

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Fifth Year of
Five Year Consolidated Plan

Tuesday, August 19, 2008 – 6:00 PM
Booker Washington Center
524 Kent Street

MINUTES

I. Welcome

Dwayne Collins introduced himself and welcomed everyone. He explained that this public hearing is regarding the 2009 Community Development Formula Programs that are funded through the Department of Housing and Urban Development (HUD). The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

II. Self-Introductions

Dwayne Collins introduced other staff members including Rick May, Lucia Rinedollar, Linda Jones, Rob Lamb, Vicki Manson, Reid Montgomery and Andrea Hinrichs.

III. Overview

- The attached PowerPoint Presentation was explained by Vicki Manson, Dwayne Collins and Rick May.
- The following questions were addressed by staff members:
 - ☐ Question (Ruth Gulley) – Are there income requirements for the SWEEP program or is it just for elderly and disabled residents?
Answer (Vicki Manson) – They are working with elderly and disabled residents.
 - ☐ Question (Dwayne Harris) – What is the rent amount for the Shopstead properties?
Answer (Rick May) – They vary due to differences in the size of the units. Rick will provide more details following the meeting if Mr. Harris is interested in the available unit.
 - ☐ Question (Dwayne Harris) – Is there an actual project in process in the West State and Central area?
Answer (Rick May) – The City is in the process of acquiring available land for a possible future shopping center there.
 - ☐ Question (Ruth Gulley) – Property owners in the area are low income but will the rental property down the street affect the eligibility for sidewalk repairs in the neighborhood?

Answer (Vicki Manson) – The City is not doing any sidewalk projects in her area but if the residents are participating in the owner occupied rehab program, sidewalk or driveway repair could be a part of their rehab project. The City's 50/50 Sidewalk Program is also available.

- ☐ Question (Ruth Gulley) – Several residents in the area have discussed the 50/50 Sidewalk Program. If they participate and then sell their home, will they get their money back from the City?

Answer (Vicki Manson) – No, the money isn't paid to the City, it is paid to the contractor.

- ☐ Question (Mike Williams) – Has anyone proposed an urban landscaping program to coincide with the rehab program? Tree removal and/or trimming is necessary to prevent damage to the homes.

Answer (Vicki Manson) – There are limited landscaping activities that are eligible for funding. Andrea Hinrichs suggested that the neighborhood association apply for a grant through the Community Foundation. Vicki and Dwayne also noted that if a program was put together where youth or low income persons were being paid to do the landscaping work, it could possibly be eligible under the Healthy Neighborhoods program.

- ☐ Question (Joe Bove) – Expressed concerns about code enforcement stating that the City should have people riding the areas looking for violations.

Answer (Vicki Manson) – The City does try to be proactive but due to the high volume most of the code enforcement is in response to complaints. However, several sweeps have been done in the past year due to additional staff.

- ☐ Question (Dwayne Harris) – Are the property owners responsible for violations involving tenants?

Answer (Vicki Manson) – It depends on the situation but usually the property owner is responsible and then it is their option to pursue it with the tenants if necessary.

- ☐ Question (Dwayne Harris) – Would tenants in the weed & seed area that might eventually want to own a home be eligible for one-on-one training?

Answer (Dwayne Collins) – Yes, we provide funding to Rockford Area Affordable Housing Coalition for training. Andrea Hinrichs explained that there is a \$40.00 charge for the class but they also receive funding from other sources to provide the one-on-one counseling for free. The \$40.00 is reimbursable if it is a requirement for one of our programs.

IV. SCHEDULE FOR CONTINUATION OF THE PROCESS

- Dwayne Collins explained the remaining process for the 2009 application.

V. COMMENTS

- There were no additional comments or questions.
- Dwayne Collins thanked everyone for coming and the meeting was adjourned.

Respectfully submitted by,
Lucia Rinedollar
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Fifth Year of
Five Year Consolidated Plan

Wednesday, August 20, 2008 – 10:00 AM
Patriots Gateway Center
615 South Fifth Street

MINUTES

I. Welcome

Dwayne Collins introduced himself and welcomed everyone. He explained that this public hearing is regarding the 2009 Community Development Formula Programs that are funded through the Department of Housing and Urban Development (HUD). The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

II. Self-Introductions

Dwayne Collins introduced other staff members including Vicki Manson, Lucia Rinedollar, Rick May, Rob Lamb and Reid Montgomery.

