

City Council of The City of Carbondale, Illinois
Public Hearing on Proposed Application for a Housing Rehabilitation Grant
from the Community Development Assistance Program
November 1, 2005

The City Council of the City of Carbondale, Illinois, held a public hearing on Tuesday, November 1, 2005, 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 7:05 p.m. with the following-named members of the City Council present/absent:

Present: Councilman Lance Jack, Councilwoman Sheila Simon, Councilwoman Corene McDaniel, Councilman Joel Fritzler, Councilman Chris Wissmann, Councilman Steven Haynes 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.

Assistant City Manager Don Monty said that many homes in Carbondale are in need of rehabilitation; however, many homeowners in Carbondale have low to extremely 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 the Department of Commerce and Economic Opportunity 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 North Wall Street. The grants approved in 2002, 2004 and 2005 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. However, 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 that currently \$400,000 is the maximum allowed under this grant.

City Council of the City of Carbondale, Illinois - November 1, 2005

2. The range of activities that may be undertaken with CDAP program funds. Mr. Monty said housing rehabilitation, and if necessary, replacement, is eligible. Public works, such as water and sewer lines, are eligible but not with this application. Also, planning assistance and economic development are eligible activities but, again, not in this application cycle.
3. The estimated amount that will benefit low to moderate-income persons. Mr. Monty said that in the case it is the full amount of the grant because they are the only ones allowed to receive grant funds.
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 homes.
5. There must be a prioritized list of community development needs. Mr. Monty said that in the City of Carbondale's case, there have been Community Goals adopted as part of the City's Budget. He called attention to the relevant portions, noting that under "strengthen and promote neighborhood living", there is a goal to "promote and encourage the revitalization of older neighborhoods", an objective "to assist and facilitate development and redevelopment of housing in the City," and under the "strategies" section a statement, "the City will continue to apply for Community Development Assistant Program Housing Rehabilitation Grants from the Illinois Department of Commerce and Economic Opportunity." Mr. Monty noted that what is being proposed is quite consistent with the Goals and Objectives that the City Council has adopted. (Exhibit PH-A-11-1-05)
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 19, 2005. He noted that the following are proposed components of the housing rehabilitation grant application:

1. It is proposed to rehabilitate an estimated 10 homes of owner occupants.
2. The grant is proposed to 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, persons with disabilities, and very low to extremely 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 (\$70,000), "in kind" by the City (approximately \$24,259 in staff time and office expenses) and from City funds (\$10,000 in cash to be used for housing rehabilitation activities).
6. In accordance with federal requirements, grants will be limited to persons with low to extremely low incomes as established by the U. S. Department of Housing and Urban Development.

City Council of the City of Carbondale, Illinois - November 1, 2005

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 what is proposed to be in the application and added that comments could be entertained.

Mayor Cole thanked Mr. Monty for his presentation. He noted that the Council is in a Public Hearing to discuss a proposed application for a housing rehabilitation grant from the Community Development Assistance Program, adding that this is an annual function performed by the Council and many of the items mentioned by Mr. Monty are required for disclosure in the public hearing.

Mayor Cole announced that a sign-up sheet was being circulated, adding that the rules of the public hearing require that everyone in attendance sign in on the attendance sheet.

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

There being no one else who wished to speak during this public hearing, Mayor Cole declared the hearing closed at 7:13 p.m..

Janet M. Vaught, City Clerk

Approved by the City Council on:
