

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Third Year of
Five Year Consolidated Plan

Thursday, August 25th – 12:00 PM
Montague Branch Library
1238 S. Winnebago Street

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

II. 2010-2014 City of Rockford Consolidated Plan: 2012 Action Plan

- The 2010 – 2014 City of Rockford Consolidated Plan: 2011 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, and Rob Lamb. See slides attached.
- The following questions were addressed by staff members:
 - ☐ Question – Who is eligible for the homeless prevention rapid re-housing program funding?
Answer – Funding goes to homeless agencies.
Question – So the money doesn't go to people for their rent? It goes to agencies and maybe they would provide assistance?
Answer – The funds do trickle down to residents to help prevent them from becoming homeless.
Question – Is there a place to send people where they can get assistance to stay in their housing (rental)?
Answer – We can refer you to Human Services or give them your questions and get back to you. Human Services also has a rental assistance program.
 - ☐ Question – Are there funds available in the façade program?
Answer – Currently, yes there is.
Question – How do you apply?
Answer – Contact Jovita Donahue. Once the location is determined as eligible, we can start the process.

- ⇒ Question – Are there any funds available to rehabilitate homes that are not owner occupied?
Answer – Currently, we only have owner occupied programs. If someone put a proposal together, we could review and consider the proposal.
- ⇒ Question – I receive e-mails from the legal department to bid to rehabilitate homes, is that some of the funding you are talking about here?
Answer – Yes, it is. Anyone that bids on these jobs must be a state licensed lead contractor. We have to follow federal and state regulations.

III. Schedule of Continuation of Process

- We are having the Public Hearings today and may add a few additional input sessions. The purpose of these meetings is to give the public a broader understanding of the three programs and their eligible use of funds, to explain what funds we have received in the past and the status of where we are today and for the public to provide us input and suggestions as we move through the process of drafting a plan for 2012. Over the next few weeks, we will draft a plan to submit to the City. The draft action plan will be available for public viewing for thirty days. The plan will go through the City of Rockford process and approval and must be submitted to HUD by November 15.

IV. Comments

- Comment – I took the Construction Management class. It was a good course however you can't go on to take the other construction classes and have them covered under this program.

Respectfully submitted by,
Susan Diehl
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Third Year of
Five Year Consolidated Plan

Thursday, August 25th – 5:30 PM
Patriot's Gateway Center
615 South 5th Street

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

II. 2010-2014 City of Rockford Consolidated Plan: 2012 Action Plan

- The 2010 – 2014 City of Rockford Consolidated Plan: 2011 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, and Rob Lamb. See slides attached.
- The following questions were addressed by staff members:
 - ☐ Question – When does the city receive their federal funds?
Answer – It used to be that we received the funds in January or February. This year we have not received them yet. We have used carryover and general funds to carry us until the funds are received.
 - ☐ Question – What percentage of Rockford is low income?
Answer – 49.7%
 - ☐ Question – Do IHDA funds make you able to increase the number of activities you do?
Answer – Yes, because we can leverage those funds with ours. We have also applied for a Federal Home Loan Bank grant that will allow us to increase activities as well.
 - ☐ Question – Do the Down Home and Homebuyer Advantage programs do the same thing?
Answer – Yes
 - ☐ Question – How does the Tax Incentive Program (TIP) work?
Answer – The house must be in a Tax Increment Financing (TIF) area and there must be a need for a major rehabilitation. Taxes are then frozen and any increase in taxes can be rebated back to you over 10 – 12 years (if historic). This time frame can be extended to 12 years if the rehabilitation is “green”.

- ⇒ Question – When are applications accepted for the Healthy Neighborhood Program?
Answer – Applications are accepted on a rolling basis.
Question – What is the eligibility?
Answer – This program is for organizations that identify a lacking in the community that they can provide but they need financial assistance.
- ⇒ Question – Is the LMA Façade program a 50/50 match?
Answer – Yes it is.

III. Schedule of Continuation of Process

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IV. Comments

- Comment – I would like to say again that the SET Program was a good program and some of us are still in business.