III. Overview

- The attached PowerPoint Presentation was explained by Vicki Manson, Dwayne Collins and Rick May.
- The following questions were addressed by staff members:
 - ☞ Question (Kerry Knodle) – Are the demolition funds just for residential buildings?
Answer (Vicki Manson) – No, it covers all demolitions. Several current projects are commercial properties.
 - ☞ Comment (Kerry Knodle) – He expressed concern regarding the criteria for funding through the Healthy Neighborhoods program. He stated that the nCenter programs are restricted to youth enrolled in Rockford Public Schools which prevents some at-risk youth in his area from participating. He would like this investigated if the project received CDBG funds.
 - ☞ Comment (Kerry Knodle) – He stated interest in the new foreclosure program. Since the Winnebago County Housing Authority will not be proceeding with the HOPE VI – Phase 5 and 6 projects, he is hopeful that this foreclosure program could help in that area.
 - ☞ Question (Kerry Knodle) – There are pockets in the Lexington/Concord area where the sewer and water are not complete. Is that part of these programs or Public Works?
Answer (Vicki Manson) – Options include the Water Hook-Up program, being part of a

development project and Public Works. Some of the properties are still in Unincorporated Winnebago County.

- ☐ Question (Angie Goral) – Several seniors in the area need home repairs but are outside of the focus areas. Would there be anything available through the Healthy Neighborhoods program to assist them?
Answer (Vicki Manson) – There is a senior program being considered for 2009. She noted that there is also a senior program available through IHDA that we may be able to apply for.
- ☐ Comment (Angie Goral) – She commented on how the new foreclosure bill sounds like the old Homestead Program and stated that organizations such as CCS could be beneficial in rehabilitating some of the properties so they could be made available to sell. She is concerned about properties that do not sell at the Sherriff's sales.
- ☐ Comment (Angie Goral) – She thanked the City for the demolition of 905 Horsman. She stated that she hopes the fire damaged property on Rockton Ave will be taken care of soon. She also stated that there have been major improvements in the neighborhood and she is hopeful that it will continue. It was noted that Castell Development will be constructing new "green" homes in the area. Ms. Goral stated that she feels more emphasis should be put on the areas people travel through to get downtown rather than focusing only on the downtown area. .
- ☐ Comment (Angie Goral) – She thanked the City for continuing to support the Rockford Area Housing Coalition. Vicki noted that we will be working with them more as the new foreclosure programs are developed. Vicki explained that there is an inventory of City owned lots throughout the City and some of these could possibly be made available to non-profits or groups wanting to build homes.
- ☐ Question (Valerie DeCastris) – Who is funding the sidewalk around Garrison school?
Answer (Vicki Manson) – There are several funding sources for the project including Historic Preservation Credits, TIF funds and private funds. It is not being funded through CDBG.
- ☐ Question (Kerry Knodle) – Are there plans for development at the South Main railyards?
Answer (Reid Montgomery) – There are several different proposals being discussed but there are no definite plans at this time.

IV. SCHEDULE FOR CONTINUATION OF THE PROCESS

- Dwayne Collins explained the remaining process for the 2009 application.

V. COMMENTS

- There were no additional comments or questions.
- Dwayne Collins thanked everyone for coming and the meeting was adjourned.

Respectfully submitted by,
Lucia Rinedollar
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Fifth Year of
Five Year Consolidated Plan

Wednesday, September 17, 2008 – 6:00 PM
Booker Washington Center
524 Kent Street

MINUTES

I. Welcome

Dwayne Collins introduced himself and welcomed everyone. He explained that this public hearing is regarding the 2009 Community Development Formula Programs that are funded through the Department of Housing and Urban Development (HUD). The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

II. Self-Introductions

Dwayne Collins introduced other staff members including Vicki Manson, Rick May, Andrea Hinrichs, Lucia Rinedollar, Rob Lamb and Reid Montgomery.

III. Overview

- The attached PowerPoint Presentation was explained by Vicki Manson, Dwayne Collins and Rick May.
- The following questions were addressed by staff members:
 - ☐ Question (Oliver Reed) – What is the amount owed on the South Main Section 108 Loan and when will it be paid off? Are TIF funds being used to pay for it also?
Answer (Vicki Manson) – The original amount was \$900,000.00 and we are about 6 years into the 20 year agreement. It is being paid from CDBG although TIF funds were used for the original project.
 - ☐ Question (Oliver Reed) – He owns property at 410 Kent St and is interested in having the City develop it for parking to be used by local organizations. Could CDBG funds be used for this?
Answer (Vicki Manson) – It would be difficult to use CDBG funds because it would not be possible to document that you are serving low/mod income persons since Tinker Cottage serves the entire area. There was discussion regarding expansion of Booker Washington Center and Vicki stated that additional parking could be looked at as a possible portion of that project. Discussion was also held regarding other infrastructure improvements such as lighting. Reid Montgomery suggested groups see if they can apply for other grants that are available and noted that E-Civis is a good resource for locating them.

