and general requirements to pursue other homeless assistance programs. Noting a homeless assistance program was not funded in last year's submittal, Mr. Grewe said the Continuum of Care is working as a committee to prepare the submittal.

Mr. Grewe updated commissioners on the funding shortfall for the Supportive Housing Program (SHP). Center for Women in Transition (CWIT), A Woman's Fund (AWF) and the Salvation Army experienced a funding shortfall. The Continuum of Care has prepared a letter to local governments and funding agencies to explain the situation and ask if the organizations could provide any resources. Referencing Commissioner Thakkar's request, Mr. Grewe suggested the CD Commission visit these agencies in April or May to raise awareness of their situations.

City Council approved the amendments to the 2003-2004 and 2004-2005 Annual Action Plans with one change. Rather than transfer funds from United Citizens and Neighbors (UCAN) housing rehabilitation into the City of Urbana's Whole House Rehabilitation Program, City Council reallocated \$28,000 to CWIT for its new construction project. Because these are HOME funds, a new agreement will need to be created since earlier funding was from CDBG funds. Commissioner Michelson asked if these funds almost provided half of CWIT's shortfall. Mr. Grewe answered yes. Commissioner Michelson wondered about the City of Champaign also providing funding to CWIT. Mr. Grewe said that Champaign staff was looking for possible funds. He noted that it is easier for entitlement communities to find funds for "bricks and mortar" projects rather than operations.

Commissioner Thakkar wondered about extending the deadline for Consolidated Social Service Funding applications since it fell on April 15. Mr. Grewe said it would be hard to change the deadline this year.

**Old Business:** **FY 2005-2006 Annual Action Plan** – Commissioner Thakkar recommended including Robin Arbiter's comments on removing barriers to accessibility, especially in the local shelters. Commissioner Michelson asked about changing the Annual Action Plan. Chairperson Cobb said this would be needed if commissioners wanted to give this special emphasis. Commissioner Quisenberry felt Ms. Arbiter's comments were related to the implementation stage rather than this stage of outlining where money goes and how it will be used. Although there were terminology differences, Commissioner Quisenberry said the Annual Action Plan did not need to be changed at this point. Chairperson Cobb suggested providing City Council a cover sheet that referenced these comments. Mr. Grewe agreed that staff would create a follow-up memo to City Council that would include highlights from the public hearing minutes.

Commissioner Quisenberry wanted to hear more about this issue before telling City Council to respond to it. Commissioner Michelson noted the referenced bullet points on page 3 concerned conserving housing units, rather than shelters, through rehabilitation efforts. Mr. Grewe agreed and said the bullet points refer to funded programs. Emergency and Access Grant Programs have a particular scope and program requirements that relate to homeowners. Commissioner Michelson felt Ms. Arbiter's comments did not fit here. Mr. Grewe said the comments better applied to a strategy under special needs in the Consolidated Plan rather than the Annual Action Plan. Commissioner Shisler agreed.

Commissioner Quisenberry said that federal laws require new facilities, such as Frances Nelson Satellite, to be accessible. Referencing Family Service's earlier request for remodeling its bathrooms, Commissioner Michelson remembered that the bathrooms did not have to be made accessible until they were remodeled.

Commissioner Lewis said Ms. Arbiter provided good points on the intersection of Florida Avenue and Philo Road. He was concerned about sending the wrong message. Commissioner Quisenberry felt these concerns should be included in the Consolidated Plan. Chairperson Cobb suggested a cover sheet referencing the proper document to make City Council aware of these concerns.

Mr. Grewe reviewed expanding the City's Community Development (CD) Target Area. Although the proposed block groups do not represent the lowest income population, the City has other concerns in that geographic area. There is a potential for the neighborhood to deteriorate, based on the level of police calls and code enforcement. This was the underlying consideration in expanding the target area. The Annual Action Plan did include increased funding for Emergency Grants, Access Grants and Senior Repair. If this expansion increases demand for these programs, there are available funds.

