

RESOLUTION NO. 8889-R23

A RESOLUTION APPROVING AN APPLICATION FOR FUNDS FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE YEAR BEGINNING
JULY 1, 1989 AND ENDING JUNE 30, 1990

WHEREAS, Urbana has been designated as an entitlement city under the Federal Housing and Community Development Act of 1974, as amended, and as such is eligible for funds upon proper submittal being made to the United States Department of Housing and Urban Development; and

WHEREAS, the City Council desires to continue the Community Development Program as heretofore approved, established, and maintained under the Federal Housing and Community Development Act and to again submit for assistance for certain projects for the fiscal year beginning July 1, 1989 and ending June 30, 1990.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF URBANA, ILLINOIS, as follows:

Section 1: That the Mayor of the City of Urbana is hereby authorized and directed to file the Application for Federal Assistance for a Community Development Program under the Housing and Community Development Act for the fiscal year beginning July 1, 1989, a copy of which said application is approved, attached hereto, and hereby incorporated by reference.

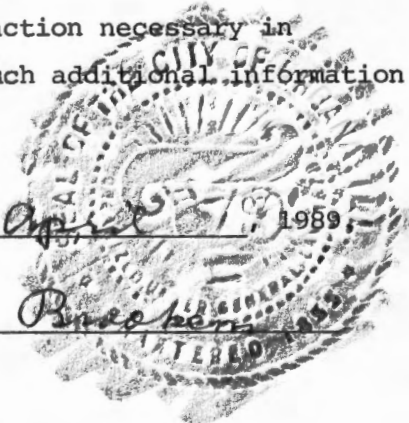
Section 2: That the Mayor is hereby designated as the authorized representative of the City of Urbana to take any action necessary in connection with said application and to provide such additional information as may be required.

PASSED by the City Council this 17th day of April, 1989.

Ruth S. Brookens
Ruth S. Brookens
City Clerk

APPROVED by the Mayor this 24th day of April, 1989.

Jeffrey T. Markland
Jeffrey T. Markland
Mayor



APPLICATION FOR FEDERAL ASSISTANCE

2. DATE SUBMITTED May 15, 1989	Applicant Identifier
3. DATE RECEIVED BY STATE	State Application Identifier
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

1. TYPE OF SUBMISSION:
 Application
 Construction Preapplication Construction
 Non-Construction Non-Construction

5. APPLICANT INFORMATION

Legal Name: City of Urbana	Organizational Unit: Community Development Division
Address (give city, county, state, and zip code) 115 West Main Street, P.O. Box 946 Urbana, Champaign County, Illinois 61801	Name and telephone number of the person to be contacted on matters involving this application (give area code) Bruce R. Stoffel Community Development Manager 217-384-2447

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

3	7	—	6	0	0	0	5	2	4	W
---	---	---	---	---	---	---	---	---	---	---

7. TYPE OF APPLICANT: (enter appropriate letter in box) C

A. State	H. Independent School Dist.
B. County	I. State Controlled Institution of Higher Learning
C. Municipal	J. Private University
D. Township	K. Indian Tribe
E. Interstate	L. Individual
F. Intermunicipal	M. Profit Organization
G. Special District	N. Other (Specify) _____

8. TYPE OF APPLICATION:
 New Continuation Revision
 If Revision, enter appropriate letter(s) in box(es):
 A. Increase Award B. Decrease Award C. Increase Duration
 D. Decrease Duration Other (specify): _____

9. NAME OF FEDERAL AGENCY:
 Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:

1	4	2	1	8
---	---	---	---	---

 TITLE: Community Development Block Grant/Entitlement

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
 Continuation of comprehensive neighborhood revitalization efforts targeted toward census tracts 53, 54 and 55

12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.):
 City of Urbana, Illinois

13. PROPOSED PROJECT		14. CONGRESSIONAL DISTRICTS OF:	
Start Date 7-1-89	Ending Date 6-30-90	a Applicant 19th	b Project 19th

15. ESTIMATED FUNDING:

a Federal	\$ 402,000	.00
b Applicant	\$.00
c State	\$.00
d Local	\$.00
e Other	\$.00
f Program Income	\$.00
g TOTAL	\$ 402,000	.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
 a YES THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE _____
 b NO PROGRAM IS NOT COVERED BY E.O. 12372
 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
 Yes If "Yes," attach an explanation No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED


a Typed Name of Authorized Representative Jeffrey T. Markland	b Title Mayor	c Telephone number 217-384-2456
d Signature of Authorized Representative		e Date Signed

CITY OF URBANA

DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

M E M O R A N D U M

To: The Committee on Environment and Public Safety

From: April D. Getchius, City Planner 

Date: April 10, 1989

Subject: Plan Case #1302-T-89 Request to amend the text of the Urbana Zoning Ordinance regarding Gross Floor Area, Story and Side and Rear Yard Requirements.

Introduction

This amendment was discussed at the last committee meeting in March. Mr. Zangerl asked whether the amendment will allow larger buildings to be built. Since the amendment only counts useable floor space on a mezzanine in gross floor area, Mr. Zangerl suggests that allows for a larger building footprint. This is best described on the attached diagram.

Issues and Discussion

Although Mr. Zangerl is correct, the attached scenario does allow for a bigger building footprint, the same can be done with or without this amendment with a single story building. For example, a single story building may have the same gross floor area or volume as a multiple story building but the volume will be distributed on a single story. A larger building footprint would result, however, and the single story building would take up more space on the lot. This also allows, however, for a diversity of building types and construction within the maximum floor area ratio and other development regulations.

The proposed amendment only suggests that useable floor area be included in gross floor area calculation. The floor area is not the only controlling development factor. The open space ratio, setback requirements and maximum building height are also controlling. The developer must satisfy all of these requirements as well. If the Council is concerned that the allowable building sizes are too large, building bulk or square footage volume should be re-evaluated through floor area ratio open space requirements and yard setbacks, not the definition of useable gross floor area.

AG:sed

EQUAL GROSS FLOOR AREA

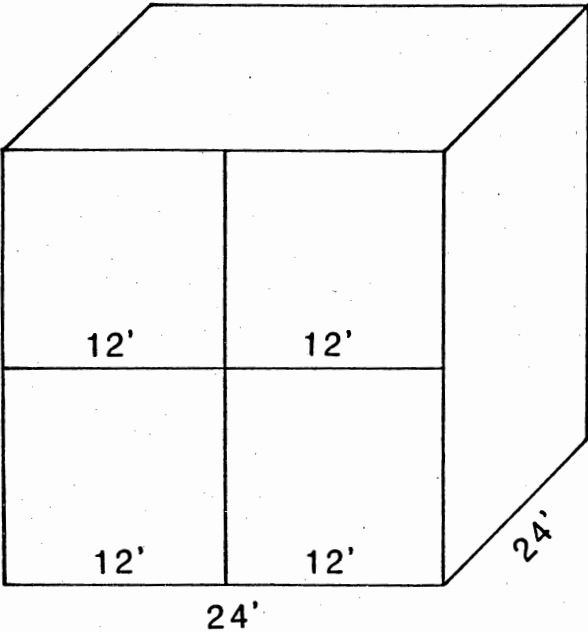


Figure A. 576 Sq. Ft. Footprint

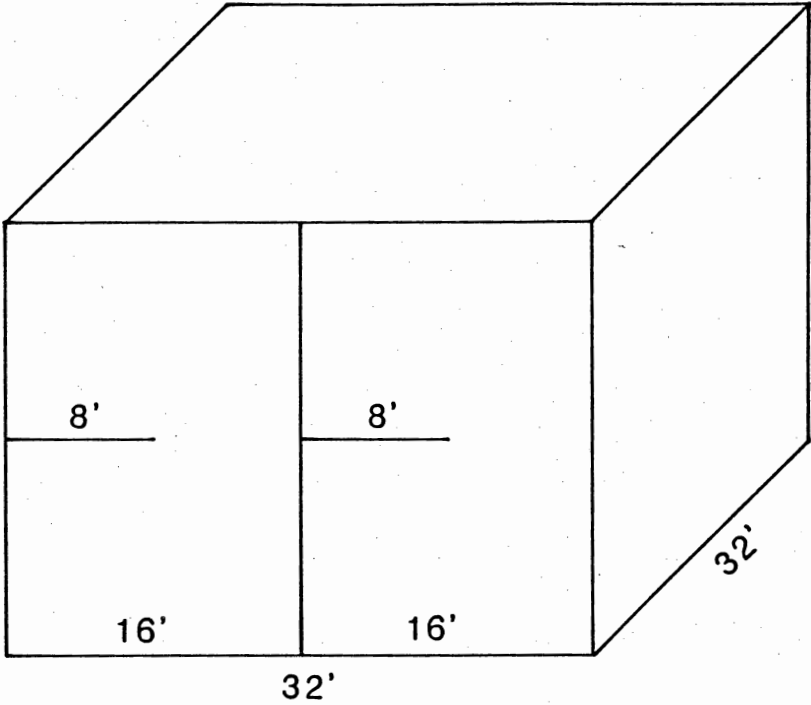


Figure B. 964 Sq. Ft. Footprint

Figures A and B contain the same gross floor area. However Figure B is 33% larger in length and width and 61% larger in footprint square footage.

COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET 1989-1990
STAFF RECOMMENDATION

Housing

Manager (.7FTE)	\$ 23,396
Secretary (.35FTE)	4,043
Rehab Specialists	57,227
Staff Assistant	7,138 *
IMRF	7,372
FICA	6,359
Insurance	<u>3,462</u>
Subtotal	\$108,997

Books and periodicals	\$ 50
Office supplies	900
Photographic supplies	300
Printing	<u>750</u>
Subtotal	\$ 2,000

Program overhead	\$ 15,000 **
Dues and subscriptions	350
Travel and conference	500
Training and education	250
Appraisals	200
Audit	800
Title searches	1,750
Demolitions	3,000
Acquisition (King Park)	60,000
Credit reports	500
Citizen participation	2,500
Paint Rebate Program	2,000
Housing Rehab Program	213,068
Fix-It Program	5,000 --
House Recycling Program	30,000
Contingency/Cost Overrun	<u>5,000</u>
Subtotal	\$339,918

PROGRAM TOTAL \$450,915

* \$4,818 in Rental Rehabilitation funds and \$10,000 in General Fund Budget Surplus funds are to be added to this amount.

** includes office rent, telephone service, accounting services, car leasing and other administrative items.

Community and Economic Development

Manager (.2FTE)	\$ 6,685
Secretary (.1FTE)	1,155
IMRF	684
FICA	589
Insurance	221
Subtotal	<u>\$ 9,334</u>

Economic development	\$ 3,000
Summer youth employment	4,500 -
Neighborhood cleanup	5,000
Subtotal	<u>\$ 12,500</u>

PROGRAM TOTAL \$ 21,834

Capital Improvements

Manager (.1FTE)	\$ 3,342
Secretary (.05FTE)	577
IMRF	343
FICA	295
Insurance	111
Subtotal	<u>\$ 4,668</u>

Eads Street ROW acquisition	\$ 75,000
Kerr Avenue (1990)	40,000
Eads Street (1990)	121,983
Subtotal	<u>\$236,983</u>

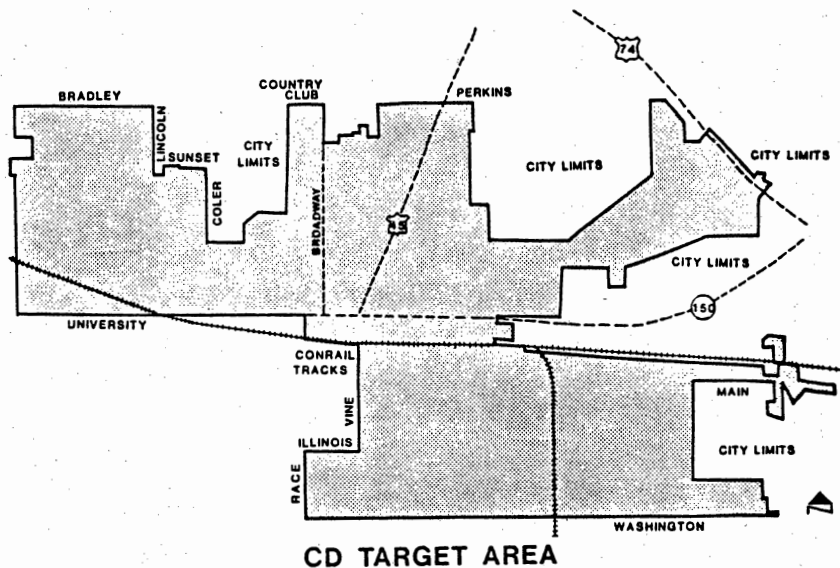
PROGRAM TOTAL \$241,651

CDBG TOTAL \$714,400

URBANA COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

FINAL STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES
AND PROJECTED USE OF FUNDS

The City of Urbana expects to receive \$402,000 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 1989-1990 beginning July 1, 1989 and ending June 30, 1990. This new allocation will be combined with approximately \$248,900 in CDBG funds on hand on July 1, 1989 and \$63,500 in program income to provide services to the CD Target Area (see map below).



The City of Urbana uses its CDBG funds to maintain and improve the quality of life in the CD Target Area and throughout the city through design and delivery of revitalization activities. The City of Urbana gives maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. In administering its CDBG program the City of Urbana minimizes displacement of CD Target Area residents. In the extreme cases in which displacement is deemed necessary, the City of Urbana adheres to the Federal Uniform Relocation Act which prescribes financial assistance to persons displaced by CDBG-funded activities.

PROGRAM OBJECTIVES

The City of Urbana has established the following objectives for use of its CDBG funds in 1989-1990.

1. To maintain and improve the quality of life in the CD Target Area and throughout the city through design and delivery of revitalization projects that either benefit low- and moderate-income persons or eliminate slum and blight.
2. To eliminate deficient housing conditions through grants and loans which principally benefit low- and moderate-income persons.
3. To remove blight through provisions of the Federal Uniform Act.
4. To improve the local economy through economic development activities consistent with the Urbana Comprehensive Plan, CDBG Program, and Enterprise Zone Program.
5. To help residents and organizations improve community services for low- and moderate-income persons.
6. To improve the overall physical appearance of the CD Target Area through capital improvements and cleanup activities principally benefitting low- and moderate-income persons.
7. To increase the number of accessible housing units available to disabled persons.
8. To preserve the existing housing stock and reduce waste disposal by moving and rehabilitating houses targeted for demolition.

PROJECTED USE OF FUNDS

To further these objectives the City of Urbana projects the following use of its CDBG funds, including its new allocation, carryover, and program income.

Housing Improvements

Low interest loans and staff support will be available to lower income persons for home remodeling. This assistance is primarily available in the CD Target Area except 4 percent loans available citywide. Grants will be available citywide to make housing accessible to lower-income disabled persons. \$291,855

Housing Improvements (continued)

Funds will be available to CD Target Area residents for house painting.	\$ 2,000
Funds will be used to move, rehabilitate, and resell one house targeted for demolition.	\$ 30,000
A home maintenance program will be offered to make minor home repairs for elderly CD Target Area residents.	\$ 5,000
In a case of extreme blight a vacant substandard house not suitable for rehabilitation will be demolished.	\$ 3,000
Unutilized property will be acquired in the King Park neighborhood adjacent to the Eads Street corridor for future housing construction.	\$ 60,000

Special Neighborhood Programs

Funds will be used to inform businesses and residents about special financing programs for business expansion in the CD Target Area and Urbana Enterprise Zone. Emphasis will be placed on businesses that will provide jobs for CD Target Area residents.	\$ 3,000
Public Works Department trucks will drive the CD Target Area in July to collect appliances discarded by residents. Roll-away dumpsters will be placed in the CD Target Area on weekends in July to collect junk and debris discarded by neighborhood residents.	\$ 5,000
CD Target Area youths will be hired by the city to staff city cleanup efforts and to assist with brick sidewalk cleaning. Youths will also attend adult education classes and job market orientation seminars.	\$ 4,500

Public Improvements

Funds will be saved to contribute to widening of Kerr Avenue from Broadway Avenue to the east city limits near Town and Country Apartments, including upgraded sidewalks and streetlights. This project is planned for 1990-1991.	\$ 40,000
Funds will be saved to contribute to construction of Eads Street from Lincoln to Goodwin Avenue in accordance with the King Park neighborhood plan. This project is planned for 1990-1991.	\$121,983
Property will be acquired for the Eads Street right-of-way between Lincoln and Goodwin avenues in accordance with the King Park neighborhood plan. Where necessary, buildings will be relocated from the future right-of-way.	\$ 75,000

Planning and Administration

Funds will be used to administer all CDBG and Rental Rehabilitation programs in compliance with Federal, state, and local codes. In addition, staff will work with residents to complete a 12-year plan for the King Park neighborhood and to begin a plan for the East Park Street neighborhood bounded by University, Woodland Park, Saline Ditch, and U-C Sanitary District.

\$ 73,062

CONCLUSION

Through its CDBG entitlement, carryover, and program income the City of Urbana anticipates funding a balanced and comprehensive program for improvements of the CD Target Area including housing, public improvements, business development and job creation, and special neighborhood programs. Approximately 70 percent of the CDBG expenditures will be used to directly benefit low- or moderate-income persons compared to 60 percent benefit required by Federal regulation.

COMMUNITY DEVELOPMENT BLOCK GRANT
GRANTEE CERTIFICATIONS

In accordance with the Housing and Community Development Act of 1974, as amended, and with 24 CFR 570.303 of the Community Development Block Grant regulations, the grantee certifies that:

- (a) It possesses legal authority to make a grant submission and to execute a community development and housing program;
- (b) Its governing body has duly adopted as an official act a resolution authorizing Mayor Jeffrey T. Markland as the official representative of the grantee to submit the final statement and amendments thereto and all understandings and assurances contained therein, and directing and authorizing Mayor Markland to act in connection with the submission of the final statement and to provide such additional information as may be required;
- (c) Prior to submission of its final statement to HUD, the grantee has:
 - 1. Met the citizen participation requirements of Section 570.301(b);
 - 2. Prepared its final statement of community development objectives and projected use of funds in accordance with Section 570.301(c) and made the final statement available to the public;
- (d) It is following a detailed citizen participation plan which:
 - 1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
 - 2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;
 - 3. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;

4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
 5. Provides for a timely written answer to written complaints and grievances, within 15 working days where applicable; and
 6. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;
- (e) The grant will be conducted and administered in compliance with:
1. Title VI of the Civil Rights Act of 1964 (Public Law 88-352; 42 U.S.C. Section 2000d et seq.); and
 2. Title VIII of the Civil Rights Act of 1968 (Public Law 90-284; 42 U.S.C. Section 3601 et seq.);
- (f) It will affirmatively further fair housing;
- (g) It has developed its final statement of projected use of funds so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight; (the final statement of projected use of funds may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available); except that the aggregate use of CDBG funds received under section 106 of the Act, and if applicable, under section 108 of the Act, during the program year 1989-1990, shall principally benefit persons of low and moderate income in a manner that ensures that not less than 60 percent of such funds are used for activities that benefit such persons during such period;
- (h) It has developed a community development plan, for the period specified in paragraph (g) above, that identifies community development and housing needs and specifies both short and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Act;
- (i) It is following a current housing assistance plan which has been approved by HUD;

- (j) It will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under section 106 of the Act or with amounts resulting from a guarantee under section 108 of the Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless;
 - 1. Funds received under section 106 of the Act are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title I of the Act; or
 - 2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary that it lacks sufficient funds received under section 106 of the Act to comply with the requirements of subparagraph (1) above;
- (k) Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with Section 570.608;
- (l) It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as required under Section 570.606(a) and Federal implementing regulations; the requirements in Section 570.606(b) governing the residential antidisplacement and relocation assistance plan under section 104(d) of the Act (including a certification that the grantee is following such a plan); the relocation requirements of Section 570.606(c) governing displacement subject to section 104(k) of the Act; and the relocation requirements of Section 570.606(d) governing optional relocation assistance under section 105(a)(11) of the Act; and
- (m) It will comply with the other provisions of the Act and with other applicable laws.

CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS

The certification set out below is a material representation upon which reliance is placed by the U.S. Department of Housing and Urban Development in awarding the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the U.S. Department of Housing and Urban Development, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

- A. The grantee certifies that it will provide a drug-free workplace by:
 - (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

- (b) Establishing a drug-free awareness program to inform employees about -
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
 - (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
 - (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will -
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;
 - (e) Notifying the U.S. Department of Housing and Urban Development within ten days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction;
 - (f) Taking one of the following actions, within 30 days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted -
 - (1) Taking appropriate personnel action against such an employee, up to and including termination; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 - (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).
- B. The grantee shall insert in the space provided on the attached "Place of Performance" form the site(s) for the performance of work to be carried out with the grant funds (including street address, city, county, state, zip code and total estimated number of employees). The grantee further certifies that, if it is subsequently determined that additional sites will be used for the performance or work under the grant, it shall notify that U.S. Department of Housing and Urban Development immediately upon the decision to use such additional sites by submitting a revised "Place of Performance" form.

PLACE OF PERFORMANCE

FOR CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS

Name of Grantee: City of Urbana, Illinois

Grant Program Name: Community Development Block Grant

Grant Number: B-89-MC-17-0024

Date: April 17, 1989

The grantee shall insert in the space provided below the site(s) expected to be used for the performance of work under the grant covered by the certification:

Place of Performance (include street address, city, county, state, zip code for each site):

115 West Main Street Suite 200, Urbana, Champaign County, Illinois 61801

400 South Vine Street, Urbana, Champaign County, Illinois 61801

Total estimated number of employees expected to be engaged in the performance of the grant at the site(s) noted above: 5

COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET 1989-1990
 As Recommended by Community Development Commission
 to Urbana City Council
 March 14, 1989

Housing

Manager (.7)	\$ 23,402	
Rehabilitation Specialists	57,236	
Staff Assistant	13,008	(+ \$4,862 from Rental)
Secretary (.7)	4,671	
IMRF	4,648	
FICA	7,758	
Insurance	<u>4,961</u>	
SUBTOTAL		\$115,684

Books and periodicals	\$ 50	
Office supplies	900	
Photographic supplies	300	
Printing	<u>750</u>	
SUBTOTAL		\$ 2,000

Dues and subscriptions	\$ 350	
Travel and conference	500	
Training and education	250	
Appraisals	200	
Audits	800	
Title searches	1,750	
Demolitions	3,000	
Property acquisition	50,000	
Relocation	25,000	
Credit reports	500	
Citizen participation	2,500	
Housing local option	5,000	
Paint rebate	2,000	
Transfer to J23 Housing Rehab	211,500	
Fix-It program	5,000	
House moving	<u>30,000</u>	
SUBTOTAL		\$338,350

TOTAL

\$456,034

Community and Economic Development

Manager (.2)	\$ 6,687	
Secretary (.2)	1,335	
FICA	602	
IMRF	362	
Insurance	<u>269</u>	
SUBTOTAL		\$ 9,255

Economic development marketing	\$ 3,000	
Summer youth employment	4,500	
Neighborhood clean-up	<u>5,000</u>	
SUBTOTAL		\$ 12,500

TOTAL **\$ 21,755**

Capital Improvement

Manager (.1)	\$ 3,343	
Secretary (.1)	667	
FICA	302	
IMRF	181	
Insurance	<u>135</u>	
SUBTOTAL		\$ 4,628

CT55 Street lighting	\$ 10,000	
King school multi-purpose room construction loan	120,000	
Kerr Avenue (1990-1991)	40,000	
Eads Street (1990-1991)	<u>61,983</u>	
SUBTOTAL		\$231,983

TOTAL **\$236,611**

GRAND TOTAL **\$714,400**

Funds Available	\$714,400
Expenditures	<u>714,400</u>
Balance Unapproved	0

URBANA COMMUNITY DEVELOPMENT Notice of Public Hearing

The Urbana Community Development Division and Community Development Commission seek citizen input on the Community Development Block Grant (CDBG) Program and Budget for the period July 1, 1989 - June 30, 1990.