Respectfully submitted by,
Susan Diehl
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Third Year of
Five Year Consolidated Plan

Wednesday, September 7th – 12:00 PM
Northwest Community Center
1325 N. Johnston Avenue

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

II. 2010-2014 City of Rockford Consolidated Plan: 2012 Action Plan

- The 2010 – 2014 City of Rockford Consolidated Plan: 2011 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, Jennifer Jaeger and Rob Lamb. See slides attached.
- The following questions were addressed by staff members:
 - ☐ Question – The ten projected for Water Hookup Program, where do the funds come from?
Answer – The funds come from Public Works.
Question – How many will be projected for 2012?
Answer – That depends on how much money we receive from Public Works.
Question – Is the Water Hookup Program CDBG eligible?
Answer - Yes
 - ☐ Question – Can you explain the Down Home Program?
Answer – We no longer have that program but it provided down payment assistance.
Question – Did anyone take that program over?
Answer – Rockford Area Affordable Housing Coalition
 - ☐ Question – Will you be looking at foreclosures and how to make sure they do not continue to increase? Demolition is not the answer. Would like to see rehabilitation programs in the city for homeowners that have lost their jobs and cannot afford to rehabilitate their homes.
Answer – The number of foreclosures continues to be high. The demolition budget has decreased \$40 - \$50,000. CDBG is so flexible that everyone wants to pull money from

there first. We are working with PNC on a 203(k) program for vacant / foreclosed properties. We don't have funding for new programs.

Comment – Get rid of the old programs and address the real issues in the community.

- ☐ Question – If we get a developer to come to our community, how are we going to support them? Where is the money being set aside?

Answer – There is no one source. Sometimes we have to use all or many of our resources. We try to use our resources for gap funding to fill the gap between what the developer has and what is needed.

Comment – That is true, too often the developers come with empty pockets and they need to be accountable.

- ☐ Question – If someone is interested in buying a home, where do they go?

Answer – Rockford Area Affordable Housing Coalition or if they are interested in buying one of the homes in our brochure, they would come to the City of Rockford.

III. Schedule of Continuation of Process

- We are having the third of four Public Hearing input sessions today. The purpose of these meetings is to give the public a broader understanding of the three programs and their eligible use of funds, to explain what funds we have received in the past and the status of where we are today and for the public to provide us input and suggestions as we move through the process of drafting a plan for 2012. Over the next few weeks, we will draft a plan to submit to the City. The draft action plan will be available for public viewing for thirty days. The plan will go through the City of Rockford process and approval and must be submitted to HUD by November 15.

IV. Comments

- Comment – You have problems getting people to participate in the public hearings, what is being done to advertise?
Comment – I get e-mails for these meetings but I did not see it in the paper 3 – 4 weeks ahead of time as appropriate.
Answer – It was in last Friday's paper. The paper tells us that Friday and Sunday papers are the best to advertise in.
- Comment – Public transportation needs to be looked at. It would get people where they need to go and decrease road wear and tear along with helping the environment. Companies that think about coming here want to know about our public transportation. If the bus ran 24/7, income will increase and the deficit will decrease.

Respectfully submitted by,
Susan Diehl
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Third Year of
Five Year Consolidated Plan

Thursday, September 8th – 5:30 PM
Northwest Community Center
1325 N. Johnston Avenue

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

II. 2010-2014 City of Rockford Consolidated Plan: 2012 Action Plan

- The 2010 – 2014 City of Rockford Consolidated Plan: 2011 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, Angie Walker and Rob Lamb. See slides attached.
- The following questions were addressed by staff members:
 - ☐ Question – For the funds given to the Discovery Center, why were Nashold and Lathrop Elementary schools chosen?
Answer – We did not choose those schools, the Discover Center identified them to us.
Question – Does the low income population change in the schools?
Answer – Sure it does.
Question – Shouldn't we look each year? What if they aren't low income anymore?
Answer – They have to be low income or we would not be meeting the regulations. The Discovery Center gives us a break down.
Question – Why an after school program?
Answer – That is what the 21st Century Program is.
 - ☐ Question – For the ESG Program, how much money goes to each agency, is it an equal split?
Answer – No, there is an application process. I don't know the exact break down for each agency.
 - ☐ Question – HPRP, does some of this money go to the same agencies as ESG?
Answer – No, it is different agencies.
Question – What does the City of Rockford do with their money from HPRP?

Answer – We help the homeless people.

Question – How?

Answer – The person must be homeless or in danger of becoming homeless. We have a rent catch up program where we can help with up to six months of rent.

Question – Are there many repeat applications for this money?

Answer – Most of them are new. We also have time limits on when aid can be given again.

Question – Are the agencies that receive this money generally the same each year or is there a RFP process.

Answer – RFP process.

☐ Question – How much money is budgeted for demolitions?

Answer – \$150,000 for sixteen demolitions.

Question – Is there any way to get more money for demolitions?

Answer – We budget CDBG money to different line items. If we increase the demolition budget, another program will have to be decreased or eliminated.

Comment – I would hope that the City of Rockford would increase the demolition budget. There is an over abundance of vacant properties.