Chairperson Cobb asked if expanding the target area would dilute federal funds. Mr. Grewe replied that the demand for cleanup and Whole House Rehabilitation in the expanded area is unknown. Because this area is exhibiting certain conditions, the City wants to maximize resources to address those conditions. Chairperson Cobb asked if the decision to expand was irreversible. Mr. Grewe said the decision could be changed later. The City may expand or contract the CD Target Area by amending the Consolidated Plan.

Mr. Grewe reviewed the proposed code enforcement and referenced the Community Development Services Department budget. Although there has been a significant increase in building activity, the number of City staff has remained the same. The City has not yet determined how code enforcement would be structured, i.e., a dedicated individual, a half-time position, etc. Mr. Grewe said that code enforcement could make changes in declining areas.

Commissioner Vidoni asked how increased code enforcement would affect the Annual Action Plan. Mr. Grewe indicated the City would dedicate \$53,000 for this activity. Chairperson Cobb noted this was significant. Mr. Grewe said this was one of the few new endeavors and provides another tool.

Commissioner Vidoni felt better about adding code enforcement rather than increasing the CD Target Area. He said that the dilution question has not been satisfactorily addressed, while the code enforcement was more concrete. Because the impact of this new dynamic is unknown, Mr. Grewe felt that City Council may also have similar concerns. Once a program is established, it is harder to reduce it rather than increase it.

Commissioner Silvis commented that households in the new eligible census tract would still have to qualify for the programs. She did not want to limit services to eligible households just because their neighborhood is higher income. Commissioner Vidoni asked the question, "Why not open the whole city?" Noting that the whole city has to be monitored anyway, Chairperson Cobb said the point of CDBG funds is to focus on certain lower income neighborhoods. He felt CT 56 did not meet traditional characteristics of the other census tracts. Since it would be addressed anyway, he asked why the City should dilute the funds for the very low income neighborhoods. Commissioner Lewis added the original concept in creating the CD Target Area was to address blighted and low-income areas. He questioned expanding the CD Target Area to areas that were not as needy, thereby diluting the funds. The City of Champaign made a broader target area; however, it had more funds with which to work. Champaign's target area grew in proportion to increased funding. He did not see this happening in Urbana.

Commissioner Michelson inquired about the allocation of funds for housing rehabilitation projects. Mr. Grewe answered that the funds are not prorated over census tracts; rather, the programs are first-come, first-served. The CD Target Area newsletter, *Neighborhood News*, reminds residents about City programs such as Emergency and Access Grants. The newsletter is mailed only to residents in the CD Target Area. When the CD Target Area expands, more people will be informed and may apply for programs.

Commissioner Lewis explained one of the CD Commission's earlier concerns was how City funds were used in conjunction with CDBG funds. When funds were used for a portion of a major project, it was difficult to extract the dollars and their proper allocation.

Commissioner Quisenberry asked how the City would help seniors repair their homes if they were not in the target area. She wondered if the City had other funds. Commissioner Quisenberry said if there were no other funds to help residents in the proposed census tract, then the CD Target Area should be expanded.

Commissioner Lewis noted that significant funds were invested in brick sidewalks and streets while other areas did not receive funding. He felt capital funds should be distributed throughout the community. Commissioner Michelson asked if CDBG funds were used to repair brick sidewalks rather than using City capital funds. She wondered if expanding the CD Target Area gave the City more areas to use CDBG funds. Commissioner Lewis was not sure if this was true, but felt there was a potential.

Chairperson Cobb commented that commissioners did not know the amount of City funds in addition to CDBG funds. He asked what the City of Urbana would do without CDBG funds. Are projects scheduled to be done without CDBG funds? What is the schedule?

Commissioner Quisenberry said that City staff who created the plans had some idea on how funds are being spent. She felt staff would not have added this census tract unless there was a need. Mr. Grewe stated that CDBG and HOME funds are the mainstay of housing resources for the City of Urbana. He is not aware of any other resources for housing rehabilitation. He noted there are other resources that relate to the community development—such as infrastructure in the City’s Capital Improvement Plan. Commissioner Lewis said he did not have a problem meeting needs of the community as long as this did not detract from the original concept.