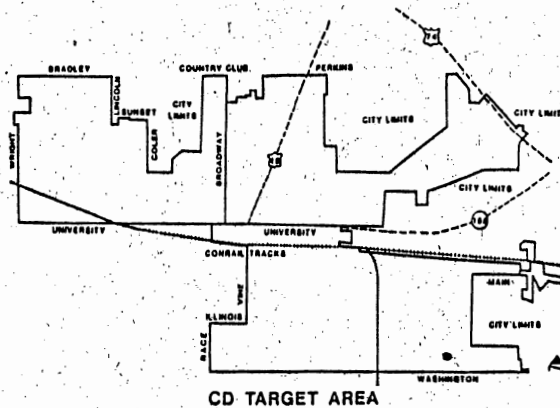
CDBG is a federally funded program intended to assist low and moderate income persons through special housing and neighborhood services. In Urbana CDBG funds are targeted toward residents of Census Tracts 53, 54, and 55 (see map below). Within these tracts the city may fund a variety of programs, including but not limited to the following:

Capital Improvements such as streets, curbs, gutters, sidewalks, and streetlighting.

Housing Remodeling through loans and grants to homeowners.

Assistance to Businesses through loans to encourage creation and retention of jobs.

Provision of Special Social and Neighborhood Services through grants to other non-profit organizations serving neighborhood residents.



City of Urbana representatives will explain the intent and guidelines of the CDBG program and will accept public comments and suggestions for programs at a public meeting on

Thursday, January 12, 1989
7:00 p.m.
King School
1008 Fairview Avenue
Urbana, IL

All interested citizens are invited to attend, especially those residing in Census Tracts 53, 54 and 55. If you are elderly or handicapped and would like transportation to the meeting call the Urbana Community Development Division at 384-2447 no later than 5 p.m. on Tuesday before the hearing.

City of Urbana
Community Development Division
Public Hearing
January 12, 1989
King School Gymnasium
1008 Fairview, Urbana

This is the first of three hearings to accept public suggestions for 1989-1990 CDBG projects. The focus of this hearing is on projects in Census Tract 53.

Staff Members Present:

Bruce Stoffel, Community Development
Manager
Dorothy Brooks,
Community Development Secretary

Citizens Present:

See attached roster.

Bruce Stoffel opened the public hearing at 7:05 p.m. Mr. Stoffel briefly explained the CDBG program in Urbana, program regulations, and current-year CDBG projects. He distributed written materials to hearing attendees to further explain CDBG programs in Urbana. He then asked for comments/questions from hearing attendees.

Rosalind Lewis, 803 North Goodwin, spoke in favor of a CDBG contribution to the King School expansion project. She indicated that construction of two new classrooms and expansion of the gymnasium would total more than \$100,000. She noted that the expansion is needed not only for school functions but also for tutoring and neighborhood recreation programs. Ms. Lewis indicated that a CDBG contribution to the school would be eligible though nontraditional.

Deborah McFarland, 1307 West Eureka, spoke in favor of curb installation/repair in the 1300 block of Romine.

Doris Hoskins, 1208 West Church, supported improvements at King School. She asked whether projections are available as to population (particularly school age) in the King School area during the next ten years. Mr. Stoffel indicated that he is unaware of any such projections and indicated that he would consult the Urbana Planning Division about the matter.

Don Willis, 312 South Cottage Grove, stated that improvements at King School are needed to aid in the education of area children.

Darlene Terry, 1308 Ellis, expressed support for CDBG funding of King School improvements.

Evelyn Underwood, 1310 Ellis, asked about assistance that the city is providing Urban League for the tutoring program. Mr. Stoffel explained the assistance and the types of activities provided by Urban League through the program. Ms. Underwood stated that city funding of King School expansion would be consistent with assistance of the Urban League project.

David Adcock, 2008 South Vine Street, spoke to the hearing in his capacity as principal of King School. He explained that the school serves as a center of neighborhood activity. Expansion of the gymnasium would accommodate the park district programs as well.

Mr. Stoffel asked if the School District has a specific request for CDBG funding at this time.

Jean Burkholder, president of the Urbana School Board, stated that \$120,000 is needed for construction of two classrooms. The school district architect has not yet arrived at figures for the multi-purpose room expansion. Ms. Burkholder suggested that the school district could pay for the classrooms and then be reimbursed by the city over one or more years.

Mr. Stoffel explained that the city is tentatively scheduled to receive \$402,000 for the year beginning July 1, 1989. After this funding is received, the city may or may not receive additional funds from the CDBG program.

Robert Lewis, 803 North Goodwin, asked when construction would occur at King School.

June Walley, School District Business Manager, responded that construction would begin during summer 1989 and would continue during the 1989-1990 school year. Ms. Burkholder noted that some students would be transferred to the Junior High School during renovation.

Ms. Underwood asked if CDBG funding would be a one-time contribution or an ongoing commitment. Ms. Burkholder responded that the school district seeks a one-time contribution, but that the contribution could be spread over more than one year.

Ms. McFarland asked what is meant by "the multipurpose room"? Mr. Lewis explained that this meant the gymnasium, which is also used as a cafeteria and meeting space.

Mr. Willis asked whether construction of all planned classrooms at one time would save the district money. Ms. Burkholder indicated that if the district wants to construct the two additional classrooms for which CDBG funding is being requested the cost could escalate by \$34,000 over one year and by \$85,000 over two years. Construction overhead could be saved by constructing all classrooms at the same time.

Frieda Wascher, 803 Fairview, spoke in favor of CDBG funding for King School expansion. She said that Edison, Lincoln, and Weber Schools should not have been closed. Weber School closing has been detrimental to the neighborhood, she said. Ms. Wascher stated that the neighborhood cleanup was very successful this year and urged its continuation.

Mary Verdia, 1205 North Busey, spoke in support of CDBG funding for the new classrooms and for multipurpose room expansion. Ms. Verdia said that she has used CDBG programs in past years and welcomes use of CDBG for the school expansion project.

Ms. Wascher asked if new funds are available from the General Assembly for secondary education. Ms. Burkholder indicated that they are not.

Ms. Willis asked Mr. Stoffel to explain the budgeting process and what input staff has in this process. Mr. Stoffel deferred his answer until the end of the hearing.

Joe Kerr, 249 Illinois Drive, Rantoul, representing First Baptist Church of Urbana, asked whether CDBG funds are available for church renovation. Mr. Stoffel said that CDBG funds could not be used for this purpose due to separation of church and state.

Tina Riexinger, 710 East University, asked Mr. Stoffel to explain the CDBG housing programs. He explained the current programs as well as programs expected to start in the coming months.

Ms. Underwood asked for an explanation of a loan "fixed over 30 years". Mr. Stoffel explained that loan payments under such a loan would be fixed in contrast to variable payments under a variable rate loan.

In response to Mr. Willis' earlier questions about the budgeting process, Mr. Stoffel announced upcoming CDBG budget hearings on January 26, February 16, and April 13. He stated that City Council would review the CDBG program and budget on or before May 1.

Mr. Stoffel stated that staff has no opinion at this time on the King School funding request. He stated that the Community Development Commission and City Council are the appointed/elected bodies designated to make decisions concerning CDBG funding. The staff function in this matter is primarily one of identifying pros and cons, he said.

Mr. Willis asked whether a vote on the school funding issue would be appropriate for this hearing. Mr. Stoffel said that the purpose of the meeting is not to vote but to take input. He said that the record will indicate that attendees unanimously support CDBG funding for King School and that no one addressed the hearing in opposition to such funding.

Mr. Willis asked that CDBG funding be allocated so that the entire King School expansion can be completed as one project, since it would be most cost effective to complete all construction at one time.

Mr. Stoffel announced a contractor's breakfast at Crystal Lake Park on February 9 at 7:45 a.m. He also announced a special meeting on the King Park Plan scheduled for February 21 at 7 p.m.

Mike Doyle, 411 West Park, asked if the city funding cycle is compatible with the school district funding cycle. Mr. Stoffel indicated that fiscal years for the two districts are the same.

Ms. Lewis asked whether the King Park Plan would address the King School funding issue and whether funding for King Park projects would rely primarily on CDBG. Mr. Stoffel said that the plan would address King School expansion and that CDBG would be a key component in King funding. Ms. Lewis responded that the King Park area receives little funding other than CDBG and that this should change.

Mr. Stoffel adjourned the meeting at 8 p.m.

Recorded and compiled by
Dorothy Brooks
Bruce Stoffel

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING RECORD

LOCATION: King School Gymnasium

DATE: January 12, 1989

REGARDING: 1989-1990 CDBG PROGRAM AND BUDGET (FIRST HEARING)

NAME	ADDRESS	COMMENTS
Paula Anderson	708 E. UNIVERSITY	
Tina Marie Riefungen	710 E. University	
Joe Kerr	249 Illinois Dr. Rantoul	representing First Baptist Church-Urbana
Jane E. Walley	205 N. Race, Urbana	Business Mgr for Urbana School Dist 116
Jean Burkholder	506 W. Oregon Urbana	Board President Urbana School Dist 116
Mary Verdier	1205 N. Busey Urbana	
Robert F. Lewis	803 N. Goodwin Urbana	—
Rosalind Lewis	803 N. Goodwin, Urbana	
Doris K. Haskins	1208 W. Church, U.	
Eugene D. Haskins	1208 W. Church, U.	
Don Willis	312 So Cottage Grove U	
John Otten	21 Montclair Rd.	Observer
Daryl Adcox	2008 S. Vine, U.	King School Principal
Frieda Wascher	803 W. Fairview	
Etna Reich	1307 W. Tremont St.	
Deborah McFarland	1307 W. Eureka St.	would like to have curbs done on Eureka St.
Harlene Terry	1308 Ellis Drive	
Jane Terry	306 E. McClurg, Urbana	use CD money
Gene B. Eldred	1310 Ellis Drive, Urbana	
Mike Doyle	411 W. Park Urbana	Use CD money to expand and improve King School.

URBANA COMMUNITY DEVELOPMENT

Notice of Public Meeting

The Urbana Community Development Division and Community Development Commission seek citizen input on the Community Development Block Grant (CDBG) Program and Budget for the period July 1, 1989-June 30, 1990.

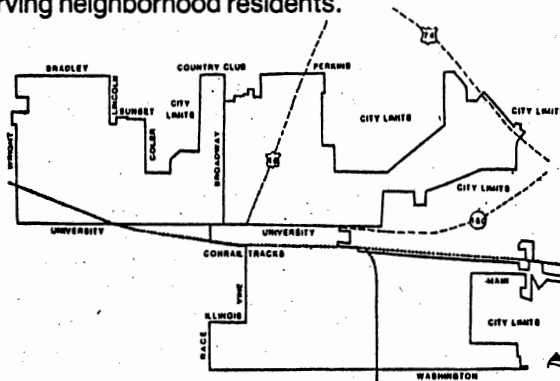
CDBG is a federally funded program intended to assist low and moderate income persons through special housing and neighborhood services. In Urbana CDBG funds are targeted toward residents of Census Tracts 53, 54 and 55 (see map below). Within these tracts the city may fund a variety of programs, including but not limited to the following:

Capital Improvements such as streets, curbs, gutters, sidewalks, and streetlighting.

