

**City Council of The City of Carbondale, Illinois**  
**Public Hearing on Proposed Application for a Housing Rehabilitation Grant**  
**from the Community Development Assistance Program**  
**October 19, 2004**

The City Council of the City of Carbondale, Illinois, held a public hearing on Tuesday, October 19, 2004, in the Civic Center, 200 South Illinois Avenue, for the purpose of soliciting comments on the Proposed Application for a Housing Rehabilitation Grant from the Community Development Assistance Program. Mayor Cole called the public hearing to order at 7:08 p.m. with the following-named members of the City Council present/absent:

Present: Councilwoman Sheila Simon, Councilwoman Corene McDaniel, Councilwoman Margaret Flanagan, Councilman Chris Wissmann, Councilman Steven Haynes, Councilman Lance Jack and Mayor Brad Cole

Absent: None

Also present were City Clerk Janet M. Vaught, City Manager Jeff Doherty and various members of the City's administrative staff. Mayor Cole noted that an attendance sheet was being circulated and said that the requirements of the application specify that everyone present at the meeting sign in.

Community Services Director/Assistant City Manager Don Monty said that many homes in Carbondale are in need of rehabilitation; however, many homeowners in Carbondale have low or very low incomes and do not have the financial resources necessary to make the needed improvements to their homes. The Illinois Department of Commerce and Economic Opportunity (DCEO) administers the Community Development Assistance Program (CDAP) which provides federal Community Development Block Grant program funds to local governments in Illinois. The City is eligible to apply for CDAP funds. Among the eligible uses for CDAP funds is housing rehabilitation.

Mr. Monty noted that each year since 1994 the City has applied for CDAP grants for a housing rehabilitation program targeted to parts of Northeast Carbondale. In 1997 and 1998 the City also received funding to perform some housing rehabilitation in a part of Northwest Carbondale. Beginning in 1999 DCEO placed more emphasis on smaller target areas for the housing rehabilitation program. The housing rehabilitation grants approved in 2000 and 2001 specifically targeted the Northeast area south of Fisher Street and west of N. Wall Street. The grants approved in 2002 and 2004 targeted the Northeast area north of James and Thelma Walker Avenue. The Illinois Housing Development Authority also approved grants to assist with the housing rehabilitation program each year. The City has received more applications from owner occupants than the previously approved grants will accommodate. There is a need to apply for further housing rehabilitation funds from the State if the housing rehabilitation program is to continue.

Mr. Monty said that prior to submitting a CDAP grant application a public hearing must be conducted. At the hearing the following items must be covered:

1. The amount of funds available. Mr. Monty said there are \$400,000 maximum available per community.
2. The range of activities that may be undertaken with CDAP program funds. Mr. Monty said

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housing rehabilitation, and if necessary, replacement of substandard housing, is one of the eligible activities under this program. Public works such as water and sewer lines, planning assistance and economic development are also eligible activities for the CDAP program. However, they are not items for which applications are being submitted at this time.

3. The estimated amount that will benefit low to moderate-income persons. Mr. Monty said that in the case of this grant it is a requirement that 100% of the funds benefit such persons.
4. Plans for minimizing displacement of persons and to assist those actually displaced. Mr. Monty said there will be no displacement of persons by this grant. However, some persons may temporarily relocate during rehabilitation work on their home.
5. There must be a prioritized list of community development needs. Mr. Monty said that in the City of Carbondale's case, the Community Goals portion of the City Budget adopted by the City Council include one goal "to preserve and enhance residential property values", another is "to assure residential areas are maintained in an attractive manner and in compliance with City codes", and an objective "to assist and facilitate the development and redevelopment of housing in the City". (Exhibit PH-A-10-19-04)
6. How and where to access the City's CDAP records. Mr. Monty said those records may be accessed at City Hall during normal business hours.

Mr. Monty noted that Notice of the public hearing was published in *The Southern Illinoisan* on October 6 and 7, 2004. He noted that the following are proposed components of the housing rehabilitation grant application:

1. It is proposed to rehabilitate an estimated 11 homes of owner occupants.
2. The grant will be targeted to the portion of the Northeast neighborhood north of James and Thelma Walker Avenue and south of the former Koppers plant.
3. Priority will be given to the elderly, the disabled, and very low-income persons.
4. No work can be done on a home unless it is brought up to housing code standards with the grant. In the event that a home is determined to be too dilapidated to rehabilitate in a cost-effective manner, it is possible to amend the grant to provide a replacement housing unit.
5. Matching funds for the grant are proposed to be from the Illinois Affordable Housing Trust Fund (\$77,000), "in kind" by the City (approximately \$20,688 in staff time and office expenses) and from City funds (\$10,000).
6. In accordance with federal requirements, grants will be limited to persons with low- to very low-incomes as established by the U. S. Department of Housing and Urban Development.

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7. The application will provide for the continuation of one housing rehabilitation specialist who will perform most of the day-to-day activity needed to implement the program.
8. The actual work performed on homes will be done by contractors working under a contract with the homeowner.

Mr. Monty said that this summarizes the proposal and it is recommended that the public hearing be conducted.

Mayor Cole thanked Mr. Monty for his presentation and noted that staff is available at the meeting to discuss in more detail any of the items as discussed tonight and mentioned in the public hearing.

Mayor Cole invited comments or questions from the public. There being no one who indicated a desire to speak, the Mayor repeated his invitation for public comments.

Valerie Sieth, 919 W. Sycamore, a student at Southern Illinois University said she was compelled to speak on this issue because it appeared no one else was. She said she is in favor of the grant, is needed, and is a really good idea. Mayor Cole thanked her for her comments.

Mayor Cole repeated for a third time an invitation for citizen comments or questions regarding this grant application. There being no one else who wished to speak during this public hearing, the Mayor declared the hearing closed at 7:16 p.m..

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Janet M. Vaught, City Clerk

Approved by the City Council on:

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