Commissioner Quisenberry questioned why the CD Commission was discussing this situation when more information was needed. She suggested voting now or delaying the vote until more information could be provided. Commissioner Vidoni wanted to make it clear that he had reservations about increasing the target area. This was relevant to the addition of additional personnel. He stated the new census tract did not visually resemble the other three census tracts. Census Tract 56 appeared to have a higher income than the other three census tracts.

Commissioner Michelson would support staff’s recommendation because Census Tract 56 has been negatively impacted with higher than usual crime incidents and has experienced difficulties associated with rental property management issues. She noted her neighborhood is near one census tract, and the neighbors are concerned about the condition of the apartments. Residents are concerned about the City encouraging new construction and not enforcing codes for current apartments. If the code enforcement would slow apartment deterioration, then Commissioner Michelson felt it was worth a try.

Commissioner Michelson asked if the CD Target Area could be returned to its original size in a year or two, if needed. Mr. Grewe said the Consolidated Plan and Annual Action Plan could be amended to do this. Chairperson Cobb said it should be designated that this expansion was on a trail basis.

Concerning problem properties, Commissioner Michelson asked what “legal teeth” a City inspector had. She mentioned neighbors’ concerns about allowing a building to deteriorate to the point that it needed to be demolished. Mr. Grewe suggested Building Safety staff sharing its perspective about priorities and using the additional resource. Commissioner Michelson asked about the number of inspections and complaint process. Her concern was an owner neglecting a property so that he could eventually demolish it and build an apartment building.

Referencing \$3,000 for the Homeless Management Information System (HMIS) on page 21, Mr. Grewe stated \$1,000 would fund Urbana’s share of the HMIS membership. \$2,000 would help the Regional Planning Commission develop a database of homeless assistance information. This database was identified in the Ten Year Plan for Homelessness. It is essential to quickly get the most current information on the availability of shelter for the homeless.

Erin Bullok distributed two pages from the FY 2005-2006 Annual Action Plan and a table on Homestead Corporation’s Lakeside Replacement Rental Housing Proposal. Referencing Mr. Rose’s earlier comments, she noted the logistics of setting up an affordable housing project are very difficult. Earlier discussions concerned phasing the project to make sure it was economically viable. Further study revealed that this was a very tenuous balance to make this

project economically feasible. Because the City wants to engage in projects that will be feasible, Ms. Bullok and Mr. Rose developed an alternate proposal. In FY 2005-2006 Homestead Corporation will purchase three homes for rent to very low-income households. Homestead will target larger family households who will need three or four bedrooms. The table indicates the level of subsidy that the City will contribute. It is important to minimize the amount of money that Homestead needs to borrow in order to meet monthly costs.

The City of Urbana will increase its HOME subsidy from 15% to 20%, and the number of units to be purchased will be decreased to three. The total project budget of \$109,238 from Community Housing Development Organization (CHDO) funds has been reduced to \$102,300. The remainder of the project funds for the proposal of 11 homes came from the Urbana allocation of HOME funding. On page 31, item 3 was changed from Homestead Affordable Rental Development to Affordable Housing Opportunities. This is an allocation of funds that the City of Urbana may use for different opportunities. Although the City is considering many options, the City is not ready to put forth a specific proposal. The Annual Action Plan will be amended later as specifics are worked out.

Commissioner Michelson asked if Homestead was still involved with the Affordable Housing Opportunities. Ms. Bullok replied it was possible. The original wording was a commitment to Homestead's project. At this point Homestead will reduce its original proposal from 11 to 3 units, which can be fully funded from CHDO funds. If this project is viable and the units can be maintained affordably, then Homestead may request additional funds for additional units. Ms. Bullok noted the key aspect was the operational costs. However, the funds are also available to different non-profit groups that have viable projects.

Chairperson Cobb asked when this would be determined. Ms. Bullok said the City is continually working on different projects. The intent is to have some concrete options for the CD Commission to consider before the beginning of the fiscal year. HUD's deadline for the initial Annual Action Plan is May 14.

Commissioner Lewis asked where the 20% match came from. Ms. Bullok said match for CHDO funds typically come from other funding sources—private loans, contributions, or other non-federal funding sources. Match for the City's allocation comes from either the City's general budget or other non-federal funding sources.

