

ILLINOIS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
Summary of Public Hearing
City of Morris, 2022 CDBG-HR Grant Application
August 15, 2022– 7:00pm – at City Hall

INTRODUCTION

Mayor Chris Brown of the City of Morris called the public hearing to order at 7:05. p.m. Mr. Brown introduced Connie Buchanan from North Central Illinois Council of Governments (NCICG). Ms. Buchanan stated the purpose of the meeting was to obtain citizen views concerning the City's plans to submit a grant application to the Illinois Community Development Block Grant Program (CDBG) Housing Rehabilitation Program. Ms. Buchanan explained that the city intends to submit a \$650,000 CDBG grant application to the Illinois Department of Commerce and Economic Opportunity (DCEO). The application will be for funds to rehabilitate 10 owner-occupied single-family homes in the project target area of; A map of the project area was available for the public to viewing. The project area is bordered by Division St. to the West, Price St. and Grant St. to the East, Railroad St. and Armstrong St. to the North, and E. Main St to the South. The grant funds requested are only for construction, administration and construction supervision costs associated with the project.

PROJECT DESCRIPTION

The City of Morris, Illinois is applying for state grant aid assistance to help local elected and appointed public officials and key civic leaders work with local homeowners in physically declining neighborhoods of the community to decisively address the need for structural rehabilitation of their homes. The local allocation of state grant assistance is limited exclusively to qualifying single-family, owner-occupied households which lack the financial resources to address structural problems that render the single-family residential structure as “substandard” by comparison with the City’s minimal housing codes.

This year’s proposed state funding will be complimented by \$20,000 from the City’s Civic Fund for use in conjunction with an Illinois Community Development Block Grant Program. These additional funds will be added to the direct rehabilitation work for income eligible home owners residing within the City project area that has been selected by the City for rehabilitation assistance.

Specifically, the City of Morris, working in collaboration with the City’s Housing Rehabilitation Advisory Committee membership, Barnett Construction and the North Central Illinois Council of Governments, proposes to utilize the state CDBG grant resources, to stabilize and revitalize the project target area, i.e. previously described project area. Housing rehabilitation and neighborhood revitalization efforts will be supervised by the City’s Housing Rehabilitation Advisory Committee for the City of Morris, Illinois and must be completed within a 24 month period from grant award or less as required by the CDBG Grant Agreement.

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As outlined in the City's proposed PY-2022 Competitive Housing Rehabilitation Grant Application, \$650,000 in CDBG grant funds from DCEO will be used to provide direct financial assistance for essential home rehabilitation activities to an estimated ten (10) previously identified low and moderate-income households. The funds for these homes, which are located within the multi-block target area previous described, will be used to bring their substandard single-family residential structures into compliance with the City's minimal housing codes. This will be accomplished through the extension of five year forgivable loans to the income eligible home owners to correct local housing code violations including deficiencies which pose an immediate and serious threat to the health and safety of the structure's economically disadvantaged occupants. There is a maximum limit of \$60,000 per home. Furthermore, these grant funds would be complimented with a local commitment of \$20,000 for general rehabilitation.

There are 3 categories of projects they are minor, moderate, and major depending on the amount of work the home needs.

No city residents will be displaced as a result of this project. The city has on file an anti-displacement and relocation assistance plan.

PROGRAM DETAILS

The Department of Commerce may allocate approximately \$7,000,000 to this program component and will establish a grant ceiling of \$650,000 per project. Grant funds can only be used for rehabilitation of single-family homes, activity delivery, and rehab administration activities.

PROJECT STATUS

The City of Morris, North Central Illinois Council of Governments, and Barnett Construction, Inc. are completing the application requirements for the 2022 grant application.

LOW TO MODERATE INCOME BENEFIT

Funds for the IL Community Development Block Grant Program are granted to the State from the U.S. Department of Housing and Urban Development (HUD). The IL Department of Commerce and Economic Opportunity then distribute the funds throughout Illinois (except for those communities and counties that get direct entitlement funds from HUD). The funds disbursed by the State to be used for Housing Rehabilitation must meet the national goal of benefiting 100% low-to-moderate income (LMI) individuals. The survey results indicate that the project area meets the LMI goal-showing an LMI benefit of 100%. Of the \$650,000 of CDBG funds, \$650,000 will directly benefit low-to-moderate income individuals.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS

The next item of discussion at the meeting was community development and housing needs. The city maintains a prioritized list of such projects that is updated from year to year. Below is a list of these projects (not including this project). The list was discussed, and the public was offered an opportunity to provide any additional community development and housing need project suggestions they felt the city needs to be aware of or add to their list.

Water Treatment Plant Construction	\$ 15,000,000
New Water Tower Construction	\$ 5,000,000
Annual Re-pavement of Worst Roads	\$ 1,000,000
Route 6/Brisbin Water and Sewer Extension	\$ 2,500,000
Prologis Drive Sanitary Sewer Extension	\$ 1,000,000
Meadors, McKinley, High Street Water Main Replacement	\$ 2,000,000
LTCP Phase 3B	\$ 3,000,000
Calhoun Street Bridge Replacement	\$ 1,500,000
Biological Nutrient Removal at WWTP	<u>\$ 5,000,000</u>
	\$36,000,000

No additional ideas were presented by the public.

Those in attendance at the public hearing were offered the opportunity to ask questions or make comments.

Question: "Can you further explain the 5-year forgivable loan?"

Answer: Yes. The 5-year forgivable loan is basically that the homeowner agrees to stay in the home for 5 years following the rehabilitation. If the rehabilitation amount was broken down into 60 months, each monthly payment would be "forgiven" for every month that the homeowner agrees to stay in the home following the rehabilitation for the next 5 years. This is basically a way of preventing homeowners from "flipping" the newly renovated property for a profit.

There were no other questions from the public.

CLOSING OF PUBLIC HEARING

Application records are on file at the NCICG office at 613 W. Marquette Street in Ottawa, IL. The office is open Monday through Friday from 8:00 a.m. to 4:00 p.m. Anyone interested in viewing the file or discussing the project further may call the NCICG office at (815) 433-5830 or visit during office hours. There being no further comments the public hearing adjourned at 7:17pm.