Housing Remodeling through loans and grants to homeowners.

Assistance to Businesses through loans to encourage creation and retention of jobs.

Provision of Special Social and Neighborhood Services through grants to other non-profit organizations serving neighborhood residents.



CD TARGET AREA

City of Urbana representative will explain the intent and guidelines of the CDBG program and will accept public comments and suggestions for programs at a public meeting on

Thursday, January 26, 1989 7:00 p.m.

Washington School, 1102 North Broadway Avenue, Urbana, IL

All interested citizens are invited to attend, especially those residing in Census Tracts, 53, 54, and 55. If you are elderly or handicapped and would like transportation to the meeting call the Urbana Community Development Division at 384-2447 no later than 5 p.m. on Tuesday before the hearing.

City of Urbana
Community Development Division
Public Hearing
January 26, 1989
Washington School Gymnasium
1102 North Broadway, Urbana

This is the second of three hearings to accept public suggestions for 1989-1990 CDBG projects. The focus of this hearing is on projects in Census Tract 54.

Staff Members Present: Bruce Stoffel, Community Development
Manager

Citizens Present: See attached roster

Bruce Stoffel opened the public hearing at 7 p.m. Mr. Stoffel briefly explained the CDBG program in Urbana, program regulations, and current-year CDBG projects. He indicated that as of July 1, 1989, the city would have available \$402,000 in new block grant, approximately \$225,000 in carry-over funds, and about \$15,000 in program income from the business loan program, all for use in CDBG projects approved by City Council. Mr. Stoffel asked for comments/questions from hearing attendees.

Bill Scott, 308 Barr, asked Mr. Stoffel to explain the request by the school district for CDBG funds to assist King School expansion. Mr. Stoffel said that the school district has asked for funds to build two classrooms and to expand the multi-purpose room. This work would be in addition to replacement of the old wing, which is being funded with life/safety bond proceeds. Mr. Stoffel said that the school district has asked for \$120,000 for the classrooms but has not specified an amount for the multi-purpose room.

Mr. Scott said that he is opposed to using CDBG funds for King School. He said that no one knows how long the CDBG program will last and that funds should be used for streets, sewers, loan programs, and handicapped assistance. Mr. Scott presented a letter expressing his opinion on the matter. Mr. Stoffel read the letter (attached hereto as part of the official hearing record).

Mr. Scott said that the \$100,000 earmarked in the 1988-1989 budget for Eads Street is not helping anyone since it remains unspent. He noted, however, that these funds will likely be budgeted for the same use by City Council in the 1989-1990 budget.

Mr. Scott noted that \$50,000 had been set aside last year for Kerr Avenue construction. Mr. Scott said he would support setting aside additional funds in the 1989-1990 budget.

Rosalind Lewis, 803 North Goodwin, asked how much of the 1989-1990 CDBG budget had already been committed to projects. Mr. Stoffel said that at least \$148,000 would be used for housing loans/grants to meet the city's two-year commitment to Busey Bank. Additional funds must be set-aside for administration and housing-related services, he said.

Ms. Lewis said that she supports CDBG funding for King School expansion. She noted that the request for King School originated in the neighborhood and not on the school board. She said that the King School project is very important to the neighborhood and asked that more city funds be committed for streets and sidewalks in addition to CDBG funds.

Bill Scott, responded to Ms. Lewis by stating that city capital improvement funds are very limited and that, consequently, CDBG funds are really needed for street and sidewalk projects.

Don Willis, 312 South Cottage Grove, spoke in support of King School expansion. He said that the city represents the final resort for funds to expand the school since the school district is already in debt. He noted that the school is an important factor in the neighborhood. Mr. Willis noted that the school board has funds only to replace existing classrooms and not for additional rooms. He said that he does not deny that the school district has mismanaged funds and that the the state has failed to provide funds.

Bob Leach, 910 North Broadway, asked when Kerr Avenue would be widened. Mr. Stoffel said that the project will not start until 1991-1992 at the earliest. He said that plans are not yet complete. He referred Mr. Leach to Joe Smith at the Urbana Engineering Department for more information and indicated that neighbors will be consulted well in advance of any plan approvals by City Council.

Bette Leach, 910 North Broadway, asked if the cleanup program will be conducted again. Mr. Stoffel said it would only if approved by C.D. Commission and City Council. He said that a second cleanup had been planned for spring 1989 but that plans were scrapped due to overspending on the July cleanup.

Cecil Nickelson, 710 South Webber, asked that a sidewalk on Lynn Street between Oregon and Washington be replaced. He said that tree roots have broken the concrete sidewalk. Mr. Stoffel said that he would forward the request to the Engineering Department.

Mr. Nickelson asked whether he could dump his unbagged leaves at the reclamation site. Mr. Stoffel suggested that Mr. Nickelson call Rod Kirby at Public Works for an answer. Mr. Scott said that he, too, would follow up on the question.

Mr. Willis noted that in 1990 state law will prohibit mixing of leaves and garbage, requiring separation so that landfill space can be preserved.

Mr. Nickelson asked that Arbour Division investigate a tree limb on the roof of a house at the northwest corner of Washington and Lynn. He also asked Mr. Stoffel to send him a brochure on city services and departmental contacts.

Richard and Katherine Ford, 201 Crystal Lake Drive, asked the city to enforce ordinances on junk/debris and abandoned vehicles.

Mr. Stoffel announced the schedule for remaining 1989-1990 budget hearings. He indicated that the final hearing for input would be held on February 16 at the City Building. He also noted that a breakfast for contractors would be held on February 9 at Crystal Lake Boathouse.

Mr. Stoffel adjourned the meeting at 8 p.m.

Recorded by Bruce Stoffel
Compiled by Dorothy Brooks

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING RECORD

LOCATION: WASHINGTON SCHOOL GYMNASIUM, 1102 NORTH BROADWAY AVENUE, URBANA

DATE: JANUARY 26, 1989

REGARDING: SECOND HEARING ON 1989-1990 CDBG PROGRAM AND BUDGET

NAME	ADDRESS	COMMENTS
Kenneth E Clegg	801 S Webber	
Cecil Nickelson	710 S Webber	
Betty J. Selwender	203 W. University Av.	
Don Willis	312 SO. COSSAGE GROVE, U.	SUPPORT OF THE KING SCHOOL EXPANSION
Bill Ross	308 Bancroft	Not in support regarding CDBG
Katherine Ford	201 Crystal Lake	Enforcing ordinance
Richard Ford	201 Crystal Lake Dr.	
Bette + Bob Leach	910 N. Broadway, U.	
Rosalind Lewis	803 N. Goodwin	Support expressed at King School

William H. Scott
308 Barr
Urbana, IL 61801

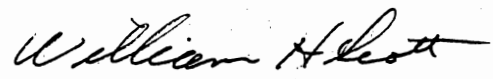
TO: Chairman Fred Cobb & C D Commission
FROM: William H. Scott
DATE: January 5, 1989
SUBJECT: C.D. Funds for King School

It is my understanding that Urbana School District Superintendent, Mr. Grebner, has requested that a portion of our "Community Development" funds for the up-coming 1989-90 budget be used for repairs or new construction at King School. The amount of this request, I understand, was somewhere between \$100,000 - \$125,000.

For the record, I oppose these funds being used for this purpose regardless of the amount requested. The City of Urbana has used these funds primarily in census tracts 53, 54, and 55 for up-grading our moderate and low income neighborhoods by installing street lights, curbs, gutters, and streets; including various loan programs that otherwise would have not taken place in the past and future if these funds were re-routed for other purposed. The outlook in the future for municipalities to continue to receive these funds may be questionable with the appointment of a new HUD Director. At the present we have approximately \$225,000 carryover in the budget, but for all practical purposes this money has already been committed for future projects. Of the \$400,000 that we expect to receive this fiscal year, the Urbana City Council has committed \$150,000 to Busey Bank for a city-wide loan program plus administrative costs. If we were to honor the request from the Urbana School District, as you can see, we would have no monies for future projects in our census tract areas in the 1989-90 fiscal year.

I urge the C.D. Commission to continue to support that these funds be spent in the low income areas on various projects as you have in the past.

Sincerely yours,


William H. Scott
5th Ward Alderman

URBANA COMMUNITY DEVELOPMENT

Notice of Public Meeting

The Urbana Community Development Division and Community Development Commission seek citizen input on the Community Development Block Grant (CDBG) Program and Budget for the period July 1, 1989-June 30, 1990.

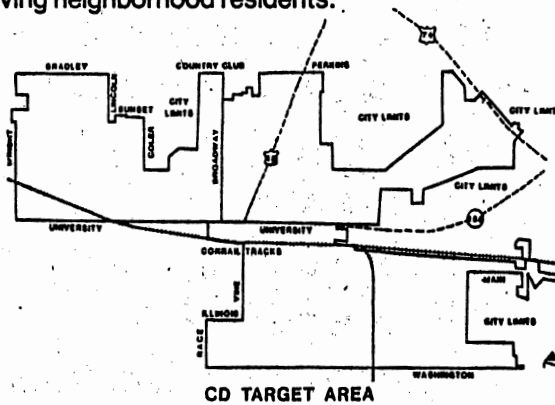
CDBG is a federally funded program intended to assist low and moderate income persons through special housing and neighborhood services. In Urbana CDBG funds are targeted toward residents of Census Tracts 53, 54, and 55 (see map below). Within these tracts the city may fund a variety of programs, including but not limited to the following:

Capital Improvements such as streets, curbs, gutters, sidewalks, and streetlighting.

Housing Remodeling through loans and grants to homeowners.

Assistance to Businesses through loans to encourage creation and retention of jobs.

Provision of Special Social and Neighborhood Services through grants to other non-profit organizations serving neighborhood residents.



City of Urbana representatives will explain the intent and guidelines of the CDBG program and will accept public comments and suggestions for programs at a public meeting on

Thursday, February 16, 1989 7:00 p.m.

Urbana City Building, 400 South Vine Street, Urbana, IL

All interested citizens are invited to attend, especially those residing in Census Tracts, 53, 54, and 55. If you are elderly or handicapped and would like transportation to the meeting call the Urbana Community Development Division at 384-2447 no later than 5 p.m. on Tuesday before the hearing.

City of Urbana
Community Development Division
Public Hearing
February 16, 1989
Urbana City Building
400 South Vine Street

This is the third of three hearings to accept public suggestions for 1989-1990 CDBG projects. The focus of this hearing is on projects in Census Tract 55 and citywide.

Staff Members Present: Bruce Stoffel, Community Development
Manager

Citizens Present: See attached roster

Bruce Stoffel opened the public hearing at 7 p.m. Mr. Stoffel briefly explained the CDBG program in Urbana, program regulations, and current-year CDBG projects. He indicated that as of July 1, 1989, the city would have available \$402,000 in new block grant funds, approximately \$225,000 in carryover funds, and about \$15,000 in program income from installment loans. Mr. Stoffel asked for comments/questions from hearing attendees.

Fred Wisniewski, 608 South Cottage Grove, asked why the rental rehabilitation target area differed from the CDBG entitlement area. Mr. Stoffel responded that rental rehabilitation is funded separately from CDBG and is subject to different rules and regulations. Mr. Stoffel noted that Urbana's rental program is monitored by the state while the entitlement program is monitored by the HUD Chicago field office.