Mr. Grewe added this highlights the difficulty with providing affordable housing. HUD limits the amount of rent that can be charged, while housing and maintenance costs keep going up.

*Commissioner Silvis moved to recommend to City Council approval of the FY 2005-2006 Annual Action Plan with a cover letter highlighting the issues discussed. Commissioner Quisenberry seconded the motion. The motion carried unanimously.*

**New Business:**       **Draft FY 2005-2009 City of Urbana and Urbana HOME Consortium Consolidated Plan** – Referencing the process of creating this plan, Mr. Grewe noted this document as a whole resembles the 2000-2004 Consolidated Plan. One change is expanding the CD Target Area. The Strategic Plan, which includes the geographic areas and the basis for

investment, is very similar to the previous Consolidated Plan. Because HUD has challenged cities to broaden public participation, the City of Urbana will provide future draft Annual Action Plans to agencies that serve minority populations.

Mr. Grewe said that monitoring is a little different. HUD wants the Consolidated Plan to include monitoring of long-term compliance. If HOME funds are put into a project and the house is sold before the affordability period ends, the City must decide whether to recapture the funds or require resale to a qualified individual. In the past the City of Urbana has leaned toward resale. This Consolidated Plan includes both recapture and resale options. The Annual Action Plan must indicate which option a program will require. He noted that since Urban League has a pool of potential buyers in its Lease Purchase Program, Urban League could easily use the resale option. However, in a first-time homebuyer program, it might be easier for an owner to repay a portion of the proceeds from what the owner netted on the sale.

The Housing component has sections for Urbana, Champaign and Champaign County. These sections are similar to the last Consolidated Plan. Mr. Grewe said there were no changes as far as new demographics or change in HUD's data. It was more an ebb and flow, where some categories went up a little while others went down a little.

Commissioner Lewis asked about incorporating the Analysis of Impediments. Mr. Grewe responded that the City of Champaign's section referenced fair housing. He noted there is no requirement to include this; however, it could be included. The Analysis of Impediments is referenced in the Annual Action Plan. Mr. Grewe said that a few paragraphs summarizing this could be included as a resource.

The section on Homeless Needs was pulled from the 2004 Application for Homeless Assistance, which had to quantify this information for submittal for grant funds. Also, information from the Ten Year Plan to End Chronic Homelessness was included in the strategies. Staff updated the Non-Housing Community Development Needs and identified some projects in the Capital Improvement Plan as possible projects for CDBG funding. The Anti-Poverty Strategies and Non-Homeless Special Needs sections are very similar to previous years.

There were a number of focus group meetings. Staff met last week with the Champaign Urbana Public Health District and discussed lead-based paint issues. Mr. Grewe noted the Public Health District helps with the City's Get the Lead Out Program. Outreach and information seem to be the biggest considerations.

Mr. Grewe remarked that the Consolidated Plan is a working document and can be amended as necessary.

Referencing page 103, Commissioner Thakkar mentioned attaching a note concerning the Florida Avenue corridor. Mr. Grewe said it was possible; however, he felt Ms. Arbiter's comments were about accessibility concerns. Commissioner Thakkar agreed. In response to Chairperson Cobb, Commissioner Thakkar suggested adding his concerns to the cover sheet unless there were major changes.

Referencing the maps, Commissioner Michelson noted the populations were broken down by percentages but did not include the actual population. She said there was no indication of the percentage of the Asian population as compared to the population of Urbana. Mr. Grewe responded that it would be good for reference to understand how a certain population related to the whole population. This will be included on all maps along with other formatting.

Referencing Ms. Arbiter's concerns with the curbs at Florida Avenue, Chairperson Cobb asked if her concern was properly aiming curb cuts so that a person may walk straight across the street. Commissioners agreed. Commissioner Quisenberry added that right turns on red lights were not allowed when pedestrians are crossing. She felt the City must be aware there is a problem and said there should be a count-down signal for pedestrians. The intersection of Florida Avenue and Philo Road is very large, and there will be increased traffic if Florida Avenue is extended.

