



DATE: Tuesday, May 24, 2022
TIME: 6:00 P.M.
PLACE: City Council Chambers
400 S Vine St
Urbana, IL 61801

A G E N D A

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes of Previous Meeting**
 - a. April 26, 2022
- 3. Additions To The Agenda**
- 4. Public Input**
- 5. Presentations**
 - a. Staff Report
- 6. Unfinished Business**
- 7. New Business**
 - a. Loan Modification
- 8. Adjournment**



UNAPPROVED

MINUTES

COMMUNITY DEVELOPMENT COMMISSION MEETING

April 26, 2022

City Council Chambers

400 South Vine Street, Urbana, IL 61801

Call to Order: Anne Heinze Silvis called the meeting to order at 6:02 p.m.

Roll Call: Breaden Belcher, Community Development Specialist, called the roll. A quorum was present.

Commission Members Present: Anne Heinze Silvis, Chris Diana, Patricia Jones, and Rev. Robert Freeman

Commission Members Excused/Absent: Shawn Green

Others Present: Sheila Dodd, Grants Management Division Manager; Breaden Belcher, Community Development Specialist; Hillary Ortiz, Office Specialist; JD McClanahan, Champaign County Regional Planning Commission.

Approval of Minutes: Commissioner Jones moved to approve the minutes of the March 22, 2022 Meeting, and Commissioner Freeman seconded the motion. The motion carried unanimously.

Petitions and Communications: No petitions or communications were presented.

Audience Participation: Chair Person Heinze-Silvis stated that audience members could speak if they so wished or after a particular item is presented, no one from the audience stepped forward to speak.

Presentations:

J.D. McClanahan from the Champaign County Regional Planning Commission presented on the HOME-ARP planning and public outreach process. Mr. McClanahan explained that the Urbana HOME Consortium (which comprises the City of Champaign, the City of Urbana, and Champaign County Regional Planning Commission) has received \$2.97 million in one-time funding from the federal HOME-ARP program “to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter.” He stated that the Consortium was

seeking citizen input on the best way to use this money to serve the vulnerable members of the Champaign County community, and provided an overview of the various agencies he has already consulted in the Community. This feedback will be incorporated into an Allocation plan which will be submitted to HUD by mid-Summer. HUD will then have 45 days to approve the plan and release the funds to the Consortium, or require changes to be made to the plan.

Commissioner Freeman asked if schools or local faith communities had been consulted. He also commented on the absence of discussion regarding violence in the community, and asked Mr. McClanahan how the HOME-ARP planning process would address violence in the community. Mr. McClanahan explained that the planning process is still in the early stages, and that this feedback will be incorporated moving forward. Commissioner Silvis asked about long-term project sustainability beyond the \$2.97 million in one-time funding. Mr. Belcher stated that this would require buy-in and participation from the whole community, and that the Allocation planning process was designed to accomplish this. Commissioner Diana then asked how accurate the County's Point in Time census of homelessness individuals was. Mr. Belcher explained that the count is typically seen as an undercount, however the data has remained consistent over the past six years and is a vital source of information in the planning process. Commissioner Jones thanked Mr. McClanahan for the presentation, and suggested that the University of Illinois be brought into the planning process.

Seeing no further questions or comments, Chair Person Silvis moved on the Staff Report, which was presented by Mr. Belcher. He stated that the FY 2022-2023 Annual Action Plan had been approved by City Council on Monday, April 25th. The plan will be submitted to HUD by the May 15 deadline.

Mr. Belcher then introduced Hillary Ortiz, the new Office Specialist in the Community Development Department. She joined about a month ago and has been a positive contribution to the Department. Lastly, Mr. Belcher updated the Commissioners on the upcoming Spring Neighborhood Cleanup Day on May 21st. Ms. Dodd reminded Commissioners that the event was invitation only, and was targeted specially to residents of the City's target neighborhoods.

Old Business: No Old Business was presented.

New Business: Mr. Belcher presented to the Commission the recommendation for FY22-23 CDBG public service funding. Pending final CDBG budget allocation and approval from HUD, the total CDBG Public Service allocation for the FY 2022-2023 will be \$25,000. Mr. Belcher explained that, in its advisory capacity to the Urbana City Council, one of the responsibilities of the Community Development Commission (CDC) is to recommend applications for Community Development Block Grant (CDBG) Public Service funding, and forward the recommendation to the Urbana City Council for approval. The City of Urbana's Youth Services Grant Program is funded, in part, by CDBG Public Service dollars.

Mr. Belcher stated that Staff had scored and ranked Youth Services Grant applications, and recommends that \$25,000 in CDBG Public Service funds be used to support two (2) programs administered by Urbana Neighborhood Connections Center (UNCC). These programs are Community Study Center, and Urbana Youth Development Program. Both programs will

support Urbana youth through educational and recreational after-school programming, and will collaborate closely with Urbana School District 116 to receive student referrals. Combined, these two programs will serve approximately 100 low-income Urbana youth. Commissioner Freeman asked about the sustainability of these programs long-term. Mr. Belcher explained that sustainability was a strength of the application, and that UNCC had successfully operated throughout the COVID-19 pandemic. Commissioner Diana expressed that service to 100 Urbana youth was impressive.

Seeing no further comments or questions for Mr. Belcher, Chair Person Silvis requested a motion to forward the proposed funding allocations for Urbana Neighborhood Connections Center to City Council with a recommendation for approval. Commissioner Diana moved and Commissioner Jones seconded. The motion passed unanimously.

Adjournment: Seeing no further business, Ms. Heinze Silvis adjourned the meeting at 6:51 p.m.

Recorded by

Breaden J. Belcher
Community Development Specialist



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

GRANTS MANAGEMENT DIVISION

TO: Community Development Commission Members
FROM: Sheila Dodd, Interim Community Development Services Director
Breaden Belcher, Community Development Specialist
DATE: May 20, 2022
SUBJECT: Staff Briefing

Department of Housing and Urban Development (HUD) Activity

- FY 2022-2023 Annual Action Plan
- HOME-ARP Allocation Plan

OTHER GRANTS MANAGEMENT DIVISION ACTIVITIES

- Staff attending National Community Development Association conference in June



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Community Development Commission

FROM: Sheila Dodd, Manager, Interim Community Development Services Director

DATE: May 20, 2022

SUBJECT: Loan Modification

Background

The Grants Management Division completed a Whole House Rehabilitation project at 113 N Lynn St, Urbana on September 12, 1988. Both owners are since deceased and their daughter has ownership of the property. She took possession of the property in January 2019. At that time, the loan balance was \$9,000. The owner is low-income and is unable to make monthly payments.

A condition of the mortgage allows the Community Development Commission and the Community Development Director the ability to modify the mortgage. Staff recommends amending the mortgage to be a deferred payment loan with the balance of \$9,000 due at the time of sale.

Options

1. Recommend staff modify the mortgage to be a deferred payment loan with the balance due upon sale of the property.
2. Do not approve staff recommendation and leave mortgage in place as written.

Fiscal Impacts

There will be no change to the HOME funds, as the funds will be recaptured through either option. Recaptured funds will be utilized for future HOME eligible projects.