

ILLINOIS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Summary of Public Hearing

Village of Sheffield, 2026 CDBG-HR Grant Application

August 4, 2026 at 5:30 p.m. – Village Hall

INTRODUCTION

Village President Sheila Yepsen of the Village of Sheffield called the public hearing to order at 5:33 pm and introduced Michael Venardi and Connie Buchanan from North Central Illinois Council of Governments (NCICG). Mr. Venardi stated the purpose of the meeting was to obtain citizen views concerning the Village's plans to submit a grant application to the Illinois Community Development Block Grant Program (CDBG). Mr. Venardi explained that the Village intends to submit a \$800,000.00 CDBG grant application to the Illinois Department of Commerce and Economic Opportunity (DCEO). The application will be for funds to rehabilitate approximately ten (10) owner-occupied, single-family homes in the project target area of homes within the Village municipal limits. The grant funds requested are for construction, administration and construction supervision costs associated with the project.

PROJECT DESCRIPTION

As outlined in the Village of Sheffield's proposed PY-2026 Competitive Housing Rehabilitation Grant Application, \$800,000.00 in CDBG grant funds from DCEO will be used to provide grant administration, construction supervision, and direct financial assistance for essential home rehabilitation activities to an estimated ten (10) previously identified low and moderate-income households residing within the multi-block target area (Village municipal limits) to bring their substandard single-family residential structures into compliance with the Village's minimal housing codes. This will be accomplished through the extension of five-year forgivable loans to the income eligible homeowners 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 \$70,000.00 per home.

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

No Village residents will be displaced because of this project. The Village has on file an anti-displacement and relocation assistance plan.

This year's proposed state funding will be complemented by \$20,000.00 from the Village of Sheffield's General 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 homeowners residing within the Village municipal limits that has been selected by the Village for rehabilitation assistance.

Specifically, the Village of Sheffield, working in collaboration with the Sheffield Housing

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Rehabilitation Advisory Committee membership, Barnett Construction, and NCICG, proposes to utilize the state CDBG grant resources, to stabilize and revitalize the project target area, i.e. Village municipal limits. Housing rehabilitation and neighborhood revitalization efforts will be supervised by the Sheffield Housing Rehabilitation Advisory Committee for the Village of Sheffield, Illinois and must be completed within a 24 month period from grant award or less as required by the CDBG Grant Agreement.

PROGRAM DETAILS

The Department of Commerce may allocate \$15,000,000.00 to this program component and will establish a grant ceiling of \$800,000.00 per project. Grant funds can be used for construction of single-unit residential, activity delivery, and rehab administration activities.

PROJECT STATUS

The Village of Sheffield, NCICG, and Barnett Construction, Inc. are completing the application requirements for the anticipated August 27, 2026, deadline.

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 distributes 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. Please note that a Village wide survey was distributed and analyzed in 2026 to determine if the project area would meet that standard. The survey results indicate that the project area meets the LMI goal - showing an LMI benefit of 100%. Of the \$800,000.00 CDBG funds, \$800,000.00 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 Village maintains a prioritized list of capital improvement needs that is updated from year to year. The following is their most recent list of projects (not including this project):

Capital Development and Housing Needs List

- Sidewalks Highway west end of Village \$300,000
- Sidewalks throughout village (one side) \$2 million per street

• OSLAD grant matching Village funds park enhancement	\$668,154
• OSLAD project additional playground equipment	\$300,000
• Repay CDBG Grant overage for excess flow lagoon	\$266,731
• Public works shop building	\$750,000
• Clean Water Tower	\$10,000
• Well Backup Power	\$300,000
• Water Main Replacement	\$17,500,000
• Bypass pump between wells	\$30,000
• New Replacement Well	\$300,000
• Water Treatment Plant	\$2,000,000
• Hydrant Replacement (30)	\$225,000
• All season building at park	\$1,500,000
• Highway Lighting	\$350,000
• Disposal Removal Lagoon Sludge	\$1,250,000
• Replace Lagoon Aeration Diffuser & Blower	\$500,000
• F250 Truck w/ Snow Removal Blade	\$100,000
• Mini Excavator	\$120,000
• Stone Welcome Sign (2)	\$20,000

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

Question: *Can we have a copy of the minutes?*

Answer: *Yes, I will finalize them and send them to Adrienne, who can have them available at the clerk's office and/or send them to those who would like a copy.*

Question: *What does the capital development needs list have to do with the housing grant? If the village gets the \$800,000.00, which of those projects will be done?*

Answer: *The list of capital improvements is just a wish list and shows there are other things the village could be doing besides housing rehabilitation if they had the money. If the grant is*

awarded, none of the money will go towards these projects.