Alice Kingston, 402 North Lake Street, asked how the C.D. Target Area was selected. Mr. Stoffel explained that the area was determined on the basis of census block group data. The target area includes census areas in which median family income is at or below 80 percent of the median family income for Champaign County. Mr. Stoffel noted that some areas of the target area were selected on the basis of household surveys rather than census data.

Jack May, 401 South Urbana Avenue, asked why carryover is projected so high. Mr. Stoffel explained that carryover represents two major capital improvements scheduled for 1990-1991: Eads Street (and adjacent local streets) and Kerr Avenue. Mr. May also asked if administrative costs are paid with CDBG funds. Mr. Stoffel said that administrative costs are considerable due to the regulations attached to the program which necessitate monitoring and paperwork.

Alice Kingston, asked if city staff monitors business loans to determine status of loan payments and employment of low- and moderate-income persons. Mr. Stoffel said that repayments are monitored monthly, and employment is monitored periodically.

Gerard Archibald, 601½ South Poplar, asked if the city could lose funds carried over from one year to the next. Mr. Stoffel explained that the city does not receive CDBG funds from the Federal Treasury until the money is needed to pay bills. Consequently, funds are carried over from

one year to the next on paper only. So long as the city has a reason for carrying funds forward, HUD usually approves the carryforward.

Lonnie Clark, 1207 West Tremont, explained to Mr. Archibald that the decision on carryforward is made each year by City Council. It is always possible, Mr. Clark said, that unused funds will be reprogrammed for some other use.

Rosalind Lewis, 803 North Goodwin, asked what the city commitment is to the Eads Street project. Mr. Stoffel responded that a plan for the area will soon be completed, and the plan may identify funds other than CDBG for the project. However, the current plan includes no city funds, Mr. Stoffel said.

Alice Kingston asked what the Eads Street project included. Mr. Clark explained that Eads Street would be rebuilt from Lincoln to Goodwin. He said that the city has considered the project for several years but that commencement of the project is contingent upon a commitment from property owners in the area to build new housing. The city has been unable to secure a commitment for new housing, thus the project has been delayed.

Treva Callahan, 608 South Cottage Grove, and Fred Wisniewski urged the city to continue the neighborhood cleanup program. Mr. Stoffel noted that many residents participated in the program but that a new strategy may be needed if the program is continued due to the landfill closing.

Gerard Archibald suggested that a program be established to encourage reuse of discarded items. He suggested that the city sponsor a flea market so that people who need goods could get help.

Rosalind Lewis said that she supports CDBG funding of King School expansion. She said that the expanded school is critical to the neighborhood. She told the hearing that the school board has asked the city for help with construction of two classrooms and expansion of the gymnasium/multi-purpose room. Ms. Lewis said that the school has support of area residents. Residents will soon be raising funds to pay for computers and other equipment needs at the school.

Alice Kingston said that she is not familiar with the King School proposal but generally supports education projects.

Lonnie Clark stated that the school should have been preserved several years ago when funds were available. He said that he would like to see CDBG funds be part of school expansion if possible, or perhaps non CDBG city funds as well.

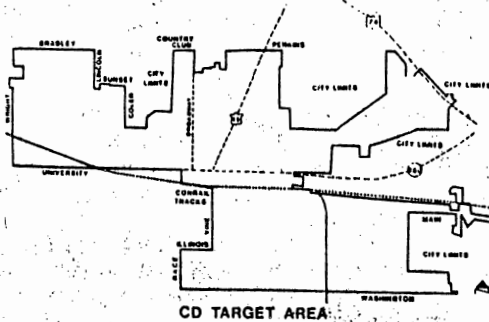
Phyllis Clark, 1206½ West Dublin, asked whether the city can put funds other than CDBG funds in the King School project. Mr. Clark stated that if the city can find funds for a homeless shelter, funds could perhaps be generated for King School as well. Mr. Clark stated that King School renovation is the "number one" project.

Mr. Stoffel adjourned the meeting at 8:30 p.m.

URBANA COMMUNITY DEVELOPMENT

Community Development Block Grant Program Proposed Statement of Objectives and Projected Use of Funds

The City of Urbana is eligible to receive \$402,000 in community development block grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) for fiscal year 1989-1990 beginning July 1, 1989, and ending June 30, 1990. This new allocation would be combined with approximately \$250,000 in CDBG funds on hand on July 1, 1989, and approximately \$63,500 in program income to provide services to the Target Area (see map below).



Use of funds in 1988-1989

In 1988-1989 the City of Urbana has used its CDBG funds in compliance with Federal regulations and consistent with proposals identified in its 1988-1989 submittal to HUD. All 1988-1989 activities have met national CDBG objectives by giving maximum priority to low and moderate-income persons. Activities funded in 1988-1989 include the following:

1. Housing for low- and moderate-income tenants and owner-occupants was rehabilitated.
2. Housing units were retrofitted so that they are accessible to handicapped residents.
3. Two substandard houses were acquired and demolished. Residents of one structure were relocated to a new house.
4. Target Area residents received funds to paint their houses.
5. Sidewalks were constructed along Oakland Avenue between Broadway and Division.
6. Beardsley Avenue was widened between Goodwin and Mathews.
7. Target Area youths received summer jobs at the Urbana Park District and Urbana Public Works Department.
8. Trucks toured the Target Area in July to collect junk and debris discarded by residents.
9. Funds were granted to support the Urban League Afterschool Tutoring Program.
10. A proposed plan was completed for the King Park neighborhood & research was started on a plan for East Park St. area.
11. CDBG funds were used to market economic development programs.

Objectives for 1989-90

1. To maintain and improve the quality of life in the Target Area and throughout the city through design and delivery of revitalization projects that either benefit low- and moderate-income persons or eliminate sium and blight.
2. To eliminate deficient housing conditions through grants and loans which principally benefit low- and moderate-income persons.
3. To remove blight through provisions of the Federal Uniform Act.
4. To improve the local economy through economic development activities consistent with the Urbana Comprehensive Plan, CDBG program, and Enterprise Zone Program.
5. To help residents and organizations improve community services for low- and moderate-income persons.
6. To improve the overall physical appearance of the Target Area through capital improvements and cleanup activities principally benefitting low- and moderate- income persons.
7. To increase the number of accessible housing units available to disabled persons.
8. To preserve the existing housing stock and reduce waste disposal by moving and rehabilitating houses targeted for demolition.

Proposed Use of Funds in 1989-90

1. Loans and emergency grants will be available to low- and moderate-income residents for remodeling owner- and renter-occupied housing. Loans will generally be available in the Target Area except for 4% loans which will be available citywide.
2. Grants will be available citywide to make dwellings accessible to low- and moderate-income disabled persons.
3. Funds will be available to Target Area residents for house painting.
4. In a case of extreme blight a vacant substandard house will be acquired and demolished.
5. Summer Youth Program will be offered in conjunction with Champaign Consortium (JTPA). Five half-time positions will be available to Target Area youth.
6. CDBG funds will be used to place roll-away dumpsters in the Target Area in July for collection of junk and debris discarded by residents. Funds will also be used to collect discarded appliances.
7. CDBG funds will be used to market the enterprise zone program.
8. Neighborhood development plans will be completed for King Park (bounded by Lincoln, Wright, Bradley, and Conrail tracks) and East Park Street Area (bounded by University, Woodland Park, Saline Ditch and U-C Sanitary District).
9. A home maintenance program will be offered to make minor home repairs for elderly Target Area residents.
10. CDBG funds will be used to move, rehabilitate, and resell one house targeted for demolition.
11. CDBG funds will be loaned to the Urbana School District to help finance expansion of the multipurpose room/meeting center at King School.
12. Streetlights will be upgraded on one street east of Lincoln Square.
13. Funds will be set aside for two street construction projects:
 - Kerr Avenue from Broadway to east corporate limits
 - Eads Street from Lincoln to Goodwin
14. Staff will counsel residents on use of special housing financing programs such as the Urbana Mortgage Credit Certificate Program for first-time homebuyers.

Public Hearing on Proposed 1989-90 Projects

Proposed projects identified above have been recommended by the Urbana Community Development Commission and are subject to review and approval by the Urbana City Council. To allow citizens to comment on these specific proposals, a public hearing will be held as follows:

7 p.m., Thursday, March 30, 1989
Urbana City Building, 400 South Vine Street

Citizens may review the proposed 1989-1990 budget and may submit written comment at the Urbana Community Development Division, 115 West Main Street, Suite 200, P.O. Box 946, Urbana, IL 61801 Ph: 384-2447.

CITY OF URBANA
COMMUNITY DEVELOPMENT DIVISION
PUBLIC HEARING
March 30, 1989 - Urbana City Building

The purpose of this hearing is to accept public comment on the proposed use of Community Development Block Grant funds for fiscal year 1989-1990 beginning July 1, 1989. Proposed uses of funds and an announcement of the meeting were published in the March 19, 1989 Champaign-Urbana News-Gazette.

Bruce Stoffel, Community Development Manager, opened the hearing at 7:00 p.m. There being no citizens present to comment, Mr. Stoffel adjourned the meeting at 7:15 p.m.

Recorded by Bruce Stoffel
Typed by Janet L. Peters

City of Urbana
Community Development Division
Community Development Commission
March 14, 1989

MINUTES

Commission Members Present

Janice Bengtson, Fred Cobb, Anderson Epps, Robert Lewis,
Terrell Tittle, Sister Beverly Ann Wilson

Commission Members Absent

Ruby Underwood

Staff Members Present

Bruce Stoffel

Others Present

Chris Schultz, News-Gazette

Call to Order

Chairperson Cobb called the meeting to order at 7:08 p.m.

Approval of Minutes

Commissioner Epps moved, Commissioner Lewis seconded approval of minutes from the February 28, 1989 meeting. Motion carried unanimously.

Petitions and Communications

There were none.

Chairperson Cobb asked that old business be deferred until after new business to allow latecomers to participate in budget discussion.

New Business - Modification of Urban League agreement

Bruce Stoffel told commissioners that Gin Osler, coordinator of the Urban League tutoring program, has requested a change in the subgrantee agreement between the city and the Urban League. The agreement approved by the Commission and Mayor allows Urban League to request CDBG reimbursement of supply costs connected to the tutoring program. Because many supplies have been donated, Urban League does not need funds for supplies but instead for personnel costs. Mr. Stoffel said that he regularly monitors the program and has found Urban League to have fully implemented the program at Washington School. Reimbursing Urban League for personnel would be allowable and appropriate, he said. Commissioner Wilson moved, Commissioner Epps seconded change to the Urban League agreement to allow Urban League to request reim-

bursement for personnel costs. Motion carried unanimously.

Old Business - 1989-1990 Budget

Chairperson Cobb told commissioners that Mr. Stoffel had talked with June Walley of the Urbana School District and Ms. Walley had indicated that the district could benefit by a no-interest loan for King School. Ms. Walley also indicated that the district could repay the loan in four or five years.

Commissioner Lewis asked Mr. Stoffel what the impact of a \$120,000 loan in 1989-1990 would be on the King Park Plan. Mr. Stoffel said that Eads Street construction would occur in 1990-1991 as planned. However, loop street and Wascher Drive construction is predicated on return of loan funds by the fourth year of the plan. If the Commission wished to use loan payments for further property acquisition north of Eads Street along Goodwin Avenue, Wascher Drive construction would likely be delayed two years until property acquired by the city could be sold and funds collected for street construction.

Commissioner Lewis said that this would not be a major delay and would give the city more time to seek possible housing developers for the area.

Commissioner Lewis told the Commission that he favored funding of the multipurpose room at King School since it was a resource used by the neighborhood. Commissioner Bengtson agreed, saying that the responsibility for classroom construction should be with the school district and not the city.

