



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Elizabeth H. Tyler, FAICP, Community Development Director

FROM: John A. Schneider, Manager, Grants Management Division

DATE: February 19, 2010

SUBJECT: **Draft City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) Annual Action Plan– FY 2010-2011**

Description

Included on the agenda of the February 23, 2010 meeting of the Community Development Commission is a review of the Draft City of Urbana and Urbana HOME Consortium Annual Action Plan (Champaign/Urbana/Champaign County) – FY 2010-2011. Staff is requesting input and recommendations regarding the proposed programs, projects, and budgets outlined the Draft Annual Action Plan for FY 2010-2011.

Issues

The issue is for the Community Development Commission (CDC) to review the Draft AAP for FY 2010-2011 and provide input regarding the proposed allocations of funding. At its January 26, 2010 meeting, CDC reviewed grant applications that had been submitted as part of the annual HOME Investment Partnerships (HOME) Program and Community Development Block Grant (CDBG) grant process for housing and public facility projects, and recommended a funding amount for each application. The Draft AAP for FY 2010-2011 is made available for public review and comment beginning February 22, 2010. At the end of the thirty-day public review period, staff will incorporate public comments and CDC input into the Draft Action Plan. During its March 23, 2010 regular meeting, CDC will review the draft with changes and will be asked to make a recommendation to the Urbana City Council regarding the FY 2010-2011 AAP.

Background

The HUD Representative for the City of Urbana and Urbana Consortium advised staff to assume that the allocations for FY 2010-2011 would be at the same level as was allocated for the previous fiscal year. In FY 2009-2010, the HOME allocation was **\$1,128,059** and the CDBG allocation was approximately **\$467,262**.

After reviewing the grant applications at its January 26, 2010 meeting, CDC provided recommended funding amounts for proposed projects from the CDBG and HOME programs, which are included in the Draft FY 2010-2011 AAP.

In accordance with the Citizen Participation Plan outlined in the City of Urbana and Urbana HOME Consortium Draft Consolidated Plan for FY 2010-2014, a series of neighborhood meetings and public hearings were held to gather citizen input on the proposed utilization of the City's CDBG and HOME funding. The Draft Annual Action Plan includes comments from these public meetings/hearings that were held as follows:

NEIGHBORHOOD OPEN HOUSES/PUBLIC HEARINGS

- Monday, January 4, 2010, 7:00 PM
Prairie School Library, 2102 E. Washington Street, Urbana
- Tuesday, January 5, 2010, 7:00 PM
City of Urbana Council Chambers, 400 S. Vine Street, Urbana
- Wednesday, January 6, 2010, 7:00 PM
Washington Early Childhood School Library, 1102 N. Broadway Avenue, Urbana
- Thursday, January 28, 2010, 7:00 PM (Rescheduled from January 7 due to weather)
King School Library, 1108 W. Fairview Avenue, Urbana

PUBLIC HEARINGS FOR NON-PROFIT AGENCIES AND ORGANIZATIONS

- Tuesday, January 5, 2010 10:00 AM
City of Urbana Council Chambers, 400 S. Vine Street, Urbana

The Draft Annual Action Plan for 2010-2011 includes staff recommendations for utilizing the Urbana CDBG and HOME Program entitlement funds. Information included regarding potential carryover projects may change in the upcoming 60-day period as previous City of Urbana, and Urbana HOME Consortium Annual Action Plans may need to be amended to reflect any changes in projects or funding amounts.

Community Development Block Grant (CDBG) Program

For FY 2010-2011, the City of Urbana's CDBG allocation from HUD is projected as the same as last year's funding of approximately \$467,262. The CDBG grant amount increased slightly over the previous year. The CDBG revenues are enhanced by the projected availability of an estimated \$23,001 in program income from prior years. Total estimated CDBG resources for FY 2010-2011, including estimated program income, amounts to **\$490,263**. Following is a summary of staff recommendations regarding the utilization of the Community Development Block Grant funds:

City of Urbana CDBG

Administration (FY 10-11)

\$ 98,053

Funding for administration is limited to 20% of the current CDBG allocation and 20% of the program income received in the program year.

Program Delivery (FY 10-11)

\$ 77,000

These funds are used for personnel expenses more directly related to implementation of specific internal housing and community development programs. Most expenses are related to the implementation of the City's housing rehabilitation programs. Funding is at generally the same level as for the previous fiscal year.

Emergency Grant/Access Grant/Get the Lead Out Match (FY 10-11)

\$80,000

This Emergency Grant Program supports affordable housing by making necessary emergency repairs that keep homes habitable. The Access Grant Program helps persons with disabilities by providing access improvements to facilitate mobility. Staff will include the use of these funds to provide matching funds for the Get the Lead Out (GLO) Grant from the Illinois Department of Public Health. This grant will help eliminate lead hazards in eligible Urbana homes. Funding is at the same level as for the previous fiscal year.

Urbana Senior Repair Program (FY 10-11)

\$20,000

This program is essential in helping to meet affordable housing needs of Urbana's seniors. Funding is used to make minor repairs, which help to provide safe and functioning housing. This program is also funded at the same level as last year.

Property Acquisition in Support of New Construction and Relocation/ Clearance/Disposition Activities (FY 10-11)

\$30,346 (Staff Recommendation)

\$19,024 (Community Development Commission Recommendation)

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56/Block 1. Projects and utilization of the properties may include the following:

- Donation to non-profit housing developers to build affordable housing.
- City sponsored rehabilitation and re-sale to qualified homebuyers.
- Donation to other organizations to support CDBG-eligible programs.

Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties will be properly maintained while they are the responsibility of the City. Funding for this program is impacted by the amount allocated to the Public Facilities and Improvements projects.

Public Facilities and Improvements (FY 10-11)

The following projects are proposed to be funded using CDBG funding from FY 2010-2011:

(Staff recommendation amount based on percentage of Urbana residents served)*

A Woman's Fund (FY 10-11)

\$34,290 (Community Development Commission recommendation)

\$31,846 (Staff recommendation)*

Funds will be used towards the repair of the foundation, installation of proper drainage and grading on the grounds, and installation of a new HVAC system, at the shelter operated by A Woman's Place, located on Main Street in Urbana.

Prairie Homes, Inc. (FY 10-11)

\$15,411 (Community Development Commission recommendation)

\$15,411 (Staff recommendation)*

Funds will be used towards the installation of a new kitchen sink and countertops, cabinets, and vinyl floor, as well as four power flush toilets, at the Hartle Group Home. This is a supported living group home for individuals with developmental disabilities and is located on Hartle Street, Urbana. Prairie Homes, Inc. facilitates the work of Developmental Services Center by managing the group home on Hartle Street.

Mental Health Center of Champaign County (FY 10-11)

\$20,404 (Community Development Commission recommendation)

\$20,404 (Staff recommendation)*

Funds will be used for the installation of new windows and exterior doors in each unit of the supported apartments located on Elm Street, Urbana.

Mental Health Center of Champaign County (FY 10-11)

\$22,196 (Community Development Commission recommendation)

\$13,318 (Staff recommendation)*

Funds will be used to repair the foundation and replace the roof of the Lincolnshire Group home, located on Lincolnshire Drive in Champaign.

Public Service Funding Programs

\$ 73,539 (Total Public Service Funding)

Funding for public service programs is limited to 15% of the current CDBG allocation and 15% of the prior year's program income. Programs to be funded from the Public Service Fund include the following:

Transitional Housing Program (FY 10-11)

Personnel \$33,500

Programming \$19,539

This level of funding provides for a \$2000.00 increase from last year due to increased program costs including for utilities, maintenance, staffing and remodeling.

Consolidated Social Service Fund (FY 10-11)

\$12,500

Funding will be contributed to the City of Urbana and Cunningham Township's Consolidated Social Service Funding pool. CDBG eligible projects will be identified to utilize these funds.

Neighborhood Cleanup (FY 10-11)

\$8,000 (\$15,000 total proposed includes \$7,500 NIF funds)

Although this neighborhood cleanup event is very popular, HUD regulations allow only 15% of the total allocation to be used for Public Services. In light of previous reductions, funding for this program has been decreased slightly. However, the City may use NIF funds or other funding sources, if available, to maintain the program at two cleanups per year.

HOME INVESTMENT PARTNERSHIP ACT (HOME) PROGRAM

The Urbana HOME Consortium allocation from HUD is expected to be \$1,128,059 for FY 2010-2011, the same amount as was allocated in the previous year. The City of Champaign estimates revenue of \$34,562 in program income. This budget also includes \$3,363 in American Dream Downpayment Assistance (ADDI) funding and an estimated \$15,000 in administrative funding carried over from previous years.

Including the Consortium required 25% match, the carryover funds and estimated program income, the total amount of Urbana HOME Consortium resources is approximately \$1,420,697. The following is summary of staff recommendations regarding the utilization of the Home Investment Partnership Act (HOME) funds:

Administration (FY 10-11)

The FY 2010-2011 funds will be used for personnel and administrative functions related to the HOME program.

City of Urbana -	\$ 98,777
City of Champaign -	\$ 11,302
Champaign County -	\$ 2,727
Administration Total	\$ 112,806

CHDO Project (FY 10-11)

The HOME regulations require that a minimum of 15% of the annual allocation to be utilized for CHDO projects. CHDO Project Funds or CHDO Reserve (CR) must be used for projects that produce actual housing units in which the CHDO acts as an owner, a developer or a sponsor. Because the Urbana Consortium has determined that there are no feasible CHDO Projects ready to be funded, \$169,209 in CHDO Project Reserve fund is being set aside for a future eligible CHDO Project.

Un-programmed CHDO RESERVE Funds

\$ 169,209 HOME (\$ 42,302 Match must be provided by CHDO)

Funds will be provided to eligible CHDO project(s) proposed by an organization that has demonstrated success in creating affordable housing opportunities and utilized funding in a timely manner.

CHDO Operating (FY 10-11)

The Urbana HOME Consortium recognizes the Homestead Corporation and Ecological Construction Laboratory as CHDOs. As such, they are eligible for a portion of the 5% of the HOME funds set aside for CHDO operating funds, provided they continue to work on HOME funded projects. These agencies will be recertified as CHDOs prior to the end of FY 2009-2010.

Ecological Construction Laboratory	\$ 22,500
Homestead Corporation	\$ 22,500
Reserved for New CHDO	<u>\$ 11,403</u>
Total CHDO Operating Expense:	\$ 56,403

Consortium Member Projects (FY 10-11)

Following is a listing of projects proposed to be undertaken by each member of the consortium:

City of Urbana

FY 10-11 HOME:	\$ 199,758
Match Funds:	<u>\$ 49,940</u>
Total Available Funds:	\$ 249,698

City of Urbana

\$ 129,798 HOME (\$32,450 Match required)

Owner Occupied Whole House Rehabilitation Program (4-5 units)

This program is a fundamental part of the Grants Management Division. The Owner Occupied Housing Rehabilitation Program provides an essential tool to maintain the City's stock of affordable housing, improve/stabilize neighborhoods. The program also creates a core competency within the GMD staff to engage in housing rehabilitation programming and obtaining additional housing resources such as Federal Home Loan Bank of Chicago and Illinois Housing Development Authority.

City of Urbana

\$ 69,960 HOME (\$17,490 Match Required)

Program Delivery

Funding is used to cover expenses for personnel who are directly involved in the delivery of the program to clients.

City of Champaign (FY 10-11)

FY 10-11 allocation: \$ 337,438
Program Income: \$ 34,562
Match Requirement: \$ 84,360
Total Available Funds: \$ 456,360

Full Home Improvement Program (\$100,000 HOME; \$25,000 Match)
Tenant Based Rental Assistance (\$72,000 HOME; \$18,000 Match)
Acquisition Rehab Program (\$165,438 HOME; \$41,360 Match; \$34,562 P.I.)

Champaign County (FY 10-11)

FY 10-11 allocation: \$ 252,445
Match Requirement: \$ 63,111
Total: \$ 315,556

Housing Rehabilitation (\$71,820 HOME; \$19,361 Match required)
Program Delivery (\$5,265 HOME)
Tenant Based Rental Assistance (\$175,000 HOME; \$43,750 Match required)

Fiscal Impact

Staff has prepared spreadsheets in the FY 2010-2011 Annual Action Plan to reflect the fiscal analysis associated with programs and projects that staff has recommended and included in the Draft AAP. Note that the HOME funds do require a 25% match of **\$49,940** for Urbana's HOME Allocation of **\$199,758**. Match will come from the Match accrued through previous projects.

Recommendation

Staff recommends that the CDC review and provide comments on the Draft FY 2010-2011 Annual Action Plan that will aid staff with preparing the final FY 2010-2011 AAP.

Prepared By:

**John A. Schneider, Manager
Grants Management Division**

Attachment:

DRAFT City of Urbana and Urbana Home Consortium Annual Action Plan for FY 2010-2011



*City of Urbana
and
Urbana HOME
Consortium*



**DRAFT Annual Action Plan
FY 2010-2011**

Prepared by:
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Approved by Urbana City Council
Ordinance No.