Question – How much was this budget affected?

Answer – Not a huge impact.

Question – Are there requirements?

Answer – We try to focus in the CDBG area (maybe 2/3 of Rockford). The specific focus areas where we would like to work as well. We have an on-going list from phone calls we receive. We are trying to determine priorities on that list of demolitions now.

☐ Question – Construction Management, how much money is in this program?

Answer – \$25,000 per year.

Question – How many years are left in this program?

Answer – We may not continue it in 2012 due to the decrease in interest.

☐ Question – If I want to learn about the HOME and CDBG programs and how the funds are divided, where do I go?

Answer – HUD.gov

Question – Where do I go to learn about how the city and the city budget work?

Answer – You can go to the city's web site or speak to the finance department.

III. Schedule of Continuation of Process

- We are having the final Public Hearing input sessions today. The purpose of these meetings is to give the public a broader understanding of the three programs and their eligible use of funds, to explain what funds we have received in the past and the status of where we are today and for the public to provide us input and suggestions as we move through the process of drafting a plan for 2012. Over the next few weeks, we will draft a plan to submit to the City. The draft action plan will be available for public viewing for thirty days. The plan will go through the City of Rockford process and approval and must be submitted to HUD by November 15.

Respectfully submitted by,
Susan Diehl
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
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Wednesday, September 14th – 5:30 PM
Patriot's Gateway Center
615 South 5th Street

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the 2010 – 2014 Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant. This purpose of this meeting is to outline what we propose to do with our 2012 funds.

II. Admin / Neighborhood & Economic Development Proposed Activities & Budget

- The 2010 – 2014 Consolidated Plan: Status of 2012 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, Angie Walker and Jovita Donahue. See slides attached.
- The following questions were addressed by staff members:
 - ☐ Question – Is the city's fiscal year is January 1st – December 31st?
Answer – That is correct.
 - ☐ Question – Are there income restrictions for the Homebuyer Assistance programs?
Answer – Yes there are. They are listed in the brochures we brought today as well as on our website.
 - ☐ Question – What does SBDC mean?
Answer – Small Business Development Center
Question – Are the classes located at Rock Valley College?
Answer – They are at the Learning Opportunities Center, Lavoz Latina and the Millennium Center.
 - ☐ Question – Is the Economic Development Services line item for grants?
Answer – This line item pays for staff.
Question – City staff?
Answer – Yes

- ⇒ Question – Rehabilitation and Development Assistance – who do these funds assist?
 Answer – They assist the owner with interior or exterior rehabilitation.
 Comment – All of our programs assist homeowners, not rental programs. There are so many demands on CDBG money that rental gets pushed aside.
- ⇒ Question – Do you have to re-present the plan to HUD if you amend it?
 Answer – Yes, if there is a change of the total funds of 20% or more.
- ⇒ Question – For the Economic Development programs that are downtown, isn't it all low income?
 Answer – If it is a housing project 51% of the residents have to be low income. For retail projects the area of service has to be low income.
 Question – Is there documentation of the income and how often does it have to be presented?
 Answer – CDBG rules are that income documentation has to be presented at the time of assistance and there is no re-qualification.
 Question – Is there an annual report?
 Answer – Usually when receiving the funds or if the funds are being distributed over a period more than one year, an annual report is required.

III. Schedule for Continuation of the Process

- Thursday, September 15th – Final public hearing will be held at the Northwest Community Center at noon.
- Monday, September 19th – This draft plan will be read into City Council for a pending date to be on the agenda for October 24th.
- Tuesday, September 20th – Starts a 30 day comment period on this draft.
- At the end of the 30 day comment period, the plan goes before the Planning and Development Committee of City Council for their approval. Once we get the Planning and Development Committee's approval, they will make recommendations to the full City Council so this plan can move forward.
- We will submit the plan to the Department of Housing and Urban Development by November 15, 2011.
- December 15, 2011 – We will request the release of funds so they are available by the beginning of our fiscal year, January 1, 2012.

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Community Development Department

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II. Admin / Neighborhood & Economic Development Proposed Activities & Budget

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- The following questions were addressed by staff members:
 - ☐ Question – Are the Rehabilitation Services money managed in house?
Answer – That is correct.
Question – For the proposed programs, are you managing them or do you have a sub-contractor?
Answer – We manage the funds. Someone else would do the project. We have to monitor them to make sure they meet the CDBG guidelines.
 - ☐ Question – What is the Barber Coleman project?
Answer – The city has hired a consulting firm to do environmental studies and propose ideas for developing the area.

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