Commissioner Lewis suggested that the King Park Plan be amended to reduce reliance on CDBG funds for capital improvements. He said that infrastructure should be maintained by the city with general city funds. Mr. Stoffel explained the capital improvement plan and distributed materials indicating that one-third of expenditures in last year's plan were targeted toward the C.D. Target Area and that 20 percent of C.D. Target Area expenditures are to be funded with CDBG. He explained that under the city's capital improvements policy most residential street construction relies on special assessments for funding. He said that unless CDBG funds were used for projects identified in the King Park Plan the projects would likely not be funded due to resident opposition to special assessment. He said that even if residents supported special assessment the projects might not get done until 2000 or later since they are not currently high priorities from a citywide perspective. He said that use of CDBG is needed if capital improvements are to proceed in a timely manner.

Commissioner Lewis asked if anyone had a feel for Council support/opposition to use of CDBG funds for King School. Chairperson Cobb said that Mr. Scott is on record in opposition to the idea. Mr. Stoffel said that Mr. Clark attended a hearing and spoke favorably about the plan. Mr. Stoffel said that other council members have not spoken publicly on the issue to his knowledge but that several will likely oppose the plan due to the precedent that would be

set by assisting another taxing district.

Commissioner Epps said that the Commission's task is to recommend a budget and that City Council has the right to change anything the Commission recommends. He said that the Commission must listen to residents and residents have come to meetings to support King School assistance. In light of residents' wishes the Commission should approve a loan for King School, he said.

Commissioner Epps suggested that Commissioners attend City Council meetings when the CDBG budget is discussed so that the Commission recommendation can be fully explained. Mr. Stoffel said that City Council is scheduled to review the budget on April 10 and 17.

Commissioner Lewis moved that the draft budget presented by Mr. Stoffel on February 28 be amended by changing King School loan at \$60,000 to \$120,000 with these funds offered to the Urbana School District for expansion of King School multipurpose room. Commissioner Lewis further moved that the loan be offered for four years at no interest and that an interest rate of prime plus two percent be assessed against any unpaid balance after four years. Commissioner Epps seconded the motion. The motion carried unanimously.

Commissioner Wilson moved, Commissioner Bengtson seconded approval of the 1989-1990 CDBG budget as amended by previous motion. Motion carried unanimously.

Mr. Stoffel announced the March 21 King Park meeting and the March 28 Commission meeting at which the Commission will celebrate National CD Week.

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

Recorded by Bruce Stoffel
Compiled by Dorothy Brooks

City of Urbana
Community Development Division
Community Development Commission
February 28, 1989

Minutes

Commission Members Present

Janice Bengtson, Fred Cobb, Anderson Epps, Robert Lewis, Terrell Tittle,
Ruby Underwood, Sister Beverly Ann Wilson

Commission Members Absent

none

Staff Members Present

Bruce Stoffel, Community Development Manager
Bob Gleissner, Associate Planner
April Getchius, City Planner
Bruce Walden, Community and Economic Development Director

Others Present

Chris Schultz, News-Gazette
June Walley, Business Manager, Urbana School District
Frieda Wascher, 803 Fairview
Phyllis Clark, 1206½ Dublin

Call to Order

Chairperson Cobb called the meeting to order at 7:07 p.m.

Approval of Minutes

Commissioner Wilson moved, Commissioner Tittle seconded approval of minutes from the January 24, 1989 meeting. Motion carried unanimously.

Petitions and Communications

Phyllis Clark expressed support for CDBG funding of the King School renovation project. Ms. Clark asked the Commission to urge the city to provide funds for the project other than Community Development Block Grant.

Frieda Wascher expressed support for CDBG funding of the King School renovation project. She said that she is not entirely happy with school district decisions regarding property disposition, particularly regarding Webber School. She said that it is appropriate that the city help fund the school project so that taxes can be kept as low as possible. She said that the school has lost tax base because of university expansion in the Beckman area and because of creation of two tax increment finance districts by the city.

Old Business

There was none.

New Business - 1989-1990 Budget Proposal

Bruce Stoffel reviewed the first draft of the 1989-1990 CDBG budget dated February 24, 1989. He noted an emphasis on housing and capital improvements identified in the proposed King Park Plan. He noted inclusion of two new programs: home maintenance and home moving. He explained that funding of King School would have to be at the expense of some other project and that, consequently, staff recommends that any funding of King School be structured so that the city would recapture all funds allocated for the project. If the city provided a \$120,000 non-repayable grant to the school district, the CDBG program would have to give up eight or more housing renovation cases or funds for street construction in the Eads Street area.

June Walley addressed the Commission to explain the school district request for CDBG funds. She said that the district needs \$139,700 to construct two additional classrooms and \$209,000 to expand the multiple-purpose area of the building. The two classrooms would be above and beyond the two new classrooms to which the school district has already committed. The classrooms would alleviate overcrowding in the school. Ms. Walley said that the school also needs funds for play equipment.

Ms. Walley explained that the school district has committed funds from life/safety bonds to the addition. The two classrooms that cannot be paid with life/safety bonds would be financed with \$139,000 of interest from the working cash fund. Any additional improvements would be funded only if CDBG or other funds can be found for the project.

Mr. Stoffel explained to Ms. Walley that the school district would have to abide by all HUD regulations if the city were to fund any part of the project with CDBG. He said that the school would have to provide information proving that at least half of the students are from low- or moderate-income households. He said that the school district would also have to pay prevailing wages on the project. Ms. Walley said that there would be little problem meeting these and all other HUD requirements.

Ms. Walley said that enrollment after renovation would be approximately 500 and that a greater percentage of enrollment would come from the neighborhood after renovation.

Commissioner Lewis asked whether the school district has pursued Build Illinois funding from the state. Ms. Walley said that the school district has not pursued this. She noted that the school district has approached the park district but that the park district has no funds apparently. Mr. Stoffel pointed out, however, that the park district had considered funding of a park at the Bahai property on Elm Street.

Bob Gleissner and April Getchius presented the proposed plan for the King Park neighborhood bounded by Bradley, Wright, Conrail tracks, and Lincoln (see attached information). The plan includes housing

and capital improvement projects totalling \$3 million over a twelve-year period. Nearly 75 percent of these funds would come from the CDBG program, according to the proposal.

Commissioner Epps asked whether Mercy Hospital had plans for the area directly north of the Conrail tracks. Ms. Gleissner indicated that long-range plans are for parking lots and possibly elderly housing. Commissioner Wilson said that these plans are long-range and that Mercy would like to provide elderly housing affordable to lower-income persons rather than to clientele served by projects such as Windsor of Savoy.

Commissioner Lewis said that the city should fund most of the capital improvements scheduled in the plan rather than CDBG. He suggested that the percentage of funds from CDBG is not acceptable. Mr. Stoffel said that participation by the city is a key issue that has to be addressed by Commission and Council but that the Commission should not expect the city to fund the entire project without CDBG.

Commissioner Bengtson noted that nothing has been done in the neighborhood for so long, consequently CDBG funds would be needed to initiate the project. Otherwise, she said, nothing would probably happen in the area.

Commissioner Lewis said that staff should have commitment from housing developers prior to investing in the Eads Street project. Otherwise, he said, funds would be better invested in the King School project. Commissioner Epps agreed. Mr. Stoffel said that staff is recommending city acquisition of key development parcels prior to commencing construction on Eads Street. In that way the city could better control development and seek a housing developer.

Mr. Stoffel asked that Commissioners review both the 1989-1990 budget and the King Park Plan and be prepared to adopt a budget on March 14. He urged Commissioners to contact him prior to the March 14 meeting if they had questions, comments, or proposed changes. He also announced a neighborhood meeting on March 21 at King School to present the plan to area residents prior to further commission consideration of the issue.

Commissioner Cobb indicated that he had spoken with Romas Sparkis of the Engineering Department to get revised figures on City and CDBG expenditures by ward. While Mr. Sparkis was able to provide information over the telephone, he was apparently not willing to confirm the information in writing without authorization from his supervisor. Commissioner Cobb said that he would contact Administrative Officer Jim Grassman to request the information from Engineering.

There being no further business to come before the Commission, Commissioner Cobb adjourned the meeting at 9:10 p.m.

Recorded by Bruce Stoffel
Compiled by Dorothy Brooks

COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET 1989-1990
First Draft-February 24, 1989

Housing

Manager (.7)	\$ 23,402	
Rehabilitation Specialists	57,236	
Staff Assistant	13,008	(+ \$4,862 from Rental)
Secretary (.7)	4,671	
IMRF	4,648	
FICA	7,758	
Insurance	<u>4,961</u>	
SUBTOTAL		\$115,684

Books and periodicals	\$ 50	
Office supplies	900	
Photographic supplies	300	
Printing	<u>750</u>	
SUBTOTAL		\$ 2,000

Dues and subscriptions	\$ 350	
Travel and conference	500	
Training and education	250	
Appraisals	200	
Audits	800	
Title searches	1,750	
Demolitions	3,000	
Property acquisition	50,000	
Relocation	25,000	
Credit reports	500	
Citizen participation	2,500	
Housing local option	5,000	
Paint rebate	2,000	
Transfer to J23 Housing Rehab	211,500	
Fit-It program	5,000	
House moving	<u>30,000</u>	
SUBTOTAL		\$338,350

TOTAL

\$456,034

Community and Economic Development

Manager (.2)	\$ 6,687	
Secretary (.2)	1,335	
FICA	602	
IMRF	362	
Insurance	<u>267</u>	
SUBTOTAL		\$ 9,255

Economic development marketing	\$ 3,000	
Summer youth employment	4,500	
Neighborhood clean-up	<u>5,000</u>	
SUBTOTAL		\$ 12,500

TOTAL		\$ 21,755
-------	--	-----------

Capital Improvement

Manager (.1)	\$ 3,343	
Secretary (.1)	667	
FICA	302	
IMRF	181	
Insurance	<u>135</u>	
SUBTOTAL		\$ 4,628

CT55 Street lighting	\$ 10,000	
King school construction loan or Eads acquisition	60,000	
Kerr Avenue (1990-1991)	40,000	
Eads Street (1990-1991)	<u>121,983</u>	
SUBTOTAL		\$231,983

TOTAL		\$236,611
-------	--	-----------

GRAND TOTAL		\$714,400
-------------	--	-----------

Funds Available	\$714,400	
Expenditures	<u>714,400</u>	
Balance Unapproved	0	

KING PARK PLAN

EXECUTIVE SUMMARY

INTRODUCTION

Since 1967, the City has planned several projects which focused on problems in the King Park neighborhood in northwest Urbana. Approximately \$1,500,000 in Community Development Block Grant funds has been spent since 1975 for housing rehabilitation assistance and public improvements in this area of the community. Despite these expenditures, the neighborhood still has poor housing conditions, inadequate public improvements, poor traffic circulation and nuisances like trash, weeds and junk. In 1987, the Urbana City Council directed the Department of Community Development Services to prepare a plan to address these problems and to guide the City's future actions and decisions. This document is the result of that effort.

NEIGHBORHOOD DESCRIPTION

King Park is a prime target for a coordinated strategy of actions and investments. Of the 201 acres in the area, almost 40% still consists of single-family homes with only a few incompatible land uses in the neighborhood. Nearly two-thirds of the area is zoned for single-family residences. However, the housing is aging and beginning to deteriorate. Approximately 60% of the residences need either a moderate or major amount of repair. Some of the residents cannot afford to maintain their homes because of the relatively low income level and high unemployment rate in the area. There is also a large amount of vacant and underdeveloped land which attracts nuisances and could be put to better uses like new affordable housing. Living conditions in the Lincoln Mobile Home Park are not good. This park also detracts from the quality of life in the surrounding residential areas. Several major institutions will influence the neighborhood's future including the Northern Illinois Water Company, Mercy Hospital and University of Illinois. The City's Capital Improvements Plan has identified a need for over \$3 million worth of improvements to the local streets, curbs, sidewalks and sewers. Access and traffic circulation in some parts of the neighborhood is poor because of dead-end streets. The Urbana Park District's King Park is not very visible or accessible and needs to be expanded and improved. In summary, King Park is a neighborhood which has many problems but not so many that the area is too deteriorated to be improved. The homes are modest and aging but can be rehabilitated. The vacant land provides an excellent opportunity for new development to occur to help revitalize the entire neighborhood.

GOALS


This Plan has two primary goals. One is to improve the quality of life for existing residents in the neighborhood. The other is to attract compatible new development, especially affordable housing. In order to accomplish these goals, the Plan includes a variety of specific objectives related to housing, public improvements, nuisances, traffic, land uses, zoning and other neighborhood issues. The Plan features three principle methods for achieving these two goals. The first relies upon the voluntary cooperation and private initiative of individual residents and owners to repair and maintain their properties. The second method relies upon the City's authority to enforce the zoning, housing, building and nuisance codes in cases where owners are simply unwilling to adequately maintain their properties. The third method for implementing this Plan relies on the City's ability to provide financial incentives and assistance. This includes housing rehabilitation loans or grants, construction of public improvements, and possibly financial aid to builders or buyers of new housing in the neighborhood.

RECOMMENDATIONS

The King Park Plan includes many recommendations intended to improve the existing quality of life and attract new development. A Proposed Land Use Plan and zoning changes are recommended to retain and protect the existing low density residential character of the neighborhood. This Land Use Plan also recommends several land use changes including the expansion of the Park District's King Park, construction of new housing and the eventual redevelopment of the Lincoln Mobile Home Park into new businesses and residences. Among the other recommendations made in the Plan are continuing the currently available housing rehabilitation programs and developing new programs as necessary; forming a non-profit corporation to construct and sell affordable houses; developing a nuisance code enforcement program; forming a Neighborhood Watch program; and continuing the successful trash and junk disposal program. The Plan also includes a detailed timetable for making public investments in the area. For example, the Plan calls for the extension of Eads Street from Goodwin Avenue to Lincoln Avenue in 1991 as well as the opening of two new streets to connect Harvey Street to Gregory Street through King Park. Other public improvements include street resurfacing projects, curb and sidewalk repairs and storm sewers. In sum, the Plan recommends the City spend approximately \$3.0 million to address existing problems and achieve positive changes in the neighborhood during the next ten years. In order to quickly initiate the Plan, it is recommended that a small bond issue and a loan from local funds be utilized to pay for Eads Street within the next two years. This will allow some of the land acquisition and street construction to proceed without much delay. The bond issue will be retired with funds from the City's Capital Improvement and Replacement fund. The loan will be repaid with Community Development Block Grant funds.


KING PARK NEIGHBORHOOD DEVELOPMENT PLAN

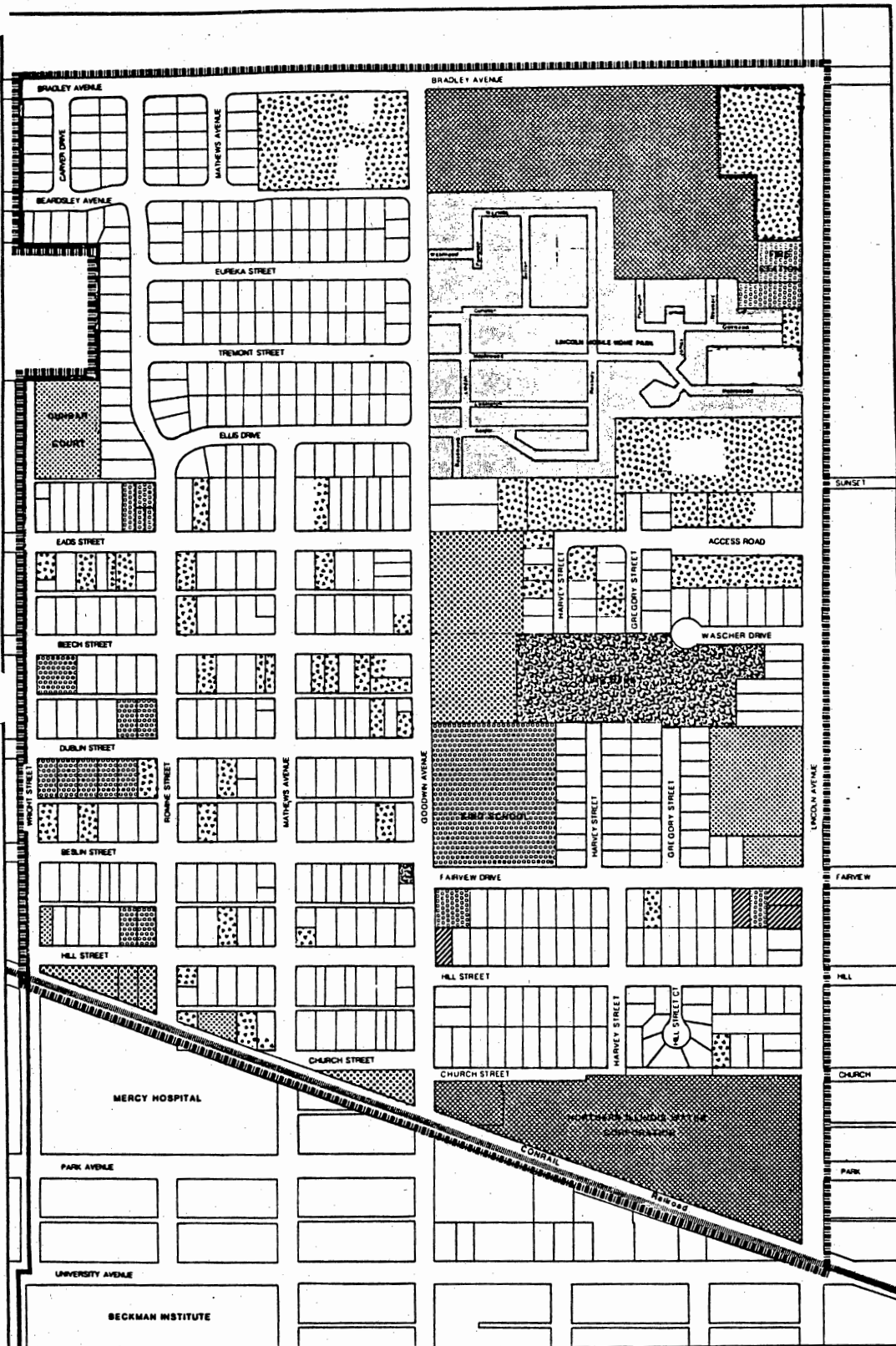
EXISTING LAND USES

-  One/Two Family Residential
-  Multiple Family Residential
-  Mobile Home Park
-  Commercial
-  Industrial
-  Utilities
-  Public/Semi-public
-  Parks
-  Vacant Land

MAP FOUR










CITY OF URBANA
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

CITY LIMITS - 
SCALE: 1"=200'



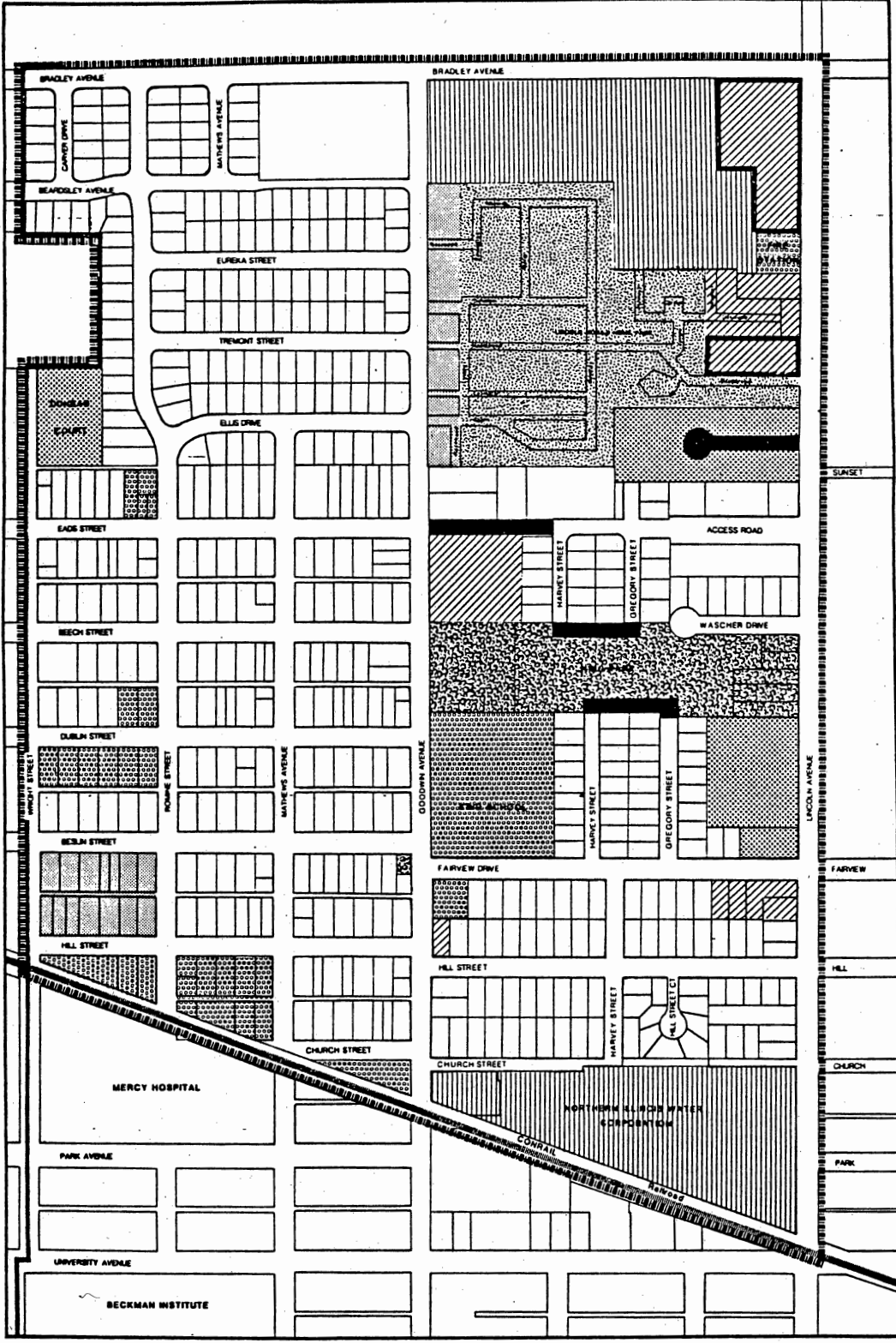
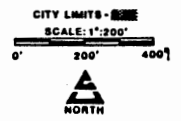
KING PARK NEIGHBORHOOD DEVELOPMENT PLAN

PROPOSED LAND USE PLAN

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Utilities
-  Public/Semi-public
-  Public Recreation
-  Streets
-  Mobile Home Park






MAP TWELVE

CITY OF URBANA
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT




KING PARK NEIGHBORHOOD DEVELOPMENT PLAN

PROPOSED CAPITAL IMPROVEMENT PROJECTS

-  Street Improvements
-  Curb and Gutter
-  Sidewalks
-  Sanitary Sewers
-  Storm Sewers