- ☐ Comment (Sandra Berumen) – She stated that she is affiliated with the Aragona Club and that they would also benefit from additional parking and lighting in that area.
- ☐ Question (Oliver Reed) – Is there anything available to assist the businesses on South Main with better illumination, façade improvements and any other improvements that would benefit the area?
Answer (Vicki Manson) – Lighting would be an eligible expense. This is something that should also be discussed with the Public Works Department.
Answer (Rick May) – The Façade Rebate program has been funded by TIF dollars and is very limited in the South Main area due to a lack of funds. Reid Montgomery noted that this may change in the future when the Barber Coleman site is developed and begins to generate TIF income. He stated that many things are being done to get closer to the redevelopment of this site. Rick May suggested that any business owners interested in making improvements contact him to discuss possible options.
- ☐ Question (Alice Howard) – How will the current financial crisis affect our grant amounts?
Answer (Vicki Manson) – Every time there is a major disaster there is less money allocated to these grants so we expect a reduction in funds.
- ☐ Comment (Ruth Pettaway) – She commented that with the foreclosure relief funds it seems that areas that have been poorly managed will be awarded money that will be taken from the properly managed areas which is unfair.

IV. SCHEDULE FOR CONTINUATION OF THE PROCESS

- Dwayne Collins explained the remaining process for the 2009 application.

V. COMMENTS

- There were no additional comments or questions.
- Dwayne Collins thanked everyone for coming and the meeting was adjourned.

Respectfully submitted by,
Lucia Rinedollar
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Fifth Year of
Five Year Consolidated Plan

Thursday, September 18, 2008 – 11:00 AM
Patriots Gateway Center
615 South Fifth Street

MINUTES

I. Welcome

Dwayne Collins introduced himself and welcomed everyone. He explained that this public hearing is regarding the 2009 Community Development Formula Programs that are funded through the Department of Housing and Urban Development (HUD). The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

II. Self-Introductions

Dwayne Collins introduced other staff members including Rick May, Lucia Soria-McFarlane, Rob Lamb, Vicki Manson and Lucia Rinedollar.

III. Overview

- The attached PowerPoint Presentation was explained by Vicki Manson, Dwayne Collins and Rick May.
- The following questions were addressed by staff members:
 - Question (Kerry Knodle) – He commented that the Annual Plan Budget begins on Jan 1 2009 but the CHDO operating agreements are from July 1, 2008 – June 30, 2009.
Answer (Dwayne Collins) – The letters will be going out to the CHDOs very soon and agreements signed will be retro-active to July 1, 2008. Dwayne also noted that this year award amounts will be based on performance rather than divided equally between all eligible CHDOs. CHDOs that have projects ready to go and have a performance record will receive more funds than new CHDOs that are just getting going.
 - Question (Nelson Richards) – What is the line item for Public Improvement Assistance?
Answer (Rick May) – That is for infrastructure like sidewalks, streets and utility lines. It has to be linked to a project that meets the job creation requirement. It is commonly used when an older building is being rehabilitated for a business but the infrastructure needs to be improved also.
 - Question (Brenda Dare) – When will the funds awarded for the foreclosure crisis be available for distribution?
Answer (Vicki Manson) – She is hoping we will receive it by October or November but we really don't know.

- ▣ Question (Kerry Knodle) – Why is the carryover for HOME funds so high?
Answer (Vicki Manson) – We are no longer doing new housing construction and need to do more marketing of the rehabilitation programs to get qualified applicants.
- ▣ Question (Johnnie Burch) – How are residents informed of the programs?
Answer (Vicki Manson) – We use mailings, neighborhood meetings, taking brochures to various events and also put door hangers on the homes in the focus areas. A reverse 911 notification is also being considered.
- ▣ Comment (Brenda Dare) – She commented that where she came from they used to have a yearly housing festival for the community that included a carnival. She offered to assist with planning if this would be something we would be interested in. Vicki noted that it would be difficult to fund since we would not be able to use Federal funds.
- ▣ Question (Brenda Dare) – What are the next steps in getting the Senior and Physically Challenged Program started?
Answer (Vicki Manson) – The Annual Plan needs to go through City Council for approval and then be submitted to HUD. We won't receive funding until at least February but may be able to begin marketing and taking applications prior to that so we are ready to proceed when the funds are available. There's also an IHDA grant available in the spring that we'd like to apply for and use along with this program.

IV. SCHEDULE FOR CONTINUATION OF THE PROCESS

- Dwayne Collins explained the remaining process for the 2009 application.

V. COMMENTS

- There were no additional comments or questions.
- Dwayne Collins thanked everyone for coming and the meeting was adjourned.

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