Table of Contents

SF424	i
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1. General

Introduction.....	1
Executive Summary	3
Citizen Participation.....	11
Institutional Structure	12
Monitoring	13
Lead-based Paint	14

2. Housing

Specific Housing Objectives	15
Needs of Public Housing	16
Barriers to Affordable Housing	17
Home Investment Partnership Act (HOME).....	18

3. Homeless

Homeless Prevention.....	20
Emergency Shelter Grants (ESG).....	<i>not applicable</i>

4. Community Development

Community Development	22
Antipoverty Strategy	23

5. Non-Homeless Special Needs Housing

Non-Homeless Special Needs.....	24
Housing Opportunities for People with AIDS (HOPWA)	<i>not applicable</i>

6. Other Narratives

City of Urbana Community Development Block Grant Program

I. Administration	26
II. New Funding Activities	
A. Housing Rehabilitation Activities.....	27
B. Public Facilities and Improvements.....	28
C. Public Service	30
D. Transitional Housing Program.....	30
III. Carryover Activities	32
IV. Budget Summary	35

Urbana HOME Consortium Home Investment Partnership Program

A. Administration 36
B. CHDO Project Reserve..... 37
C. CHDO Operating Activities 38
D. City of Champaign Projects..... 39
E. Champaign County Projects 41
F. City of Urbana Projects..... 43
G. American Dream Downpayment Initiative (ADDI)..... 45
H. Budget Summary..... 46

Appendices

Appendix I: Tables (*not included in Draft AAP*)

- Table 3A - Summary of Specific Annual Objectives
- Table 3B - Annual Affordable Housing Completion Goals
- Table 3C - Consolidated Plan Listing of Projects

Appendix II: Project Worksheets (*not included in Draft AAP*)

Appendix III: Target Area Map

Appendix IV: Goals, Strategies, and Activities

Appendix V: Citizen Participation Minutes and Comments

Additional Attachment

HUD Certifications: CPMP Non-State Grantee Certifications (*not included in Draft AAP*)

CITY OF URBANA and URBANA HOME CONSORTIUM ANNUAL ACTION PLAN – FY 2010-2011

Introduction

SPECIAL NOTE: The FY 2010-2011 Draft Annual Action Plan was prepared based on direction from the Department of Housing and Urban Development (HUD) to assume that the Federal Entitlement and Formula Allocations for Fiscal Year (FY) 2010-2011 will be at least the same as for FY 2009-2010. The budgeted amounts may change upon HUD notification of the FY 2010-2011 actual allocated grant amounts.

Form Application

See Standard Forms HUD-424.

FY 2010-2011 Annual Action Plan:

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2010-2011 identifies activities that are planned to be implemented by the City of Urbana and the members of the Urbana HOME Consortium during the period beginning July 1, 2010 and ending June 30, 2011.

This Annual Action Plan budgets the use of two federal housing entitlement funds, Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Program. The Annual Action Plan for FY 2010-2011 has been developed to further five-year strategies identified in the *Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2010-2014*. The Annual Action Plan identifies activities that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the first year of the five-year Consolidated Plan period.

The CDBG portion of the Annual Action Plan identifies the planned uses of CDBG entitlement funds by the City of Urbana for FY 2010-2011. The HOME portion of the Annual Action Plan identifies uses of HOME funds by members of the Urbana HOME Consortium. The members of the Urbana Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium) are the City of Urbana, the City of Champaign, and Champaign County.

The Annual Action Plan *will be* on file and made available for public review and comment during the period beginning February 22, 2010 and ending March 23, 2010. On March 23, 2010 the City of Urbana *will hold* a public hearing to obtain comments regarding the draft Annual Action Plan. The hearing *will be* held at 7:00 p.m. in the Council Chambers of the Urbana City Complex, 400 South Vine Street. All comments received at the hearing, as well as other written comments submitted during the public review period, are included in the Annual Action Plan.

For more information regarding the City of Urbana's use of CDBG or HOME funds, contact:

John A. Schneider, City of Urbana, Grants Management Division, at 217-384-2447 or by email at: jaschneider@city.urbana.il.us

For more information regarding use of CDBG or HOME funds in the City of Champaign, contact:

Kerri Spear, Neighborhood Programs Manager, City of Champaign, Neighborhood Services Department, at 217-403-7070. The Neighborhood Services Department email address is: NeighborhoodServices@ci.champaign.il.us.

For more information regarding use of HOME funds in unincorporated Champaign County, contact:

Scott Rose, Sean Treat, or Darlene Kloeppe, Champaign County Regional Planning Commission, at 217-328-3313 or by email at srose@ccrpc.org, streat@ccrpc.org, or dkloeppe@ccrpc.org

EXECUTIVE SUMMARY

Managing the Process

The FY 2010-2011 Urbana HOME Consortium and the City of Urbana Annual Action Plan identifies housing and community development activities to be implemented during the first year of the five-year Consolidated Plan period. The Annual Action Plan identifies activities to be undertaken by the City of Urbana with Community Development Block Grant (CDBG) funds during the year beginning July 1, 2010, as well as activities to be undertaken by the City of Urbana, City of Champaign, and Champaign County with HOME Investment Partnership (HOME) funds during the same year.

The Annual Action Plan has been prepared by the City of Urbana in its dual capacity as CDBG entitlement recipient and lead entity of the Urbana HOME Consortium. *The Urbana City Council Committee of the Whole will be scheduled to review the Annual Action Plan at its April 12, 2010 meeting. The Annual Action Plan will be presented for Council approval on April 19, 2010.* Prior to approving the Annual Action Plan, the City of Urbana will have obtained concurrence from the City of Champaign and Champaign County regarding the use of HOME funds by the Consortium members.

Activities in this Annual Action Plan address strategies identified in the five-year 2010-2014 Consolidated Plan:

Through its **CDBG Program** the City of Urbana proposes to:

- Conserve housing stock through rehabilitation.
- Provide improvements necessary to remove barriers to accessibility to persons with disabilities and alleviate hazardous conditions that pose a threat to health and safety of residents (Access/Emergency Grants).
- Provide funds for home maintenance repair for elderly or persons with disabilities at any age, for very-low income households (Senior Repair Service Grants).
- Provide funds for property acquisition/demolition/maintenance to eliminate slum and blight and support Affordable Housing programs with non-profits and CHDOs.
- Provide technical assistance and funding to redevelop Lakeside Terrace, formerly a public housing complex, into Crystal View Townhomes, a new, affordable, rental housing development (carried over from previous year).
- Provide funding to A Woman's Fund for the repair of the foundation, installation of proper drainage and grading on the grounds, and upgrade to the HVAC system.
- Provide funding to Prairie Homes, Inc, who manages the Developmental Services Center group home at their Hartle Street Group Home in Urbana for the installation of a new kitchen sink and countertops, cabinets, and vinyl flooring, as well as four power-flush toilets.
- Provide funding to the Mental Health Center for the repair of the foundation and replacement of the roof at their Lincolnshire Adult Group Home in Champaign.
- Provide funding to the Mental Health Center for the installation of new windows and exterior doors in each unit of their Elm Street Supported Apartments in Urbana.
- Provide funding, which augments the City's general revenue fund, for street, sidewalk, and streetlight improvements in targeted neighborhoods.

- Support public service programs and other activities targeted toward very low-income Urbana residents.
- Sponsor special neighborhood cleanup activities in the target areas.
- Provide assistance to homeless families through the City's Transitional Housing Program.
- Contribute funds toward the development of infrastructure on the Kerr Avenue affordable and sustainable housing project (Carryover).

Through the **HOME Program**, the Urbana HOME Consortium members propose to:

- Provide operating funds to certified Community Housing Development Organizations (CHDOs).
- Contribute toward projects providing homeownership of newly constructed energy efficient homes for low- and moderate-income families (Homestead Corporation and Habitat for Humanity of Champaign County).
- Contribute toward a program that provides super-energy efficient homeownership opportunities to low-income households (Ecological Construction Laboratories).
- Rehabilitate owner-occupied housing in Champaign, Urbana, and in unincorporated areas of Champaign County.
- Contribute funds for the process of planning and designing affordable, sustainable housing on City-owned property.
- Contribute toward programs that will provide homeownership units for low- and very-low income households.
- Contribute funds toward rehabilitation of rental units for low- and very-low income households.
- Contribute toward a Tenant Based Rental Assistance Program (TBRA) that will provide rental housing opportunities for low- and very-low income households.

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan, which is included as part of the Consolidated Plan. The Urbana Community Development Commission sponsored public hearings to obtain input prior to and during plan preparation. In order to encourage public participation by the broadest audience possible, the City held public hearings and solicited citizen input at various times and locations throughout the City.

Objectives and Outcomes

A summary of the Consolidated Plan Objectives and Outcomes is provided below and contains Objectives (with associated Goals as listed in Appendix IV of the FY 2010-2014 City of Urbana and Urbana HOME Consortium Consolidated Plan) and the anticipated Outcomes from implementing the strategies associated with the Consolidated Plan goals.

The following Objectives and Outcomes summary serves as the framework for an outcome-based performance measure system for the City of Urbana and Urbana HOME Consortium to monitor its progress toward meeting goals of the FY 2010-2014 Consolidated Plan. Each project identified in this Annual Action Plan provides the applicable Objectives and Outcomes. The anticipated results are provided as "Outcome Indicators."

OBJECTIVE 1: PROVIDE A SUITABLE LIVING ENVIRONMENT

GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families and encourage expansion of local services to meet community homeless needs.*

GOAL 7: *Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes*

GOAL 8: *Support infrastructure improvements in Urbana’s Community Development Target Area*

GOAL 9: *Preserve and support Urbana’s neighborhoods as vibrant places to live.*

Outcome: Accessibility for the purpose of creating suitable living environments

Strategies

Create a Suitable Living Environment by providing better access to health care in the community for low-income residents. *(All Public Facilities Projects: A Woman’s Fund, Prairie Homes, Inc., and Mental Health Center of Champaign County)*

Create a Suitable Living Environment for owner-occupied households with incomes at or below 80% of the area median by improving infrastructure in the targeted neighborhood. *(projects include Kerr Subdivision Project Infrastructure)*

Create a Suitable Living Environment by improving the appearance of the targeted areas by reducing blight. *(Neighborhood Cleanup)*

Outcome: Sustainability for the purpose of creating suitable living environments

Strategies

Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and making housing accessible to persons with disabilities. *(Emergency Grant, Access Grant, and Get the Lead Out Match Programs)*

Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and housing accessible to persons with disabilities. All recipients of assistance must have household incomes at or below 50% of the area median. *(Senior Repair Service)*

Create Suitable Living Environment by providing assistance to property owners in the target area having household incomes at or below 80% Median Family Income (MFI) by removing dilapidated structures from owner-occupied property. *(Clearance of Slum & Blighted Conditions)*

Outcome: Sustainability for the purpose of creating suitable living environments

Strategies

Create a Suitable Living Environment by providing better access to social services in the community for low-income residents. *(Consolidated Social Service Projects)*

Outcome: Affordability for the purpose of creating suitable living environments

Strategy

Create a Suitable Living Environment by providing support to the existing network of local homeless services. *(Continuum of Care and Council of Service Providers to the Homeless)*

OBJECTIVE 2: PROVIDE DECENT HOUSING

GOAL 1: *Provide decent affordable housing opportunities for low- and moderate-income households.*

GOAL 2: *Address barriers to obtaining affordable housing*

GOAL 3: *Preserve and improve supply of affordable housing as a community resource.*

GOAL 4: *Work with HACCC to improve conditions for residents of public housing.*

Outcome: Affordability for the purpose of providing decent affordable housing

Strategies	Provide Decent Housing by increasing capacity of Community Housing Development Organizations to identify and implement programs that will provide affordable housing opportunities to recipients at or below 60% of area median income for rental and at or below 80% of the area median for homeownership). (<i>CHDO Home ownership/rental programs</i>)
	Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median (<i>Property Acquisition</i>)
	Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners (<i>CHDO affordable housing projects</i>)
	Provide Decent Housing by constructing new mixed-income housing tax credit development that would include at least thirty units for residents whose household incomes were at or below 60% MFI. (<i>Lakeside Redevelopment Project now Crystal View Townhomes</i>)
Strategies	Provide Decent Housing by providing tenant-based rental assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty line. (<i>HOME Consortium Tenant Based Rental Assistance</i>)
	Provide Decent Housing by developing new down-payment assistance programs for low-income buyers.

Outcome: Accessibility for the purpose of providing decent affordable housing.

Strategies	Provide Decent Housing by providing access to services and counseling for homeless families with children to assist with transition into more permanent housing (<i>Transitional Housing Program; Supportive Housing Program – Homeless Families in Transition</i>)
	Provide Decent Housing by identifying programs that will provide affordable housing opportunities to income qualified recipients (at or below 60% of area median for rental and at or below 80% of the area median for homeownership). (<i>City Redevelopment Programs</i>)
Strategies	Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance. (<i>Whole House Rehabilitation Program</i>)

OBJECTIVE 3: Expand Economic Opportunities

GOAL 5: *Support community efforts to provide services and training for low- and moderate-income residents.*

GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families and encourage the expansion of local services to meet community homeless needs.*

Outcome: Accessibility for the purpose of creating economic opportunities

Strategies

Support expansion of job-training programs for low-income individuals by area social service agencies, and encourage them to conduct a review of all available programs to determine if they meet current need. *(Consolidated Social Service Projects)*

Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults *(Consolidated Social Service Projects)*

Support area providers such as the Senior Services Division of Champaign County Regional Planning Commission and Family Service of Champaign County in their efforts to provide supportive services to low-income elderly persons residing in Urbana *(Consolidated Social Service Projects)*

Evaluation of Past Performance

Based on input received during public hearings, Community Development Commission meetings and City Council meetings, infrastructure projects to be implemented during the FY 2010-2014 Consolidated Planning period will help to provide a more suitable and safe living environment. The infrastructure reconstruction and installation projects in this Annual Action Plan will also address suitable and safe living environment objectives.

The demand for assistance through the Emergency, Access, and Senior Repair programs fluctuates year-to-year. The City maintains a waiting list for Whole House Rehabilitation as the demand remains high due to limited funding availability. Owner-occupied housing rehabilitation programs have a positive impact for participants and help stabilize properties, and programs addressing neighborhood conditions are becoming more successful at improving the overall appearance of the target neighborhoods (based on an informal windshield survey).

The Neighborhood Newsletter is mailed three times each year to provide residents of the target neighborhoods notification of the available programs for assistance and to address these conditions. The City also keeps residents informed through public notices in the local newspaper, and through information provided on the City website and public access television channel. Increasing utility and maintenance costs as well as other rising housing costs place a burden on the lower income households.

The City's Emergency and Senior Repair programs provide much-needed funds that mitigate the immediate and deferred maintenance issues for those who otherwise would not be able to afford such repairs. This is an essential element of helping to stabilize the target neighborhoods.

The Access Grant Program is intended to help remove barriers to accessibility by persons with disabilities is available for renters or homeowners who earn less than 80% of Median Family Income to make general improvements necessary.

In FY 2009-2010 and during the previous Consolidated Plan term (FY 2005-2009), the City and Consortium HOME Programs have assisted residents by program or location as indicated in the following table. The table also includes the expected number of residents estimated to be served during FY 2010-2011:

		Number Assisted		
		<i>FY 2009-2010 (to date)</i>	<i>FY 2005-2009 Con Plan Period</i>	<i>FY 2010-2011 Expected</i>
City of Urbana HOME & CDBG	<i>Program Name</i>			
	Urbana Emergency Grant/Access Grant	18	91	20
	Urbana Whole House Rehabilitation	6	24	5
	Urbana Senior Repair Service	16	102	18
	Urbana GLO Program	2	10	4
	Urbana Public Facilities Improvements	388	1665	350
	Urbana Public Services			
	Transitional Housing Program	4 families	18 families	2 families
	Consolidated Social Service Funding	281	2378	275
	Neighborhood Cleanup	242	1528	250
HOME - City of Champaign & Champaign County	CHDO – Consortium Homeownership Programs	4	14	3
	CHDO – Consortium Rental Programs (HOME)	2	2	0
	CHDO Rental Rehabilitation – Urban League	0	6	0
	Consortium TBRA (# of Households)	6	9	10
	American Dream Downpayment Initiative	3	44	
	Champaign - Full Home Rehabilitation	6	37	4
	Champaign - New Rental Housing Units	0	4	0
	Champaign – Rental Rehabilitation	0	0	4
	Champaign – Lot Acquisition	1	10	1
	Champaign – Acquisition Rehab	0	6	6
	Champaign – Downpayment Assistance			
	County – Full Home Rehabilitation			

The City of Urbana instituted a Rental Registration Program in 2007 to address rental property conditions. The program is enforced on a citywide basis to ensure that all rental units are in compliance with the current property maintenance codes. This program will help to stabilize neighborhoods through inspection of rental units to ensure safe housing that complies with City codes for the tenants.

In the past year, city inspectors have inspected approximately 1574 dwelling units in six geographical areas of Urbana, which is a decrease of 244 inspections completed in the previous year. The program goal is for all of the 9111 registered rental units in the City to

be systematically inspected at least every five years to ensure compliance with the current Property Maintenance Code standards.

In late 2007 and early 2008, City of Urbana staff conducted a survey in the target neighborhoods to identify blighted secondary structures and vacant, deteriorated buildings that need to be repaired or demolished. As part of an annual program, during FY 2010-2011, Code Enforcement staff will continue to work with owners to encourage mitigation of the blighted conditions. Property owners are also informed of the availability of City of Urbana programs for income-qualified owner-occupants that will offset the cost of abatement.

The City will work to identify other new programs to improve property values and neighborhood appearance; however, federal funding limitations may affect the extent to which new programs can be carried out.

Geographic Distribution

Since 1985, the City of Urbana has targeted its Community Development Block Grant funds to improve conditions in its Community Development Target Area, which consists of Census Tracts 53, 54, and 55 in north and east central Urbana. For the Program Years associated with the FY 2010-2014 Consolidated Plan, the Community Development Target Area also includes Block Group 1 of Census Tract 56. A graphic (map) depicting the expanded boundary of Community Development Target Area is attached as Appendix III. The areas of Minority Concentration are Census Tracts 51:1, 53:2, 53:3 and 53:5. This information is provided graphically in the 2010-2014 Consolidated Plan as Map 4, in the map section of the plan.

Urbana Community Development Target Area		
CENSUS TRACT	BLOCK GROUP	LOW MOD INCOME%
53	1	64.1%
53	2	87.4%
53	3	81.0%
53	5	76.7%
54	4	79.3%
54	5	68.7%
54	6	51.5%
55	1	91.9%
55	3	69.5%
55	4	39.4%
55	5	48.1%
55	6	61.0%
56	1	58.7%

The table above identifies the City of Urbana Census Tracts and Block Groups contained in the expanded Target Area and the percentage of low/moderate income persons within each Block Group. These areas correlate with the Community Development Target Area map in Appendix III.

Urbana HOME Consortium funds are divided geographically through an intergovernmental agreement among the City of Urbana, City of Champaign, and Champaign County. Within the boundaries of each entity, HOME funds are generally used to support affordable housing activities jurisdiction-wide without further geographic targeting.

Activities to be Undertaken

See Listing of Proposed Projects (*CDBG...page 26 and HOME Program...page 36*)

Resources

The Annual Action Plan describes activities to be undertaken by the City of Urbana with CDBG funds and by Urbana HOME Consortium members with HOME funds. The City of Urbana expects to receive \$467,262 in FY 2010-2011 CDBG entitlement funds. These funds will be combined with an estimated \$23,001 in program income to create a total estimated CDBG program budget of **\$490,263**.

Also included in the CDBG budget is an estimated \$225,000 (current estimated amount to be carried over into FY 2010-2011) for obligated projects from previous years. The total amount of obligated carryover and CDBG funding for FY 2010-2011 is estimated at **\$715,263**.

Leveraging is one of three primary objectives used by the City to determine how CDBG funds are to be used in Urbana (the other two objectives are impact on community and collaboration with other agencies). The following CDBG-funded activities involve leveraging of other public and private funds:

- CDBG funds for infrastructure improvement activities within the targeted area will leverage other city resources and, in one case, federal funds for the project.
- All CDBG subrecipients have pledged non-CDBG funds as leverage for delivery of their CDBG-funded activities: A Woman's Fund has pledged twenty five percent (25%) towards repairs at A Woman's Place; Prairie Homes, Inc. has pledged twenty-five percent (25%) towards renovations of their Hartle Group Home; Mental Health Center has pledged twenty-five percent (25%) towards foundation and roof repair at their Lincolnshire group home, and twenty-five percent (25%) towards window and door replacement at their Elm Street supported apartments.
- The Urbana HOME Consortium expects to receive \$1,128,059 in FY 2010-2011 HOME funds. These funds are combined with \$239,713 in Consortium-wide Local Match funds. Consortium-wide Program Income revenue for the HOME program is estimated to be \$ 34,562 and is added to the HOME funds and Local Match for a total estimated HOME budget of \$ 1,420,697 for FY 2010-

2011. The final Annual Action Plan will have a budget total that includes minimal ADDI carryover, and projected administrative carryover. Funds remaining as of July 1, 2010 from uncompleted projects from previous years will be carried over to be expended in the next year.

As with the CDBG program, many HOME-assisted activities involve leveraging non-HOME funds:

- HOME funds allocated to the Ecological Construction Laboratory for development of energy efficient owner occupied homes will be leveraged by downpayment assistance, material donations volunteer participation, and monetary donation. and HOME funds allocated to the Homestead Corporation for its Affordable Homeownership Programs will be leveraged by downpayment assistance provided through other agencies.
- In anticipation of qualification of another CHDO that is an affiliate of Habitat For Humanity of Champaign County, the Urbana HOME Consortium has reserved a portion of CHDO operating funds for the new organization. Habitat for Humanity leverages funding through donations and corporate sponsorships as well as from volunteer labor.

The HOME Program match requirement for Consortium Members will be satisfied through a number of eligible sources, including, but not exclusively, allocation of local government funds, utilization of Carryover Match Contributions from prior years, and other non-federal funds. Community Housing Development Organizations will use non-Federal funds such as Illinois Affordable Housing Trust funds, funds from the Federal Home Loan Bank of Chicago and private loans to meet their HOME match requirements.

Citizen Participation

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan included as part of the 2010-2014 Consolidated Plan process. The Urbana Community Development Commission sponsored public hearings to obtain input prior to and during plan preparation. In order to encourage public participation by the broadest audience possible, the City held public hearings, and solicited citizen input at various times and locations throughout the City, as follows:

Date	Format	Target Audience	Location	Morn.	Eve.
11/24/09	Open Meeting	Urbana and Consortium residents	Urbana City Building		✓
12/07/09	Open Meeting	Social Service Agencies	Urbana City Building	✓	✓
1/04/10	Neighborhood Meeting	Neighborhood, Urbana and Consortium residents	Prairie Elementary School Library		✓
1/05/10	Public Hearing	Social Service Agencies	Urbana City Building	✓	

1/05/10	Neighborhood Meeting	Neighborhood, Urbana and Consortium residents	Urbana City Building		✓
1/06/10	Neighborhood Meeting	Neighborhood, Urbana and Consortium residents	Washington Early Childhood School Library		✓
1/28/10	Neighborhood Meeting	Neighborhood, Urbana and Consortium residents	King Elementary School*		✓
2/22/10-3/23/10	Public Review & Comment	Urbana and Consortium residents & all interested parties	Urbana Public Library	(Business Hrs)	✓
			City Clerk's Office		✓
			Community Development Services Office		✓
3/23/10	Public Hearing	Urbana and Consortium residents & all interested parties	Urbana City Building		✓
<p>*This meeting was scheduled immediately prior to the monthly meeting of one of our Neighborhood Groups; it was rescheduled from 1/07/2010 due to inclement weather. This increased the convenience for the group and the participation for the meeting.</p>					

Citizen Participation: Comments Received

Comments received in January 2010 regarding the Annual Action Plan are in support of the City continuing support of Consolidated Social Service Programs, and the funding for Public Facility and Infrastructure improvements. Meeting minutes and attendance sheets are included as Appendix IV to this Action Plan.

In order to broaden public participation in the Consolidated Plan/Annual Action Plan process, the City provided notice of neighborhood meetings and public hearings as follows:

- Included all meeting information in a newsletter which is sent to all residents of the City's target areas
- Provided public notice by advertising in a local, widely-read newspaper
- Provided announcements via a City operated public access television channel which is available to residents of the broader community (City of Urbana, City of Champaign, and Champaign County)
- Provided public notice on City Website

Developing Institutional Structures

Urbana staff is an acknowledged resource for information on housing and service agencies. Staff receives numerous telephone calls each week requesting information and makes referrals to appropriate housing and service agencies. These efforts will continue in the coming year, with an emphasis on increasing communication between agencies and updating information. The City will continue to utilize available Internet website

applications to aid in this effort. In the upcoming year the City is rebuilding its website to create a more user-friendly site with improved access to information.

Although the City of Urbana and the Housing Authority of Champaign County (HACC) are separate government agencies, as prescribed by state law, the City will work with the HACC to provide input and assistance regarding the HACC's Annual Agency Plan. The seven-member HACC Board of Commissioners consists of two commissioners appointed by each of the Cities of Urbana and Champaign, an appointee that rotates between the two cities called a "floating" appointee, a commissioner appointed by the Champaign County Board and a commissioner appointed from among residents of the HACC properties.

The City of Urbana receives a draft Annual Agency Plan from the HACC for review and comment. The HACC will request that the City provide certification that the Agency Plan is consistent with the Urbana HOME Consortium Consolidated Plan. The process includes City review of proposed capital improvement, demolition, and disposition projects that are planned in the near future.

The City will continue to work with the HACC's Developer over the next year regarding the completion of Crystal View Townhomes (the redevelopment of the former Lakeside Terrace housing complex). Remaining CDBG and HOME program funds previously allocated to this project will have been carried over to the 2010-2011 AAP to assist with the completion of the project. The City will work with the HACC to begin planning for redevelopment of the Dunbar Court housing complex in Urbana.

Monitoring

The City of Urbana and the Urbana HOME Consortium will utilize monitoring standards and procedures provided in existing publications and guidebooks. Specifically, *HUD-2030-CPD Monitoring HOME Program Performance, Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight, and Basically CDBG* (prepared by TONYA, Inc.) will be utilized. A key consideration in the monitoring activities will be to ensure compliance with program requirements, including the timeliness of expenditures.

The Urbana Grants Management Division staff, the Urbana Community Development Commission, and the Urbana City Council will monitor progress toward meeting Consolidated Plan goals and objectives. The Community Development Commission is appointed by the Mayor and the City Council to provide recommendations and oversight regarding the City's Community Development Block Grant Program, the HOME Program, and other housing-related programs. The Commission meets on a monthly basis (scheduled for the fourth Tuesday) at the Urbana City Building Complex to review staff progress toward housing goals. The Commission recommends funding levels for the annual CDBG and HOME applications to the Urbana City Council, and reviews requests for other housing-related funds.

The Grants Management Division of the City of Urbana's Community Development Services Department is responsible for monitoring all programs implemented with Community Development Block Grant and HOME program funding to ensure compliance with all regulations associated with HOME and CDBG programs.

Local building codes apply to properties assisted through the City's housing rehabilitation programs. Certified inspectors from the City's Building Safety Division enforce compliance with local building codes. Assisted properties are inspected for code violations by Building Safety staff in the initial phase of the rehabilitation process. In addition, a risk assessment inspection is completed by trained and certified staff to identify potential hazards associated with lead-based paint.

After the contract is executed and during project construction progress, rehab staff performs inspections periodically to ensure proper completion of the work. Payouts to contractors are issued only after both the rehab staff and owner approve the work quality. Building Safety Division performs a final inspection of all the work associated with building codes and issues a Certificate of Occupancy that indicates all work is complete in accordance with local code. No final payment is issued to the contractor until the Certificate of Occupancy is approved and the property has been tested to ensure lead-paint hazard clearance.

The City of Champaign and Champaign County will similarly monitor their HOME funded programs. Work processes and checklists are in place to ensure compliance with HOME program requirements related to housing code concerns. Subrecipients will be monitored at least once a year. Programmatic expectations regarding monitoring will be detailed in all subrecipient agreements. The Grants Management Division will submit performance reports to the appropriate funding agencies in accordance with program guidelines.

Lead Based Paint

The City will continue to address lead based paint hazard requirements. In order to be current with developing standards, City staff continues to attend workshops, review and revise the rehabilitation manual, and coordinate with contractors and environmental regulatory agencies.

The Grants Management Division of the City will continue to ensure compliance with Title X lead based paint regulations. The Grants Management Division staff is committed to meeting these obligations and will do so in the most cost-effective methods available.

The following list describes the measures to address lead based paint hazards the City intends to pursue in FY 2010-2011:

- Continue to work with the City of Champaign and Champaign County to address best practices in meeting lead-based paint requirements. This will include, but not be limited to, attending HUD sponsored lead based paint training workshops, internet training applications, and related HUD efforts to provide lead based paint hazard training.
- Continue coordination with the Illinois Department of Public Health (IDPH), Division of Environmental Health, and the Champaign County Public Health District.

- Continue coordinating efforts and applying with the Illinois Department of Public Health for additional funds to continue to address lead paint hazards through the Get the Lead Out program.
- Continue to sponsor educational and training events for local government, contractors, public health officials, and other concerned parties on lead-based paint concerns.
- Continue efforts to coordinate activities in meeting HUD, IDPH, and EPA lead based paint requirements with the Building Safety Division of the City of Urbana, Community Development Services Department.

HOUSING

Specific Housing Priorities & Objectives

Housing activities to be undertaken in FY 2010-2011 are selected based on the needs of the community, as reflected in the FY 2010-2014 Consolidated Plan and input received from citizens during public hearings and neighborhood meetings.

Rehabilitation

The City will provide housing rehabilitation assistance to low- and moderate-income residents of the Target Area in order to address deferred maintenance and stabilize property values. The City will also provide assistance to income-qualified residents to address health and safety hazards in their homes.

Access Grant funds will be used to retrofit homes of income-qualified persons with disabilities and senior residents to remove barriers and allow for a more accessible home environment. Funding will be provided to eligible senior citizens through the Senior Repair Service to help defray costs of minor repairs that would otherwise become deferred maintenance.

Homeownership

The City will be working with local non-profit Community Housing Development Organizations (CHDO) to continue to develop affordable, energy efficient homeownership opportunities for low- and moderate-income residents.

The City and CHDOs will work to augment City funds for homeownership by seeking grant funding from the Illinois Housing Development Authority, the Federal Home Loan Bank, and other sources. Any funds acquired through such grants will be used to offset the costs of developing affordable housing.

Fostering Decent Housing

In 2007, construction was completed on Prairie Winds, a 92-unit Senior Retirement Center. There are 13 studio apartments and 79 one-bedroom apartments in the project. The Supportive Living Program allows Prairie Winds to offer all the apartments to Medicaid eligible and private pay persons over the age of 65. The apartments are reserved on a first-come, first-served basis. The Medicaid program allows residents to

move in private pay and, if needed, then convert to Medicaid without having to change apartments or be forced to move due to lack of funds. Medicaid does not require Prairie Winds to have a certain number of residents, or specific apartments, because all 92 apartments may be occupied by Medicaid residents.

The City will continue to work closely with the Community Reinvestment Group (CRG) in identifying and supporting efforts to increase homeownership. The City will work with the CRG to sponsor its eleventh Annual Housing Fair during FY 2010-2011 in April, 2011. In conjunction with CRG and Consortium involvement with Money Smart Week, advertising and outreach will be stepped up in an effort to continue the increase in attendance to this popular annual event.

The City of Urbana, in cooperation with the Urbana-Champaign Continuum of Care and its member agencies, periodically conducts surveys throughout the community in order to gauge the needs of the special needs population. A Community-Wide Needs Assessment was completed in 2004.

Consolidated Social Service Funding may be set aside for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission annually provides input to the Urbana City Council regarding priorities to be considered regarding public service funding under the CDBG.

Needs of Public Housing

Over the last five years, City of Urbana staff has spent a significant amount of time and resources related to public housing improvements and anticipate a greater level of involvement in FY 2010-2011. City staff attends the regular meetings of the board of directors of the Housing Authority of Champaign County. Staff works with the Housing Authority to provide input, and foster coordination and cooperation between the two entities.

The Crystal View Townhomes Project is expected to be completed during FY 2010-2011. The City will continue to provide technical assistance to the Housing Authority for the redevelopment of Dunbar Court. The City continues to work with the Housing Authority to identify opportunities to provide replacement housing units to low-income residents, in addition to the new affordable units constructed at Crystal View. As with the redevelopment of the Lakeside Terrace complex (now Crystal View), City staff will continue to work with the Housing Authority staff to plan for and implement this redevelopment project when funding becomes available.

In addition to working with the Housing Authority, outreach has been targeted directly to public housing residents and Section 8 voucher holders. Section 8 voucher holders have become homeowners with the assistance of City and Housing Authority programs over the last year. The Consortium will continue to work with both the Housing Authority and the voucher holders to improve the housing conditions and opportunities for these residents.

Addressing Barriers to Affordable Housing

The cost of housing within the Consortium is not significantly affected by public policies. The City of Champaign, the City of Urbana, and Champaign County have policies on taxation, land use, zoning, building codes, fees, etc., which are conventional and similar to other downstate Illinois and Midwest communities. Housing costs are influenced by the large number of transient tenants and homebuyers who are attending the University of Illinois. This high demand for housing has resulted in increased housing costs, especially in the rental housing market.

Additionally, the national housing market has affected housing costs throughout the entire Consortium area. With high demand for large single family homes on the fringes of the cities, there is very little affordable housing being built within the Consortium Area. In response to the above-mentioned market influences that affect the entire Consortium, the City of Urbana has enacted the following actions to reduce any remaining barriers to affordable housing:

- The Urbana City Council periodically reviews its land development code and zoning ordinance to identify development guidelines that may unnecessarily restrict or add to housing development costs.
- The City of Urbana has not implemented incentives to develop, maintain or improve housing that have created barriers to affordable housing.
- The City of Urbana has adopted a Human Rights Ordinance that does not allow housing discrimination based on the person's source of income. This has aided persons who are provided with housing assistance to more easily identify housing opportunities.
- Implement strategies included in the City of Urbana Analysis of Impediments to Fair Housing Choice (as updated in January of 2010).
- The City of Urbana completed an Analysis of Impediments to Fair Housing Choice in January of 2010. The results of the study identified four barriers to fair housing choice, including: discrimination on the basis of a mental or physical disability, culture and language barriers, an inefficient complaint system for taking legal action against discrimination, and housing affordability issues. The City will work to educate landlords to address these barriers.
- The City of Urbana Community Development Services Department, when considering changes in housing related policies, will consider the potential impact any policy changes might have in creating barriers to affordable housing.
- The City will continue to seek and support educational and training opportunities, which focus on eliminating barriers to affordable housing.
- The City will support tenant advocacy and education efforts by agencies such as the C-U Tenant Union.
- In conjunction with other local governments and community entities, a validated testing program to document possible discrimination against parties to real estate transactions will be developed and conducted.

Home Investment Partnership Act (HOME)

The Urbana HOME Consortium invests all HOME funds as described in §92.205(b).

Resale/Recapture Provisions

Recapture Option - Homeownership (Direct Buyer Assistance)

For HOME-assisted, homeownership units, wherein HOME funds are utilized to provide direct assistance to the homebuyer, the Urbana HOME Consortium members may utilize one of two net sales proceeds formulas to recapture HOME funds in the event that affordability requirements are not met for the full term of the affordability period due to a sale of the property or foreclosure.

If the net proceeds resulting from the sale or foreclosure of a HOME assisted property are not sufficient to recapture the full amount of the HOME investment and enable the homeowner to recover the amount of the homeowner's downpayment and any capital improvements investment made by the owner since purchase, the Participating Jurisdiction will share the net proceeds. The net proceeds are the sale price minus loan repayment (other than HOME funds) and closing costs.

The net sales proceeds may be divided proportionately as set forth in one of the following mathematical formulas:

$$\frac{\text{HOME Investment}}{\text{HOME investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{Recaptured HOME Funds}$$

$$\frac{\text{Homeowner Investment}}{\text{HOME investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{Amount to homeowner}$$

Note: The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, to secure the HOME funds, a mortgage and promissory note shall be executed for any HOME funded homeownership property and shall be recorded against the title to the property. The mortgage and promissory note shall include the prescribed net sales proceeds provision for the recapture of HOME funds as stated above.

Resale Option – Other HOME Assisted Projects:

For other HOME assisted projects, to ensure compliance with the prescribed affordability period requirements, a resale restriction will be utilized. The resale restriction shall be in effect for the duration of the prescribed affordability period based on the amount of HOME assistance provided and will transfer to any future owners of the assisted property should the property be sold before the expiration of the affordability period.

The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, a mortgage and promissory note, and a land-use restriction agreement shall be prepared, executed and recorded against the title to the property for all other projects assisted with HOME funds as required.

The mortgage, note, and land-use restriction agreement shall include a provision restricting subsequent sales of any house to a family having income at or below 80 percent of area median family income for the period of affordability, which is determined in the HOME regulations as a function of HOME funds invested in said housing property. The mortgage, note, and land-use restriction shall be recorded against the title to the property. For rental projects, the mortgage, promissory note and land-use restriction agreement shall include rent and occupancy restrictions depending upon the amount of HOME funds invested per unit.

Refinancing a HOME-Funded Project

Refinancing of a project may occur only if specifically authorized in an Annual Action Plan approved by the Urbana City Council, and then only if conditions of the refinancing are clearly stated in the Plan. To be eligible for refinancing a project must meet the following conditions:

- Refinancing cannot be the primary purpose of the HOME investment. Refinancing is only appropriate when HOME funds are loaned to rehabilitate the property for which refinancing is being requested and then only when necessary to permit or ensure continued affordability. To demonstrate that rehabilitation is the primary activity for which HOME funds have been expended in connection with the property, at least \$5,000 per unit average in HOME funds must have been provided for rehabilitation of the property.
- The project sponsor requesting HOME funds for debt refinancing must demonstrate, and the City must confirm, that disinvestment in the property has not occurred, long-term needs of the project can be met through the refinancing, and servicing the targeted population over an extended affordability period is feasible.
- Refinancing may be approved either to maintain current affordable units or to create additional affordable units.
- Properties for which refinancing is approved may be located anywhere within the Urbana corporate limits.
- Properties for which refinancing is approved are subject to an affordability period of at least five years starting on the date the refinancing is closed.
- HOME funds cannot be used to refinance multiple-family loans made or insured by any other federal program, including but not limited to, the Community Development Block Grant Program.

HOMELESS PREVENTION

Sources of Funds

The City participates in the Urbana-Champaign Continuum of Care group in a cooperative effort to maximize the resources of the local municipalities (Urbana, Champaign, Champaign County, and Rantoul) and the local agencies that provide assistance to the homeless and special needs population. The activities proposed in the Annual Action Plan that are designed to address needs of homeless persons with special needs include:

- The City of Urbana CDBG budget provides \$53,039 to support the City's Transitional Housing Program for homeless families with children. This program has been operating for nineteen years.
- The City will work with local agencies that provide services to the homeless through the Continuum of Care (Continuum) and Council of Service Providers to the Homeless (CSPH) to assist with grant applications and to help facilitate interagency cooperation in addressing and preventing chronic homelessness in the community. Both the Continuum and the CSPH regularly review and evaluate the needs of the community for homeless and homeless prevention.
- The City may provide support to emergency and transitional shelters through the Consolidated Social Service Pool funding allocations. Obstacles to providing services to the homeless include a reduction of state and federal funding accessible to the agencies who work directly with the homeless population.
- Urbana will also continue to operate a HUD-funded Supportive Housing Program, Homeless Families in Transition. While non-profit agencies deliver services, City staff currently administers the program and aids in structuring strategic initiatives that enhance program opportunities.
- Effective July 1, 2006, the City of Urbana transferred the Shelter Plus Care grant program to the Champaign County Regional Planning Commission (CCRPC), as CCRPC has sufficient staff to effectively administer the program. This transfer of the grant and associated responsibilities was approved by HUD. The services remain the same, and CCRPC continues to work with non-profits to deliver services of the program.
- The Urbana HOME Consortium has allocated \$175,000 of HOME funds to a Tenant Based Rental Assistance (TBRA) Program that will be operated by the Champaign County Regional Planning Commission.

Homelessness

The City of Urbana, as part of the Urbana-Champaign Continuum of Care, has devised a Strategic Plan for the prevention, coordination, maintenance, and evaluation regarding services to address the issue of homelessness in Champaign County. The goals for the City of Urbana and the Urbana HOME Consortium, as outlined in the Strategic Plan include:

- Developing an interagency effort to address emergency rental property closings
- Developing twenty-five (25) SRO bed spaces for single persons to incorporate housing options with less restrictive felony restrictions

The Annual Action Plan programs combine multiple sources for a concerted effort to address the current homeless population, as well as those at risk of becoming homeless:

- The Consortium members and other local municipal agencies as well as utilities have created an Emergency Tenant Relocation Task Force to address issues that would help those households who face the need to move from their current homes as a result of potential disconnection of one or more utilities. The Task Force has created a referral resource list.

Chronic Homelessness

The City of Urbana, as part of the Urbana-Champaign Continuum of Care, helped develop the Ten Year Plan to End Chronic Homelessness in 2004. According to the vision of the Plan, *"within ten years (2014), all individuals and families facing homelessness in Champaign County will have access to a coordinated array of housing options and supports that will enable them to sustain safe and decent shelter."*

According to the Plan, prevention of the causes of initial, prolonged, or repetitive homelessness will make a significant impact on ending chronic homelessness. Prevention often can be achieved through social service intervention or some form of immediate financial help to serve as a safety net for individual or family resources. Preventive and crisis intervention services can assist individuals and families resolve and address crisis housing issues in ways that will prevent homelessness.

Local agencies provide a wide range of services that are available to persons at risk of homelessness, including:

- Emergency rent assistance
- Financial literacy/debt management
- Employment assistance
- Legal assistance
- Home repair/rehabilitation
- Utility assistance
- Homeowner education
- Substance abuse/mental health treatment
- Domestic violence education/assistance
- Information & referral services

Also, coordination of services provided to homeless persons facilitates efficient response, eliminates duplication of activities, highlights gaps in services, and identifies effective outcomes.

Each year, the Ten Year Plan is reviewed and an action plan is put into place to assist with achieving the goals listed in the plan for chronic homelessness.

Homelessness Prevention

Numerous activities proposed in the Annual Action Plan are designed to address the needs of homeless persons and persons with special needs:

- The City of Urbana CDBG budget includes \$53,039 to support the City's Transitional Housing Program for homeless families with children. This program has been operating for seventeen years and will remain stable for the upcoming year.
- The Urbana HOME Consortium has allocated \$175,000 of HOME funds to a Tenant Based Rental Assistance Program that will be operated by the Champaign County Regional Planning Commission. Those at risk of becoming homeless will receive priority for receiving funding in this program.

Discharge Coordination Policy

The City of Urbana, as a participant in the Urbana-Champaign Continuum of Care, has established a policy for discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge resulting in homelessness for such persons.

Emergency Shelter Grants (ESG)

This section is ***Not Applicable***, as the City of Urbana does not receive ESG funding.

COMMUNITY DEVELOPMENT

Priority Non-Housing Community Development Needs

The City of Urbana's community development needs and priorities are based on the needs of the community, as reflected in the FY 2010-2014 Consolidated Plan and input received from citizens during public hearings and neighborhood meetings.

Basis for Assigning the Priority Given to Each Category of Priority Needs

The basis for assigning priority to community development needs is a function of:

- Perceived need in the community.
- Available funding.
- Special circumstances that provide for strategic opportunities.
- Relationship to the City's community development goals, Comprehensive Plan.

Specific Goals and Strategies

As indicated in the FY 2010-2014 Consolidated Plan, CDBG funds can be contributed for the following projects identified in the City's Capital Improvement Plan. These projects are eligible for CDBG funding, as the location of each of the projects meets HUD regulations that at least 51% of the persons benefiting from the project must be below 80% of the community's median family income:

Project	Funding	Timeframe
Sidewalks - Division (Oakland - Thompson), Busey (south of Sunset) CT 54	\$70,000	2010
Mathews Reconstruction (Church - Ellis) CT 53	\$250,000	2012
Kerr Project Subdivision Infrastructure CT 54	\$400,000	2013
Census Tract 53 Street Lighting	\$200,000	2014
Hartle Street	\$240,000	2018

Economic Development Activities

The City is currently working with prospective developers and investors to reoccupy a major hotel property in the downtown area and also to redevelop some sites that the City owns. The desire is for those areas to become new mixed office/retail and residential development that will create jobs, activities, and residences for the downtown. The City's Comprehensive Plan calls for the use of Tax Increment Financing to promote new development and redevelopment opportunities in the downtown area.

In the upcoming year, it is expected that commercial development and redevelopment will be at a slightly higher level than the period from May 2009 through May 2010, which could help reduce the number of persons below poverty level. The City of Urbana is involved in (non-CDBG) economic development activities through which job opportunities have been and continue to be developed in the community. In the past year, job opportunities have been created through the addition of new developments, such as an office/retail building and a new hotel. Several new smaller businesses were added that were assisted through utilization of rent subsidy and loan/grant programs. Including new smaller businesses located throughout the City, by May 2010 an estimated 339 jobs will have been added through the City's commercial and economic development activities over the past year.

ANTIPOVERTY STRATEGY

Reducing the number of persons below poverty level

Urbana and Cunningham Township will provide an estimated \$300,000 to social service agencies. Most of funded projects are designed to assist lower-income households and persons below the poverty level.

City staff provides technical assistance to other non-profit organizations whose mission is to assist persons below the poverty level. City staff also serves on a number of voluntary boards and commissions, including the Champaign County Community Services Board, and the Joint Housing Effort, whose missions are to assist in reducing the numbers of persons below poverty level.

In the upcoming year, it is anticipated that the continuing trend of new commercial development and commercial redevelopment in the City will provide additional job opportunities, which could help reduce the number of persons below poverty level. The City of Urbana is involved in (non-CDBG) economic development activities through which job opportunities have been and continue to be developed in the community.

Over the previous two years, the opening of a discount food store and a major retail store in Urbana created job opportunities. This, in addition to the opening of new smaller businesses throughout the City resulted in an overall increase of jobs. The economic downturn has affected the timeline for a major building materials supplier to open a new retail store in east Urbana. However the City will continue in its efforts in working with this company to begin the project in the near future.

As stated previously, the City is currently working with prospective developers and investors to reoccupy a major hotel property in the downtown area and also to redevelop some sites that the City owns. The desire is for those areas to become new mixed office/retail and residential development that will create jobs, activities, and residences for the downtown. The City's Comprehensive Plan calls for the use of Tax Increment Financing to promote new development and redevelopment opportunities in the downtown area." Such activities are likely to result in a broad range of job opportunities in the community.

NON-HOMELESS SPECIAL NEEDS

It is the goal of the City of Urbana to provide residents with special needs access to resources and to decent affordable housing. Through the Consolidated Social Service Funding and the Public Facilities & Improvement grants provided by the City, agencies who work with residents with special needs are able to access City resources. The following is a list of agencies that have received funding through either the Consolidated Social Service Funding, or the Public Facilities & Improvement grant:

- PACE, which has received funding through Consolidated Social Service Funding, promotes the full participation of people with disabilities in the rights and responsibilities of society. The PACE Homeownership Coalition for People with Disabilities (Homeownership Coalition) promotes greater accessibility to homeownership for households with members who have disabilities. The group also includes many community organizations as partners and participants, of which the City of Urbana is member.
- Developmental Services Center, a non-profit organization serving developmentally disabled individuals in Champaign County, has received funding through the Public Facilities & Improvements grant for various sites, including the Clark Road facility. Their mission is to enhance the lives of persons with disabilities by providing services and supports which enable them to live, work, learn, and participate in their communities.
- Mental Health Center of Champaign County, whose mission is to educate, advocate, and help build communities of well-being by providing individuals and families a range of prevention, intervention, and mental health treatment services, has received Consolidated Social Service Funding.

The City also provides assistance to residents with special needs through the Access Grant program, which provides general improvements necessary to eligible renters or homeowners to remove barriers to accessibility by persons with disabilities.

Housing Opportunities for People with AIDS

This section is ***Not Applicable***, as the City of Urbana does not receive HOPWA funding.

OTHER NARRATIVE

Other Actions 91.220

The City of Urbana has utilized its allocation of CDGB and HOME funds to: foster decent housing, address lead based paint, and reduce the number of persons below poverty level, and has provided assistance in coordinating housing and service agencies. These funded activities are noted within the previous listing and budget for FY 2010-2011 projects.

Following is a listing of other proposed activities by the City of Urbana to address HUD regulations 91.220(f).

CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

FY 2010-2011

A summary listing of *Goals, Strategies, and Activities* is attached for reference as Appendix II. The applicable Goal, Strategy, and Activity is included for each Project listed below.

The following terms and abbreviations are used throughout the Annual Action Plan:

Citation = FEDERAL CITATION FOR AUTHORIZATION

Environmental = ENVIRONMENTAL REVIEW STATUS

A summary listing of Specific Housing and Community Development Objectives is attached for reference.

Resources-Federal:

2010-2011 Estimated Grant	\$ 467,262
Program Income (previous year)	\$ 23,001

TOTAL FEDERAL RESOURCES (FY 2010-2011) \$ 490,263

ADMINISTRATION

General Administration Activities

Personnel - Administrative **\$ 74,641**

Other Administrative Expenses **\$ 23,402**

Goal 1, Strategy 1

Citation - [24 CFR 570.206(a)]

Environmental – EXEMPT

TOTAL ADMINISTRATION EXPENSE (CDBG only): \$ 98,053 (20% Cap)

AFFORDABLE HOUSING PROGRAM

1. Program Delivery

Personnel **\$ 73,000**

Citation - [24 CFR 570.202(b)(9)]

Environmental - EXEMPT

2. Case Preparation **\$ 4,000**

Title work and front-end expenses associated with affordable housing initiatives.

Citation - [24 CFR 570.202(b)(9)]

Environmental - EXEMPT

TOTAL PROGRAM DELIVERY EXPENSE \$ 77,000

I. NEW FUNDING ACTIVITIES

A. HOUSING REHABILITATION ACTIVITIES

1. Emergency Grant, Access Grant, and Get the Lead Out Match Programs (FY 10-11)

Funds will be contributed toward three programs:

1. Providing repairs necessary to alleviate hazardous conditions, which pose a threat to the health and safety of a homeowner. Homeowners earning less than 50% of the Median Family Income for Champaign County are eligible for the Emergency Grant Program.
2. General improvements necessary to remove barriers to accessibility by persons with disabilities. The Access Grant Program is available for renters or homeowners who earn less than 80% of Median Family Income.
3. Matching funds for the Illinois Department of Public Health Get the Lead Out Program, which will fund efforts to address lead based paint hazards in eligible housing units.

All programs are available citywide. All work activities will be accomplished through contract arrangements.

\$80,000

Goal 1, Strategy 1; Goal 3, Strategy 3; Goal 7, Strategy 2

Citation - [24 CFR 570.202(a)(1)], [24 CFR 570.202(b)(10) & (11)]

Environmental - CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and making housing accessible to persons with disabilities.

Outcome: Sustainability for the purpose of providing suitable living environments.

Outcome Indicators: Number of owner-occupied households assisted with incomes at or below 50% MFI. Number of households (persons with disabilities) assisted with incomes at or below 80%.

2. Urbana Senior Repair Service (FY 10-11)

Funds will be contributed to a citywide home maintenance repair program for very low-income homeowners 62 years old or older and for very low-income homeowners with disabilities (any age). Household income must be less than 50% of the Median Family Income as established annually by HUD.

\$20,000

Goal 1, Strategy 1

Citation - [24 CFR 570.202(a)(1) & (b)(10)]

Environmental - CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing, and housing accessible to persons with disabilities. All recipients of assistance must have household incomes below 50% of the area median.

Outcome: Sustainability for the purpose of providing suitable living environments.

Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 50% MFI.

3. Lot Acquisition in Support of New Construction and Relocation/Clearance/Disposition Activities (FY 10-11)

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56 Block Group 1. Projects and utilization of the properties may include the following:

- Donation to non-profit housing developers to build affordable housing.
- City sponsored rehabilitation and re-sale to qualified homebuyers.
- Donation to other organizations to support CDBG-eligible programs.

Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties will be properly maintained while they are the responsibility of the City.

\$30,346 (Staff Recommendation)

\$19,024 (Community Development Commission Recommendation)

Goal 2, Strategy 1; Goal 9, Strategy 4

Citation - [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

ENVIRONMENTAL ASSESSMENT

Objective: Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI. Number of parcels donated to CHDOs and non-profits for affordable housing development.

B. PUBLIC FACILITIES AND IMPROVEMENTS

*(NOTE: * STAFF RECOMMENDATION FOR FUNDING BASED ON % OF URBANA RESIDENTS SERVED)*

1. A Woman's Fund (FY 10-11)

Funds will be used towards the repair of the foundation, installation of proper drainage and grading on the grounds, and installation of a new HVAC system, at the shelter operated by A Woman's Place, located on East Main Street in Urbana.

\$34,290 (Community Development Commission recommendation)

\$31,846 (Staff recommendation)*

Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and counseling for homeless domestic violence victims with children to assist with transition into more permanent housing.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this shelter (estimated: 400).

2. Prairie Homes, Inc. (FY 10-11)

Funds will be used towards the installation of a new kitchen sink and countertops, cabinets, and vinyl floor, as well as four power flush toilets, at the Hartle Group Home. This is a supported living group home for individuals with developmental disabilities and is located on South Hartle Street in Urbana. Prairie Homes, Inc. facilitates the work of Developmental Services Center by managing the group home on Hartle Street.

\$15,411 (*Community Development Commission recommendation*)

\$15,411 (*Staff recommendation*)

Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and housing for persons with developmental disabilities.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this housing facility (estimated: 8).

4. Mental Health Center of Champaign County (FY 10-11)

Funds will be used for the installation of new windows and exterior doors in each unit of the supported apartments located on East Elm Street in Urbana.

\$20,404 (*Community Development Commission recommendation*)

\$20,404 (*Staff recommendation*)

Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and housing for persons with developmental disabilities.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this housing facility (estimated: 8).

5. Mental Health Center of Champaign County (FY 10-11)

Funds will be used to repair the foundation and replace the roof of the Lincolnshire Group home, located on Lincolnshire Drive in Champaign.

\$22,196 (*Community Development Commission recommendation*)

\$13,318 (*Staff recommendation*)*

Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and housing for persons with developmental disabilities.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this housing facility (estimated: minimum of 5).

C. PUBLIC SERVICE ACTIVITIES

1. Transitional Housing for Homeless Families With Children (FY 10-11)

Funds will be contributed to the City of Urbana's transitional housing program. Three to five dwellings will be available for homeless families with children. Rent receipts will be another source of revenue. Properties acquired by the City through a federal funding source will be properly mowed and cleaned according to city ordinance as long as they are the responsibility of the City.

\$33,500 (personnel)

\$19,539 (programming)

\$53,039

Goal 6, Strategy 2

Citation - [24 CFR 570.201(b)&(e)]

Environmental - EXEMPT

Objective: Provide Decent Housing by providing housing and access to services and counseling for homeless families with children to assist with transition into more permanent housing and self-sufficiency.

Outcome: Accessibility for the purpose of providing decent affordable housing.

Outcome Indicators: Number of households assisted to prevent homelessness.

2. Public Service Activities under Consolidated Social Service Funding Program (FY 10-11)

The balance of available funding at 15% of the current entitlement will be allocated for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission has designated the priorities to be considered by the Urbana City Council for public service funding under the CDBG.

\$12,500

Goal 5, Strategy 3; Goal 5, Strategy 4; Goal 5, Strategy 5; Goal 5, Strategy 7; Goal 6, Strategy 1; Goal 6, Strategy 2

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

*Specific programs to be determined - Social Service Funding Process.

Objective: Create Suitable Living Environment by providing better access to social services in the community for low-income residents.

Outcome: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons assisted with new or improved access to a public service.

3. Neighborhood Cleanup (FY 10-11)

One-day, neighborhood cleanup activities will be held in Fall 2010 and Spring 2011, in the Community Development Target Area. Activities will include disposal of junk, debris, and recyclable metal. The program will be co-sponsored by the Urbana Public Works Department.

\$15,500 (\$8,000 CDBG, \$7,500 NIF)

Goal 8, Strategy 1

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

Objective: Create Suitable Living Environment by improving the appearance of the targeted areas by reducing blight.

Outcome: Sustainability for the purpose of providing a suitable living environment.

Outcome Indicators: Number of households provided with a new or improved service (estimated: 500).

II. CARRYOVER ACTIVITIES (Projected)

Following is an *estimate* of CDBG funding that will be carried over to the FY 2010-2011 in order to complete projects and activities previously budgeted.

A. HOUSING ACTIVITIES

1. Clearance of Slum and Blighted Conditions

Funds will be used for clearance of secondary buildings and structures that create health and safety concerns.

\$5,000

Goal 9, Strategy 4

Citation – [24CFR 570.201(a)(1) & (b)(10)]

Environmental - CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing assistance to property owners in the target area having household incomes at or below 50% MFI in removing dilapidated structures from their owner-occupied property.

Outcome: Sustainability for the purpose of providing suitable living environments.

Outcome Indicators: Number of blighted structures removed.

2. Property Acquisition in Support of New Construction and Relocation/ Clearance/Disposition Activities (Cumulative)

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56 Block Group 1. Projects and utilization of the properties may include the following:

- Donation to non-profit housing developers to build affordable housing.
- City sponsored rehabilitation and re-sale to qualified homebuyers.
- Donation to other organizations to support CDBG-eligible programs.

Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures, vegetation or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties will be properly maintained while they are the responsibility of the City.

\$ 120,000

Goal 2, Strategy 1; Goal 9, Strategy 4

Citation - [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

ENVIRONMENTAL ASSESSMENT

Objective: Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI. Number of parcels donated to CHDOs and non-profits for affordable housing development.

B. PUBLIC FACILITIES AND IMPROVEMENTS

(The following Public Facility and Improvement projects are anticipated to be carried over to FY 2010-2011)

1. Capital Improvement Projects - Kerr Avenue Sustainable Development

Funds will to be used towards installation of infrastructure at the Kerr Avenue sustainable, affordable housing development.

\$61,318

Goal 8, Strategy 1

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.

Outcomes: Accessibility for the purpose of providing a suitable living environment

Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

2. Crystal View Townhomes

FY 05-06 & FY 07-08 CDBG funds totaling \$100,000 will be combined with previously budgeted Urbana HOME funds (FY 06-07 & FY 07-08) toward the redevelopment of affordable rental housing units at the Crystal View Townhomes. The project must be consistent with affordable housing goals as outlined in the 2005-2009 Consolidated Plan, 2005 Comprehensive Plan, and 2004 Lakeside Redevelopment Plan, and comply with applicable local, state, and federal regulations.

\$5,000 (CDBG)

Goal 2, Strategy 1

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Provide Decent Housing by constructing new mixed-income housing that includes least thirty units for residents whose household incomes were at or below 60% MFI.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of rental units available to low-income households (at or below 60% MFI).

3. Neighborhood Sidewalks

Funds are proposed to be used to construct new sidewalks or reconstruct existing sidewalks in target area neighborhoods.

\$43,000

Goal 8, Strategy 1

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.

Outcomes: Accessibility for the purpose of providing a suitable living environment

Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

4. CT 53 Streetlight Reconstruction

Funds are being reserved for a future project that will reconstruct the streetlights in part of Census Tract 53 one of the City's Target areas.

\$47,783

Goal 8, Strategy 1

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.

Outcomes: Accessibility for the purpose of providing a suitable living environment

Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

Projected CDBG Budget FY 2010-2011

DRAFT CDBG BUDGET

FY 2010-2011

Estimated Federal Allocation (Grant)	\$467,262	
Previous year Program Income	\$23,001	
Reprogrammed from previous years		
TOTAL TO ALLOCATE (ESTIMATE)	\$490,263	
ADMINISTRATION (20%)	\$98,053	
Personnel	\$74,641	
Other Administration	\$23,402	
PUBLIC SERVICE (15%) - Trans Hsg/NHD Cleanup/CSSF	\$73,539	
Transitional Housing personnel	\$33,500	
Transitional Housing programming	\$19,539	
Neighborhood Cleanup (\$8,000 CDBG, \$7,500 NIF)	\$8,000	
Consolidated Social Service Fund	\$12,500	
AFFORDABLE HOUSING PROGRAMS	\$207,346	
Housing-Related Program Delivery		
Personnel	\$73,000	
Case Preparation	\$4,000	
Housing-Related Programs		
Emergency/Access/GLO Programs	\$80,000	
Urbana Senior Repair	\$20,000	
	CDC Recommended	Staff Recommended
Property Acquisition-Support of Affordable Housing & Neighborhood Improvement	<i>\$19,024</i>	\$30,346
PUBLIC FACILITIES AND IMPROVEMENTS		
A Woman's Place	<i>\$34,290</i>	\$31,846
Hartle Group HOME - Prairie Homes-DSC	<i>\$15,411</i>	\$15,411
Elm Street Supported- Apts (Urbana) -Mental Health Center	<i>\$20,404</i>	\$20,404
Lincolnshire Group Home (Champaign)-Mental Health Center	<i>\$22,196</i>	\$13,318
TOTALS PUB FACILITIES	<i>\$92,301</i>	\$80,979
OTHER City Infrastructure /Public Facilities Projects	\$ -	\$ -
TOTAL Estimated Budget FY 2010-2011 CDBG+ PI	\$ 490,263	\$490,263

**URBANA HOME CONSORTIUM
HOME INVESTMENT PARTNERSHIP PROGRAM**

FY 2010–2011

The applicable Goal, Strategy, and Activity is included for each of the Projects listed below.

The following terms and abbreviations are used throughout the Annual Action Plan:

Citation = FEDERAL CITATION FOR AUTHORIZATION

Environmental = ENVIRONMENTAL REVIEW STATUS

Resources-Federal

2010-2011 HOME Grant (Estimated):	\$	1,128,059
ADDI Carryover (Projected)	\$	3,363
Estimated Carryover Funds: Admin	\$	15,000
Funds available for re-programming (Program Income)		
Champaign	\$	34,562
Urbana	\$	0
Champaign County	\$	0

Resources-Other

Local Match HOME:	\$	239,713
<i>TOTAL Estimated REVENUES</i>		<i>\$ 1,420,697</i>

A. ADMINISTRATION (10% SET-ASIDE, NO MATCH REQUIREMENT)

***FY 10-11 Allocation: \$ 112,806**

Administration Activities:

Personnel

Supplies and other expenses

Citation - [24 CFR 92.206(d)]

Environmental – EXEMPT

City of Urbana \$ 98,777

City of Champaign \$ 11,302

Champaign County \$ 2,727

TOTAL EXPENSE \$ 112,806

B. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) RESERVE SET-ASIDE (15¹% SET-ASIDE IS REQUIRED EACH YEAR, MATCH PROVIDED BY CHDO)

FY 10-11 TOTAL Allocation Available Minimum: \$ 169,209

Un-programmed CHDO Funds

Funds will be provided to eligible CHDO project(s) proposed by an organization that has demonstrated success in creating affordable housing opportunities and utilized funding in a timely manner.

Total Project Budget

\$169,209 HOME (\$ 42,302 Match must be provided by CHDO)

TOTAL EXPENSE

\$ 169,209

¹ HUD requires that 15% of the grant funds awarded to a Participating Jurisdiction be set aside for CHDO Projects.

D. CITY OF CHAMPAIGN

FY 10-11 Allocation:	\$ 337,438
Program Income (EST):	\$ 34,562
Match Funds:	<u>\$ 84,360</u>
Total Available Funds:	\$ 456,360

1. Owner-Occupied Housing Rehab (FULL HOME PROGRAM)

Funding will be used to continue the Full Home Improvement program. HOME funds may be combined with Federal Home Loan Bank and private loan funding to assist low-income homeowners with major home repairs. Grants and low-interest HOME loans in the amount of \$25,000 per household are intended to address code deficiencies, major renovation needs, and lead-based paint hazards.

\$125,000 (\$100,000 HOME; \$25,000 Match)

Goal 3, Strategy 1, Activity 3

Citation - [24 CFR 92.206(a)(2)]

Environmental – Assessment Required

Recapture Provision

Objective: Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 30% MFI. Number of owner-occupied households assisted at 31-50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Amount of funding leveraged through local match.

2. Tenant Based Rental Assistance Program. HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

\$90,000 (\$72,000 HOME; \$18,000 Match)

Objective: Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 80% of Area Median, of which 90% will be at or below 60% of the Area Median).

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of tenants maintaining affordable rental units at or below 60% of Area Median.

3. Acquisition-Rehab Program

Funds will be reserved for down payment assistance for homebuyers to acquire and rehab properties that may be in need of repair for low-income purchasers. The program may provide up to 10% down payment assistance for the purchase of the home with a rehabilitation loan not to exceed \$25,000 after the sale is completed. Homebuyers must have incomes less than 80% MFI to qualify for this down payment assistance.

\$ 241,360 (\$165,438 HOME; \$41,360 MATCH; \$34,562 Program Income)

Goal 3, Strategy1, Activity 6

Citation – [24 CFR 92.206(d)]

Environmental – Non-Exempt/Non-Categorically Excluded

Resale

Objective: Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of units affordable owner occupied units purchased and/or rehabbed. Amount of funding leveraged through local match.

Whole House Rehabilitation	\$ 125,000
Tenant Based Rental Assistance	\$ 90,000
Acquisition Rehab Program	<u>\$ 241,360</u>
<i>TOTAL EXPENSE</i>	<i>\$ 456,360</i>

E. CHAMPAIGN COUNTY

FY 10-11 Allocation:	\$ 252,445
Match Required (Housing Rehab):	\$ 19,361
Match Required (TBRA):	<u>\$ 43,750</u>
TOTAL HOME plus Match	\$315,556

1. Housing Rehabilitation

Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties, as well as single-family owner-occupied projects. It is anticipated the primary program focus will be on single-family owner-occupied rehabilitation.

\$ 91,181 (\$71,820 HOME; \$19,361 Match required)

Goal 3, Strategy 1, Activity 3

Citation - [24 CFR 92.206(a)(2)]

Environmental – Assessment Required

Recapture

2. Program Delivery

Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program.

\$ 5,625 HOME

Goal 3, Strategy 1, Activity 3

Citation - [24 CFR 92.207]

Environmental – Exempt

Objective: Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients with household income at or below 80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of assisted owner-occupied households with income at or below 80% MFI. Amount of funding leveraged through local match.

- ### **3. Tenant Based Rental Assistance Program.** HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign. Assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

\$175,000 HOME; (\$ 43,750 Match required)

Objective: Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 80% of Area Median, of which 90% will be at or below 60% of the Area Median).

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of tenants maintaining affordable rental units at or below 60% of Area Median.

Rehab	\$ 91,181
Program Delivery	\$ 5,625
Tenant Based Rental Assistance	\$ 175,000
TBRA Match	<u>\$ 43,750</u>
<i>TOTAL EXPENSE</i>	<i>\$ 315,556</i>

F. CITY OF URBANA

FY 10-11 Allocation:	\$ 199,758
Program Income (est.)	\$ 0
Match Funds:	<u>\$ 49,940</u>
Total Available Funds:	\$ 249,698

1. Owner-Occupied Housing Rehabilitation

Funds will be allocated for the rehabilitation of six-seven (6-7) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household that are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.

\$129,798 HOME (* \$32,450 Match required)

Goal 3, Strategy 1, Activity 3

Citation - [24 CFR 92.206(a)(2)]

Environmental – Assessment Required

Recapture

Objective: Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Amount of funding leveraged through local match.

2. Program Delivery

Funds will be allocated for coordination and delivery of HOME projects funded with the City of Urbana's share of HOME Consortium funds.

\$69,960 HOME (* \$17,490 Match Required)

Goal 3, Strategy 1, Activity 3

Citation - [24 CFR 92.207]

Environmental – EXEMPT

Objective: Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Amount of funding leveraged through local match.

***Local Match provided through previous year's Match (accrued).**

Rehabilitation	\$129,798
Program Delivery	\$ 69,960
Local Match	<u>\$ 49,940</u>
<i>TOTAL EXPENSE</i>	<i>\$249,697</i>

G. AMERICAN DREAM DOWNPAYMENT INITIATIVE

At the time of the publication of the Draft FY 2010-2011 Annual Action Plan, funding for the ADDI program remains available for downpayment assistance to a qualified buyer.

Grand Total

Carryover Funds: **\$ 3,363**

Total Available: **\$ 3,363**

*Carryover amounts based on funds disbursed as of 2/20/2010.

Goal 1, Strategy 2, Activity 3

Objective: Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of households receiving direct financial assistance, down payment assistance and housing counseling.

H. Projected HOME Program Budget

	Program Area	2010-2011 Budget	Comments
	FY 10-11 HOME Funds	\$ 1,128,059	(estimated allocation)
	FY 09-10 ADDI Funds	\$ 3,363	
	Program Income Estimate		
	-Champaign	\$ 34,562	
	-Urbana	\$ 0	
	Local Match	\$ 239,713	
	Carryover Admin funds Urbana	\$ 15,000	
	Total Budget	\$1,420,697	
	FY 10-11 Administration 10% of Grant	\$ 112,806	
	City of Urbana Admin Carryover	\$ 15,000	<i>Estimate</i>
	<i>Total Available</i>	\$ 127,806	
	City of Urbana	\$ 113,777	<i>(\$98,777 for FY 10-11 plus \$15,000 est. carry over)</i>
	City of Champaign	\$ 11,302	
	Champaign County	\$ 2,727	
	CHDO Project Funds	\$ 169,209	
	Reserved for eligible CHDO project(s)	\$ 169,209	
	CHDO Match required	\$ 42,302	
	CHDO Operating (5%)	\$ 56,403	
	Homestead	\$ 22,500	
	e-co lab	\$ 22,500	
	Reserved for new CHDO	\$ 11,403	
Funds Available	ADDI	3,363	Total estimation of new allocation and carryover funds. Remaining ADDI funds are now available on a first come first serve consortium wide basis and not allocated via jurisdiction.
	Previous FY carryover	\$ 3,363	
Sub-Total	Subtotal Allocated Funds	\$399,083	
	Remaining Funds for Allocation	\$1,021,614	

		2010-2011	Comments
	Program Area	Budget	
Member Split	City of Champaign - 54.9%	\$ 337,438	Individual member allocations are determined by applying the established ratio to \$614,641 which is the FY2010-2011 Allocation, less current year set-asides for administration ,CHDOs and TBRA .
	Champaign County - 12.6%	\$ 77,445	
	City of Urbana - 32.5%	\$ 199,758	
Champaign Budget Detail	CMI ADMINISTRATION		
	<i>Personnel & admin expenses</i>	\$ 11,302	<i>(see Page 46)</i>
	CMI CITY PROJECTS		
	HOME Funds Available	\$ 337,438	
	Program Income (est)	\$ 34,562	
	Match Obligation Amount	\$84,360	
	Total Funds Available	\$ 456,360	
	Owner Occupied Rehab	\$ 125,000	
	Tenant Based Rental Assistance	\$ 90,000	
	Acquisition Rehab Program	\$ 241,360	
	<i>Champaign Subtotal</i>	\$ 456,360	<i>Does not include Admin</i>
County Budget Detail	COUNTY - ADMINISTRATION		
	<i>Personnel & admin expenses</i>	\$ 2,727	<i>(see Page 46)</i>
	COUNTY PROJECTS		
	HOME Funds Available	\$ 252,445	
	Match Obligation Amount	\$ 63,111	
	Total Funds Available	\$ 315,556	
	Owner Occupied Housing Rehab	\$ 91,181	Housing rehab Match provided through contributions to project expenses from County general funds.
	Program Delivery	\$ 5,625	
	<i>Tenant Based Rental Assistance</i>	\$ 175,000	
	<i>Match</i>	\$ 43,750	
	<i>County Subtotal</i>	\$ 315,556	<i>Does not include admin</i>
Urbana Budget Detail	URB - ADMINISTRATION		
	<i>Personnel & admin expenses</i>	\$ 113,777	<i>(see Page 46)</i>
	URB CITY PROJECTS		
	HOME Funds Available	\$ 199,758	
	Match Obligation Amount	\$ 49,940	
	Total Funds Available	\$249,698	
	Program Delivery	\$ 69,960	
	Owner Occupied Housing Rehab	\$ 129,798	
	Match	\$ 49,940	<i>Total</i>
	Urbana Subtotal Expenses	\$ 249,698	<i>Does not include Admin</i>
	SUMMARY		
Total Available Funds	\$1,021,614		
Total Allocated Funds	\$1,021,614		
Balance	\$0		

SF 424

Date Submitted	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
City of Urbana & Urbana HOME Consortium		IL177122 URBANA	
400 S. Vine St.reet		DUNS: 111969957 and 139435502 (Urbana Consortium)	
Urbana	Illinois	Community Development	
61801	U.S.A.	Grants Management Division	
Employer Identification Number (EIN):		Champaign	
37-6000524		7/1	
Applicant Type:		Specify Other Type if necessary:	
Consortia			
Program Funding		U.S. Department of Housing and Urban Development	
Community Development Block Grant		14.218 Entitlement Grant	
City of Urbana CDBG Entitlement Award (see Appendix I: Project Worksheets for individual projects)		Target Areas (see Appendix III: Target Area Map) and Citywide to low/mod beneficiaries	
\$467,262 (2009-2010 Allocation)			
\$23,001 (Anticipated Program Income)			
Total Funds for CDBG Projects: \$ 490,263			
Home Investment Partnerships Program		14.239 HOME	
Urbana HOME Consortium Entitlement Award (see Appendix I: Project Worksheets for individual projects)		Urbana HOME Consortium Jurisdiction	
\$ 1,128,059 (2010-2011 HOME Allocation)			
\$ 3,363 (ADDI Carryover)			
\$15,000 (Estimated Carryover Funds: Admin)			
\$34,562 (Program Income - funds available for re-programming)			
Total Funds for HOME Projects: \$ 1,420,697			

SF 424

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
John	A.	Schneider	
Division Manager	(217) 384-2441	(217) 384-2367	
jaschneider@city.urbana.il.us	www.city.urbana.il.us	Libby Tyler	
Signature of Authorized Representative		Date Signed	