Commissioner Lewis referenced earlier comments by Mr. Johnson and Mr. Rose about exploring the possibility of private loans for affordable housing programs and negotiating interest rates. Chairperson Cobb mentioned discussion about a trust fund. Mr. Grewe noted that City staff meets regularly with local lenders in the Community Reinvestment Group (CRG). Commissioner Lewis asked if lenders had a mandated requirement to make some funds available to the community and what interest rate was charged. Commissioner Vidoni added that the interest rate appeared to be the "sticking point." If the interest rate is too high, the amount of available funds does not matter.

Commissioner Vidoni asked if the CRG discussed interest rates and sub-commercial rates. Ms. Bullok answered no. Most of her involvement with the lenders has been with the American Dream Downpayment Initiative (ADDI), which has an established cap for the mortgage rate. To fulfill their requirements for the Community Reinvestment Act (CRA), banks must provide mortgages for income-eligible individuals or provide assistance through loans to non-profit organizations that fulfill certain criteria. Another way to receive CRA points is by having bank members serve on various boards. She is not aware of any requirements to give money away or provide loans at a rate lower than the market dictates.

Commissioner Vidoni supported raising the issue with the lenders. Commissioner Michelson said Mr. Johnson's earlier discussion implied there was "free money."

Ms. Bullok commented on Mr. Johnson's request for further support for non-profit organizations and the need to address this in the City's plans. There are only two CHDOs and a limited number of non-profit organizations. Referencing her recent HUD training, Ms. Bullok noted this is an issue with all jurisdictions. The problem is how to support non-profit organizations so that they may reach their capacity and meet communities' needs. Ms. Bullok stated that she would welcome feedback from the non-profit organizations. The question is how does the government help non-profit organizations become viable and increase their capacity to serve more people.

Ms. Bullok agreed that it is a wonderful concept to tap into private source funding; however, she questioned the relevance to government. She sees government as helping non-profit organizations gain the understanding and tools to implement their programs rather than overseeing those programs. For example, the City of Urbana is not a landlord for Affordable



Rental Housing nor does the City have a Lease Purchase Program. Non-profit organizations such as Homestead Corporation and Urban League do this. The City's role is not to get the loan; rather, if possible, it is to help non-profit organizations partner with the lenders, get a better interest rate or understand leveraging. Chairperson Cobb commented that the City would help indirectly, and Ms. Bullok agreed.

Commissioner Vidoni requested that staff include the issues of the interest rate in the private sector and the trust fund in the cover letter to City Council. Mr. Grewe added the FY 2000-2004 Consolidated Plan proposed that social service agencies create a trust fund; however, there was no mention of a trust fund for housing. A trust fund could serve both areas.

*Commissioner Lewis moved to recommend to City Council approval of the Draft FY 2005-2009 City of Urbana and Urbana HOME Consortium Consolidated Plan with a cover letter highlighting the issues discussed. Commissioner Thakkar seconded the motion. The motion carried unanimously.*

**Community Development Block Grant Agreement with Family Service of Champaign County** – Mr. Grewe noted that CD Commission discussed this project during the amendment process. The scope of work was changed to help with window replacement at Family Service. The project must be completed by the end of the year. The terms are similar to other CDBG agreements.

*Commissioner Michelson moved to recommend to City Council approval of the Community Development Block Grant Agreement with Family Service of Champaign County. Commissioner Shisler seconded the motion. The motion carried unanimously.*

**2005 Private Activity Bond Cap Allocation** – Mr. Grewe stated the City of Urbana may issue over \$3,000,000 in private activity revenue bonds from the State of Illinois. This amount, which is higher than last year's, is based on a new census estimate. In previous years this resource has been used for first-time homebuyer assistance programs, such as *AssistUrbana* and Illinois Housing Development Authority (IHDA) Home Equity Loan Program (*HELP*). Last year the bond cap was reserved for redevelopment of Lakeside Terrace, and this must be used within three years. Since Lakeside Terrace's redevelopment financing may be in place next spring, staff recommends waiting until 2006 to determine whether additional funds are needed. Therefore, staff is recommending the revenue bonds be used for the first-time homebuyer assistance programs.