MAP FOURTEEN

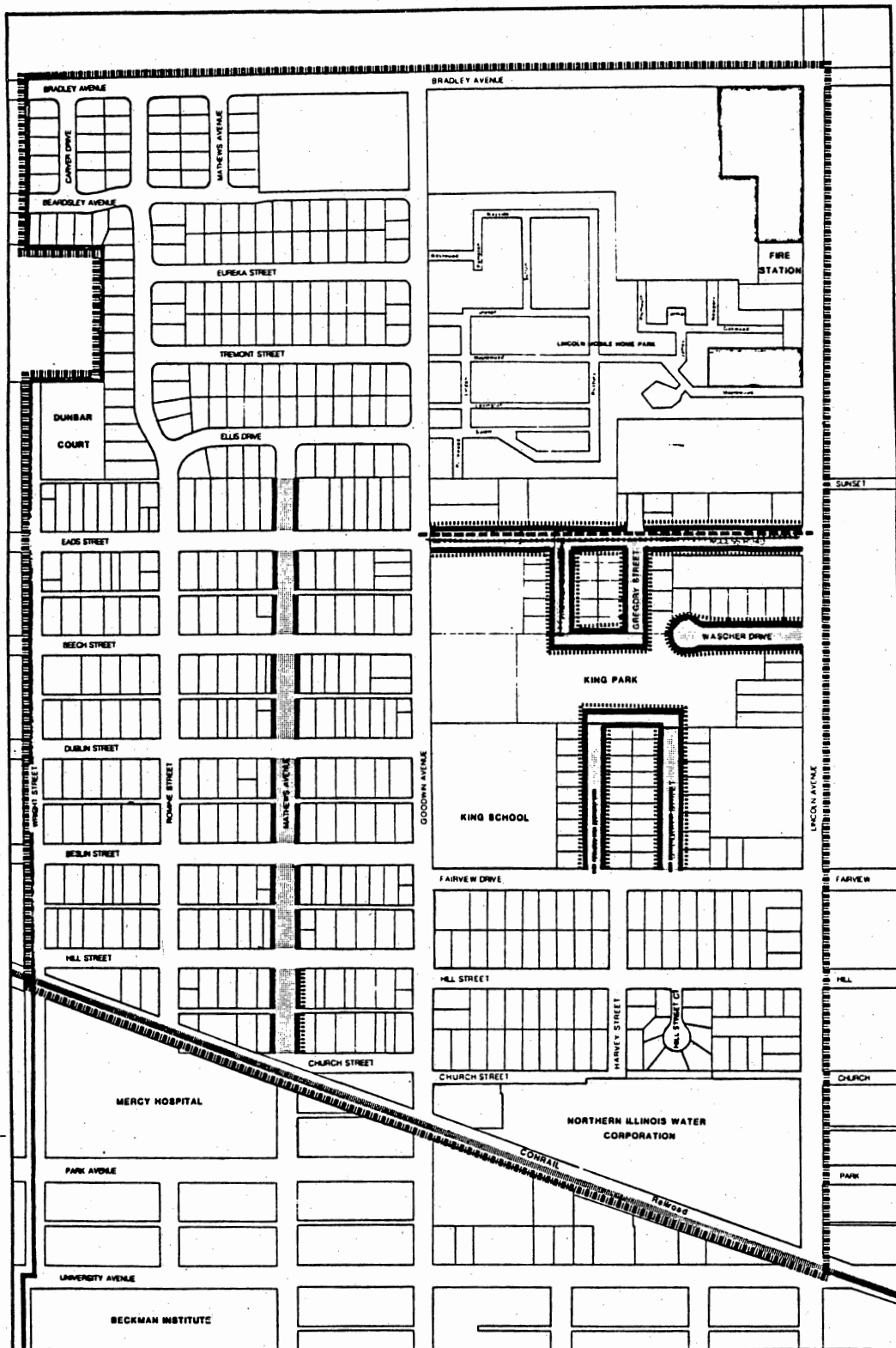
CITY OF URBANA
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

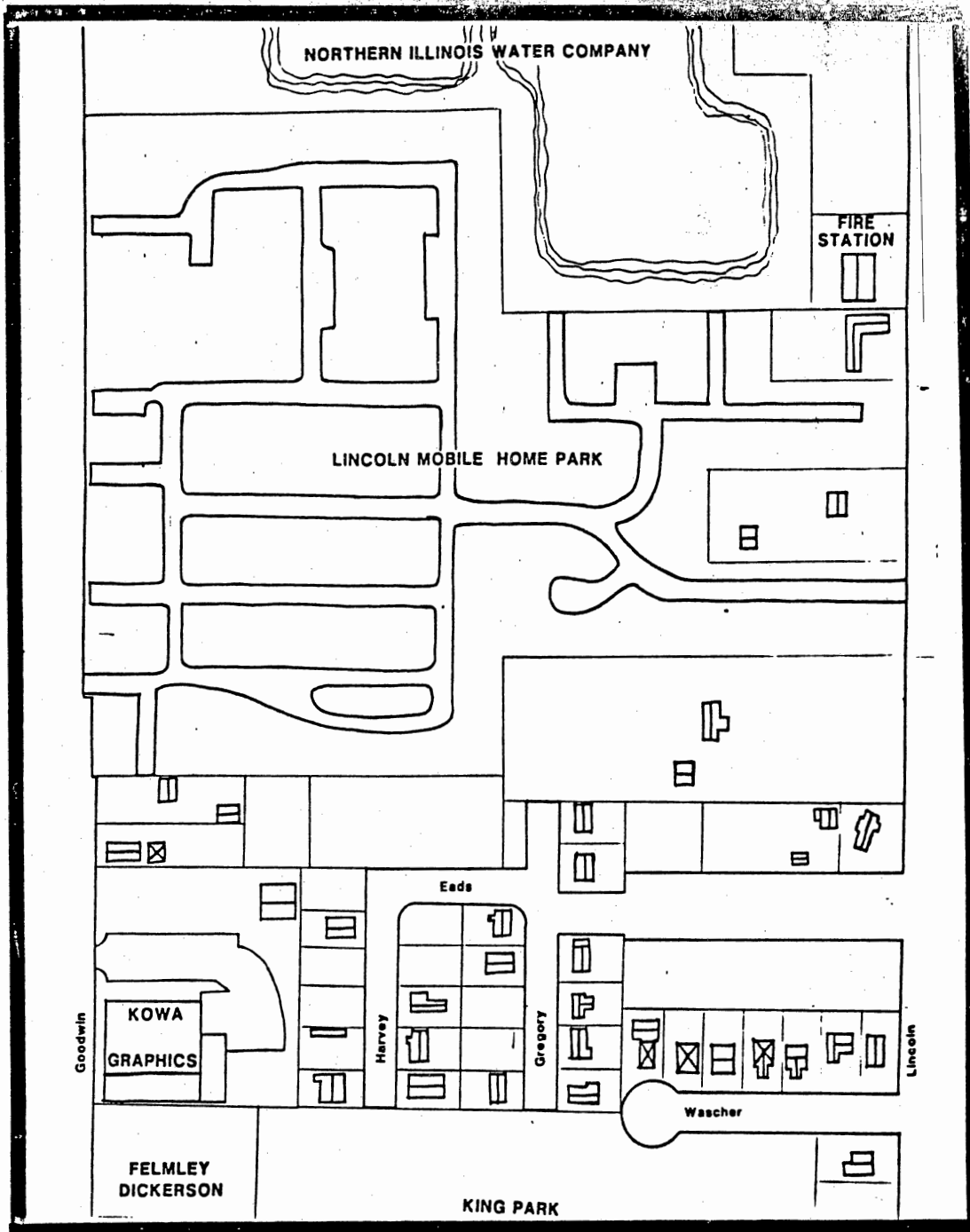
CITY LIMITS - 

SCALE: 1"=200'

0' 200' 400'


NORTH

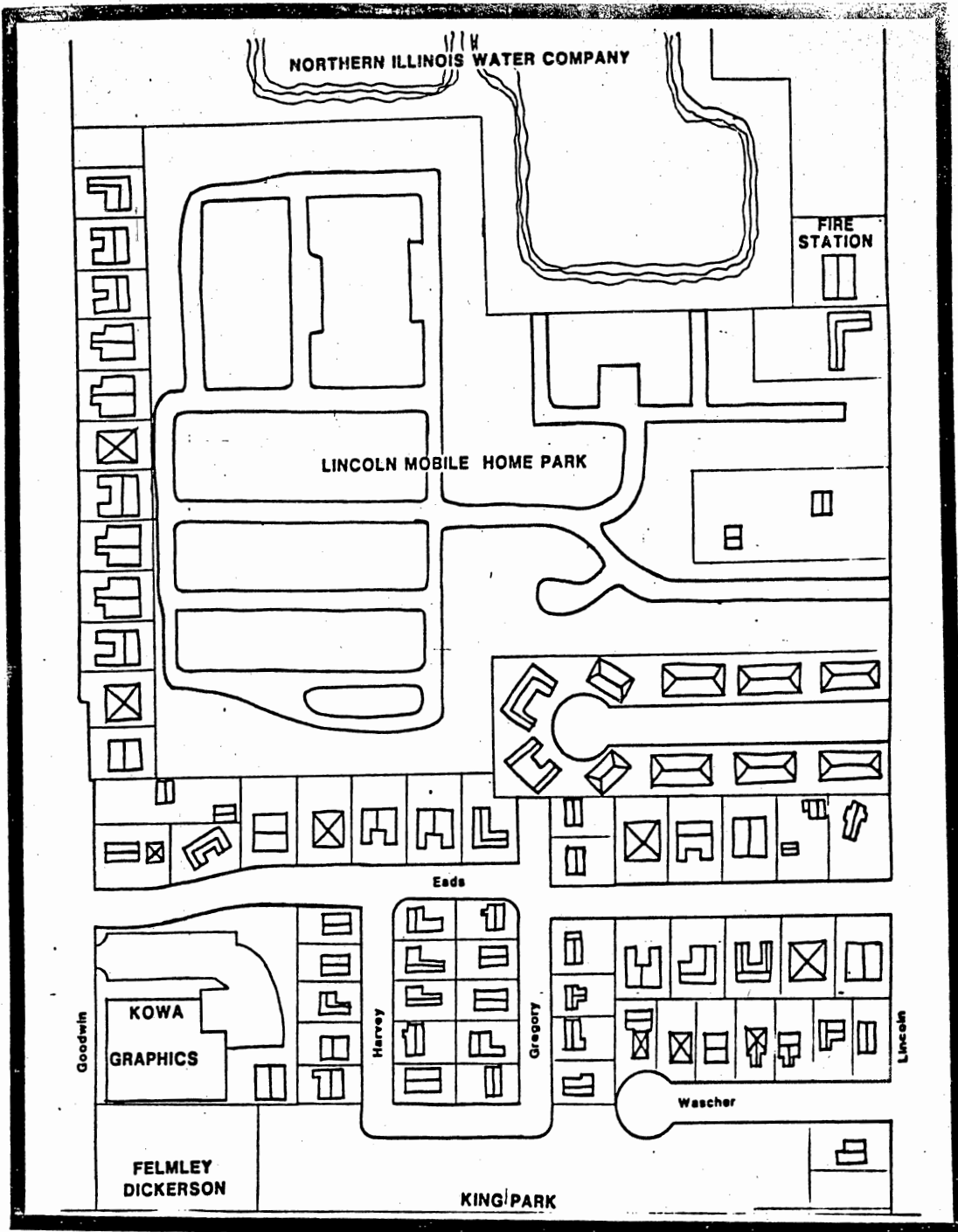




Existing Development

CHARACTERISTICS

Approximately 200 mobile homes
 29 single-family homes
 Poor traffic circulation
 Vacant, underutilized land
 Poor access to King Park



Possible Pattern of Future Development

CHARACTERISTICS

- Approximately 200 mobile homes, smaller boundaries
- Approximately 120 dwelling units
- Potential new commercial development
- Improved traffic circulation
- Better utilization of land
- Improved access to King Park