Question: *Where does the other \$100,000.00 go if only 10 homes are being rehabilitated at \$70,000.00 each?*

Answer: *Of that \$100,000.00, our inspector, Barnett Construction, receives \$40,000.00 for his services and NCICG receives \$40,000.00 for administering the grant. So, including the \$20,000.00 from the Village's General Fund, \$740,000.00 will be going towards construction. The grant requires that we do a minimum of ten (10) homes, so any money left over will start going towards an eleventh home.*

Question: *Why don't you give every home \$1,000 or so instead of giving \$70,000 to just ten?*

Answer: *That is not the objective of this grant program. \$1,000 doesn't go very far in remediating health and safety issues and doesn't improve the quality of life for the homeowner or preserve the housing stock.*

Question: *How are contractors selected?*

Answer: *We have a pool of pre-qualified contractors and invite all of them whenever we have a bid walk through. The lowest responsible bidder is selected. However, we are always looking to add new contractors to our pool if anyone knows of someone.*

Question: *Does one contractor do all of the work for the village?*

Answer: *No, each home is bid individually and the lowest responsible bidder is selected.*

Question: *How are the homes selected?*

Answer: *The homes are chosen based on a points system which prioritizes people with low income, elderly, and disabled residents. The top ten (10) homes with the most points are the homes we will work on.*

Question: *How do all of the different points work?*

Answer: *We received points towards the Village's application when everyone filled out the income surveys and for attending the public hearing this evening because this is a competitive grant. The point system we use to prioritize the rehabilitation need for each house is separate. You receive 30 points for being under 30% of the area median income, which goes by county. You receive 20 points if you're in the 30-50% income bracket, and 10 points if you're in the 50-80% median area income bracket. You also receive additional points if there is a senior living in the home and there are also points if someone in the home has a physical or mental disability.*

Question: *Is there anything else we can be doing to get more points on our application?*

Answer: *I think you are already doing all you can to make your application as competitive as possible. We received the required number of income surveys and many of you who completed the survey showed up here today.*

Question: *What is the project timeline?*

Answer: *We plan to submit the application in Springfield for the August 27 deadline and*

anticipate to hear award announcements from the state around 6 – 8 months after that deadline—probably around February. At that time, we will hold another meeting and do everything we can to get the word out to everyone in Sheffield that we are accepting applications for the grant program. From the time of award, the first year or so is paper work and verification and the second year is when construction will take place. That being said, the project would have to be completed by January 2029.

Question: *Can you tell me about how it went in Spring Valley when they had this grant?*

Answer: *Spring Valley had this grant twice in the past and rehabilitated eleven (11) homes each time. The grant ceiling had been lower at \$650,000.00 per community and \$60,000.00 per home.*

Question: *Is this connected to the USDA grant?*

Answer: *No, that is a separate grant program.*

Question: *What type of work can you do?*

Answer: *We can do almost anything as long as it pertains to health and safety or energy efficiency. For example, windows, doors, HVAC, electrical, and plumbing. We also do lots of ADA accessibility such as reconfiguring bathrooms, installing grab bars in the bathroom, walk in showers, and ramps.*

Question: *What if there is more than \$70,000.00 worth of work in the home? Will you be disqualified since everything needs to be brought up to code?*

Answer: *Not necessarily. We need to bring whatever we touch up to code. For example, if the front porch is not up to code, as long as we don't do anything to it, we don't need to bring the whole porch up to code. Reversely, if we had to do some electrical work in your bathroom—we would then need to bring all of the electrical up to code. So, if there is more than \$70,000.00 worth of work then the highest priority health and safety items will be chosen to fit within the \$70,000.00 budget. We have had to defer homes because our budget wouldn't go far enough to bring urgent violations up to code.*

Question: *What if you are a younger applicant and your family situation changes so you move away?*

Answer: *The 5-year forgivable loan is amortized over the five (5) years. For example, if you stay in the home for three (3) years after the work is complete, you would only need to pay back the remaining two (2) years.*

Question: *What if my property taxes are frozen? Will receiving this grant change my status?*

Answer: *The property tax assessor may not use the receipt of this grant as a reason to reassess your home. If they come by regularly as part of assessing the village or county then the work done to your home may warrant an increase. However, if your property taxes are frozen, receiving this grant will not change that status.*

Question: *Do we get penalized if our house isn't up to code and doesn't get picked?*

Answer: *No, absolutely not. Information you share with us is confidential from the village.*

Question: *Do homes historically require the full amount?*

Answer: *The bid specs are usually on the higher end but with a little wiggle room to account for change orders.*

CLOSING PUBLIC HEARING

Application records are available at the Village Clerk's Office, located at 121 N. Church St. in Sheffield, as well as 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 6:07 pm.