Staff recommends providing 75% of the revenue bonds to *AssistUrbana* and 25% to the IHDA programs. *AssistUrbana* has a significant track record of success with the lenders. In 2003 the City provided funds for the IHDA programs; however, only a few persons participated and some funds were returned. Lenders had indicated that IHDA's programs were onerous. Now IHDA has a web-based underwriting assistance with more user-friendly forms. Also, if the City deeds 25% to IHDA, the lenders have access to both the First-Time Homebuyer Program (*MRB*) and the *HELP* Program. The *MRB* Program gives a better interest rate, while the *HELP* Program gives downpayment assistance. A potential homebuyer has more choices.

Commissioner Thakkar inquired if these funds could be used to support CWIT. Mr. Grewe would need to review the statutes. He noted that CWIT's construction project is basically financed and would not benefit from this resource.

Commissioner Michelson requested clarification on why some IHDA programs were recommended and some were not. Mr. Grewe explained that although the City has had limited success with IHDA, it has put some tools in place to improve the programs. IHDA is clearly one of the biggest affordable housing advocates and resources in the state, and the City wants to partner with it. Staff recommends doing the *MRB* and the *HELP* Programs. The City of Urbana had not ceded any cap to the Mortgage Credit Certificate (*MCC*) Program since the early 1990s, and staff does not recommend this program.

Ms. Bullok noted one difficulty with the *MCC* Program is that it is a complicated concept. It is not a comfortable fit for first-time homebuyer and a lender who does not work regularly with this program. If local lenders were more comfortable with *MCC* and could explain it, perhaps the program would be utilized more. Rather than ceding a large percentage of funds to IHDA as in 2003, staff is recommending ceding only 25% to IHDA with the hope that the new tools and new marketing will encourage use of the funds.

In response to Commissioner Vidoni, Mr. Grewe said the *MCC* Program has been presented to the CD Commission in the past. He noted if the homebuyer did not submit the appropriate forms on his/her federal tax return, the benefit would be lost. Also, most first-time homebuyers need the downpayment assistance or lower interest rate. Commissioner Vidoni asked if higher income homebuyers would be more likely to use this program. Mr. Grewe felt that homebuyers who had higher incomes and stronger personal financial skills would likely prefer this.

Mr. Grewe stated that Champaign County received \$10,000,000 in bond cap from the State of Illinois that can be used anywhere in the county. Ms. Bullok suggested setting aside a certain amount of *AssistUrbana* funds for PACE homebuyers. Mr. Grewe suggested doing this next year and focus on marketing the program to any demographic targeted population.

Chairperson Cobb stated the mix of funds is good.

*Commissioner Lewis moved to recommend to City Council approval of the 2005 Private Activity Bond Cap Allocation. Commissioner Michelson seconded the motion. The motion carried unanimously.*

Commissioner Thakkar noted that this was the last meeting of Commissioner Lewis, who was elected to City Council. Commissioner Thakkar wished him well, and commissioners added their best wishes.

Commissioner Quisenberry suggested holding public hearings on a different night than the CD Commission meetings. Commissioner Silvis noted that some public hearings are short. Commissioner Thakkar suggested that there be a time limit for speakers at the hearings. Chairperson Cobb and Commissioner Michelson agreed. Commissioner Quisenberry said that time limits require a speaker to be organized. Commissioner Silvis mentioned that speakers

could also provide a written summary of their comments. Mr. Grewe added that city staff has conducted public hearings and then brought the results to the CD Commission. Commissioner Silvis felt it was good to hear public input but supported a time limit. Commissioner Vidoni also preferred the CD Commission participate in the public hearings. Ms. Bullok suggested holding the public hearing at 6:00 p.m. so the meeting would not run as late.

**Adjournment:** Chairperson Cobb adjourned the meeting at 10:05 p.m.

Recorded by Connie Eldridge

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**ATTACHMENT:** Summary of Public Hearing for the Consolidated Plan FY 2005-2009 and Annual Action Plan FY 2005-2006, Tuesday, March 29, 2005, 7:00 p.m.

*APPROVED by CD Commission 4-26-05*