Appendix III

Community Development Target Area

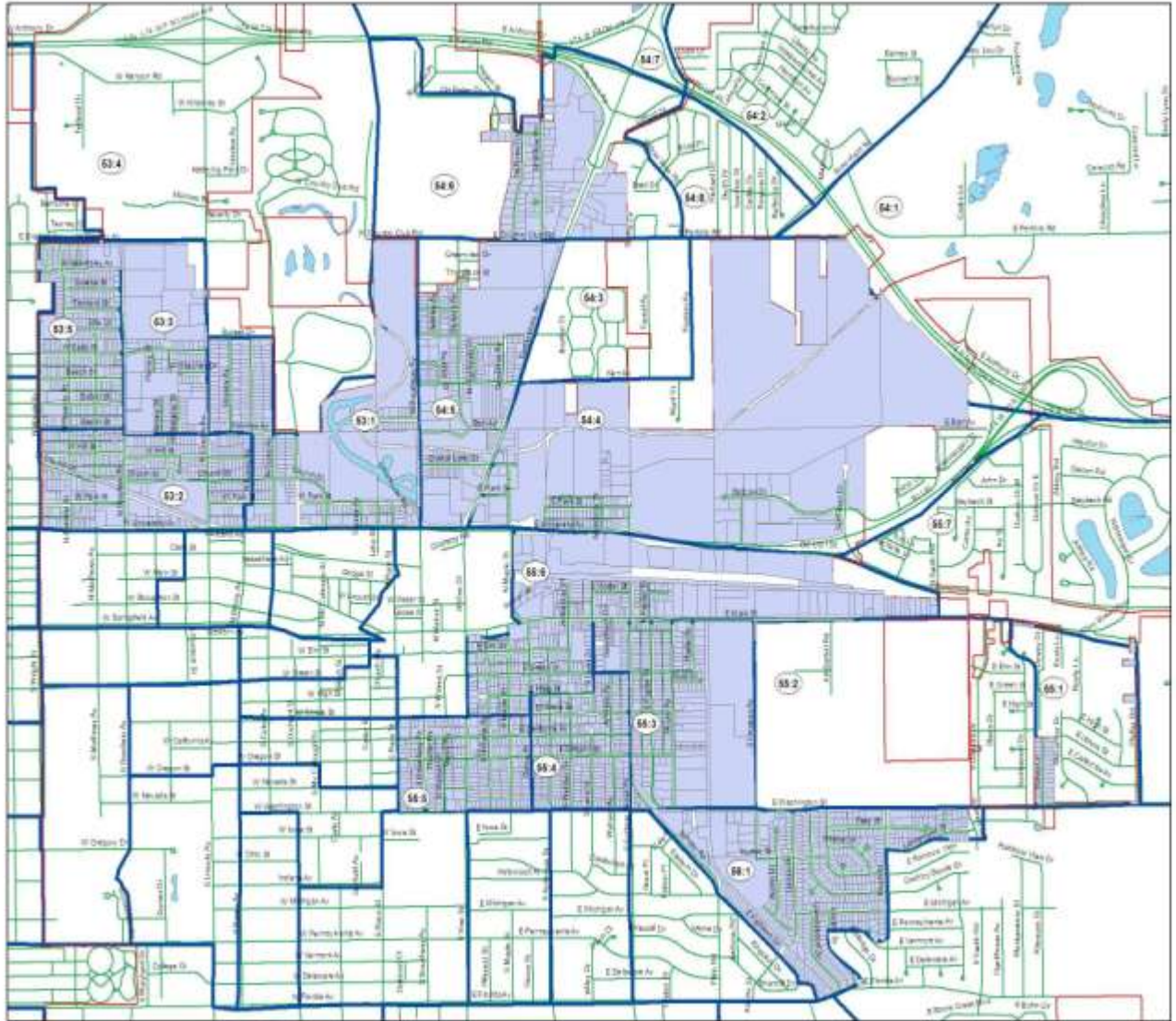
Appendix IV

Goals, Strategies, and Activities
To Address Local Funding Priorities
And Community Need

Appendix V

Citizen Participation and Public Input

Community Development Target Area



- Legend**
-  Urbana Corporate Boundary
 -  Roads
 -  Lakes
 -  CD Target Area
 -  Census Block Group Boundary
 -  Census Tract 55
Block Group 1

Goals, Strategies and Activities to Address Local Funding Priorities and Community Need

Goal 1: Provide decent affordable housing opportunities for low- and moderate-income households

Strategy: Increase supply of affordable housing available to low and moderate income households.

Activity: Provide Tenant Based Rental Assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty level.

Activity: Support new construction for homeownership sponsored by CHDOs and other nonprofits.

Activity: Support new construction of affordable rental units sponsored by CHDOs and other nonprofits.

Activity: Support and provide guidance for for-profit developers building new affordable renter and owner units.

Activity: Support construction of new affordable rental units through LIHTC, in compatible areas,

Activity: Encourage the development of non-profit housing development organizations eligible for CHDO status.

Strategy: Expand homeownership opportunities for low and moderate income households.

Activity: Support and encourage homeownership education programs.

Activity: Support the Housing Authority of Champaign County's Section 8 Homeownership program.

Activity: Support the development of local Lease Purchase Programs.

Activity: Directly encourage homeownership through DP assistance programs such as the American Dream Downpayment Initiative, and programs funded with Private activity bond funds.

Activity: Develop new down-payment assistance programs for low-income buyers.

Goal 2: Address barriers to obtaining affordable housing

Strategy: Address issues faced by certain special populations, such as seniors and individuals in need of supportive service/ substance abuse treatment.

Strategy: Partner with other municipalities and agencies in the Consortium area to area to complete a housing needs study that will identify gaps in the housing stock, including an analysis of current housing availability and a projection of future housing needs.

Strategy: Provide assistance for affordable permanent housing for persons with targeted disabilities.

Strategy: Support efforts to increase accessible and visitable housing units for persons with disabilities

Activity: Encourage housing developers to include visitability/accessibility measures in new construction efforts.

Activity: Access Grants: Provide grants for approximately 25 low-income residents over a five-year period to increase the supply of accessible and visitable housing.

Strategy: The Urbana Human Relations Division will promote community awareness of the Urbana Human Rights Ordinance and will provide fair housing training for landlords and tenants.

Activity: Education and training opportunities, which focus on eliminating barriers to affordable housing, will be encouraged.

Activity: Encourage the Urbana Human Relations Division, the Building Safety Division, and PACE, Inc. to join forces in an effort to acquaint developers with local codes and fair housing laws to insure that handicapped units are produced when new housing is constructed.

Activity: Support tenant advocacy and educational efforts by agencies such as the C-U Tenant Union.

Activity: Encourage landlord and community group distribution of information in multiple languages to help overcome language and/or cultural barriers.

Activity: The City could consider undertaking a discrimination-testing program to obtain preliminary results to determine if further programs are necessary.

Goal 3: Preserve and improve supply of affordable housing as a community resource.

Strategy: Continue and expand city's repair and rehab programs.

Activity: Sr. repair: Provide home repair service for approximately 175 very low-income elderly households over a five-year period to help maintain those households in their homes longer thus reducing demand for higher levels of sheltered care. In addition to home repair, the service would provide referrals to other home-care programs such as Meals on Wheels.

Activity: Emergency Grants: Provide emergency repair service for approximately 55 low-income residents over a five-year period to help maintain those households in their homes longer thus reducing demand for higher levels of sheltered care.

Activity: Whole House Rehab: Provide loans and grants for major home improvements for low-income homeowners to approximately 25 households over the next five years.

Activity: GLO (if funding is available): Provide lead hazard reduction for approximately single family residences over the next five years, in coordination with the Champaign-Urbana Public Health District and the Illinois Department of Public Health.

Activity: Purchase Rehab Resale: Purchase housing that is structurally sound but in need of major code-related renovation, and rehabilitate property for sale as affordable housing to income-qualified households.

Strategy: Support and encourage home maintenance programs.

Activity: Encourage counseling and educational opportunities and resources, which teach homeownership maintenance skills.

Goal 4: Work with Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.

Strategy: Promote substantial upgrading of the living environment for residents of Urbana public housing, particularly family units.

Activity: Assist in developing a plan, which partners with the private sector to use private dollars to leverage HOPE VI or other Federal funds, to redevelop units and to replace demolished units with a combination of new on-site units, scattered-site units and Section 8 rent subsidies .

Strategy: Encourage the Housing Authority of Champaign County to increase the number of affordable housing units available to extremely low-income households. Seek additional means of subsidizing very low-income households with rental assistance.

Strategy: Encourage the Housing Authority of Champaign County to increase the earning potential of extremely low-income households.

Strategy: Strongly encourage the Housing Authority of Champaign County to rehabilitate existing units and develop new units, which would be accessible to families, which include persons with disabilities.

Strategy: Encourage the Housing Authority of Champaign County to follow a similar process and design as the Burch Village and Lakeside Terrace redevelopment projects for the demolition or redevelopment of any other Public Housing units.

Goal 5: Support community efforts to provide services and training for low- and moderate-income residents.

Strategy: Encourage and support appropriate area social service agencies to provide additional economic assistance for persons who pay out-of-pocket expenses for medical and psychological services, perhaps by developing a centralized process to contact pharmaceutical companies with requests for donations of medicines.

Strategy: Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults

Strategy: Support expansion of job-training programs for low-income individuals by area social service agencies, and encourage them to conduct a review of all available programs to determine if they meet current need.

Strategy: Support area providers such as the Senior Services Division of Champaign County Regional Planning Commission and Family Service of Champaign County in their efforts to provide supportive services to low-income elderly persons residing in Urbana.

Strategy: Support efforts by local service providers to area youth to increase supportive services available to at-risk youth.

Strategy: Encourage existing childcare facilities to expand services to late night/overnight and weekend hours.

Strategy: Support development of a program(s) by areas agencies to provide transitional housing services and/or foster care to teen parents of young children.

Strategy: Encourage current and newly created companies to hire low-income persons by providing public incentives linked directly to hiring local residents.

Strategy: Support agencies that provide services to victims of domestic violence

Goal 6: Provide Support for existing agencies delivering services to homeless individuals and families and encourage the expansion of local services to meet community homeless needs.

Strategy: Support the existing network of local homeless services.

Activity: Continue to provide leadership and support of Continuum of Care.

Activity: Provide support to emergency and transitional shelters through Consolidated Social Service Pool fund allocations.

Strategy: Improve and expand the existing network of local homeless services.

Activity: Support and encourage local efforts to acquire additional grant funding.

Activity: Support accurate and comprehensive data management through the Homeless Management Information System (HMIS) and annual surveys.

Activity: Encourage and support the expansion of transitional housing for women and children.

Activity: Encourage development of emergency shelter services or transitional housing for homeless two-parent households with children.

Activity: Encourage development of transitional living facilities for adults and youth with substance abuse issues.

Activity: Encourage the development of a shelter facility to provide emergency services for elderly persons who are victims of domestic violence.

Strategy: Regularly review and evaluate the needs of the community for homeless and homeless prevention service, and encourage local agencies to match service provided to community needs.

Activity: Encourage and support area agencies to develop services such as Supportive Housing and Safe Havens for targeted populations such as homeless teens, teen parents, families, persons with disabilities, etc.

Activity: Participate in the Urbana-Champaign Continuum of Care, Council of Service Providers to the Homeless, Supportive Housing Program.

Strategy: Take steps to stabilize households at risk of homelessness.

Activity: Develop and support rental assistance programs (such as Tenant Based Rental Assistance, the No Limits Program, and Shelter Plus Care) with and without supportive services for extremely low and very low income persons.

Activity: Work with regional group to provide information and a support network in the case of a need for emergency relocation of residents of multifamily apartments when utilities are disconnected.

Activity: Support programs offering permanent housing solutions for low and extremely low income households (see Goal 1)

Activity: Support educational services including financial literacy, homeowner education and debt management.

Goal 7: Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes

Strategy: Coordinate public and private efforts to reduce lead poisoning hazards and protect young children

Activity: Encourage Private Funding

Activity: Expand Childhood Testing

Activity: Prevention Education

Strategy: Reduce lead-based paint hazards in residential housing, particularly homes occupied by young children

Activity: Lead Assessment in Housing Assistance Programs

Activity: Preserve and Expand Funding for Lead Hazard Reduction Activities

Activity: Temporary Relocation of Occupants during Lead Hazard Work

Activity: Lead Contractor Incentives

Activity: Distribution of Lead Contractor List

Goal 8: Support infrastructure improvements in Urbana’s Community Development Target Area

Strategy: The majority of CDBG funds will be targeted toward improvements in and services to the City's Community Development Target Area.

Strategy: The City shall allocate to its designated Community Development Target Area its proportionate share of City capital improvement funds for upgrading infrastructure. CDBG funds may be set-aside during one fiscal year for infrastructure projects scheduled in another fiscal year in order to fulfill a commitment to a scheduled project.

Goal 9: Preserve and support Urbana’s neighborhoods as vibrant places to live.

Strategy: Identify and encourage or assist in removal of blighting and deteriorated structures from neighborhoods.

Activity: Perform regular surveys of City to identify deteriorated housing and accessory structures that need to be addressed either through repair or removal.

Activity: Using CDBG funds, clear dilapidated accessory structures such as sheds and garages from income qualified owner-occupied properties

Strategy: Acquire and clear deteriorated housing and vacant lots for donation to non-profit home construction programs. Acquisition and clearance efforts may be implemented in the CD Target areas and will be focused on the King Park Neighborhood in accordance with the King Park Neighborhood Plan.

Activity: Using HOME and/or CDBG funds acquire vacant properties and deteriorated and/or substandard structures that will be cleared as necessary, for donation to a non-profit housing developer for the purpose of new construction of affordable housing. The City will properly maintain such properties until transfer of ownership occurs.

Strategy: Explore the creation of a Neighborhood Revitalization Strategy for low-income Urbana neighborhoods.

Strategy: Clearly identify and document designated Brownfields and seek additional funding sources to alleviate same.

Strategy: Through its Neighborhood Organizations, the City will support development of private non-profit organizations to deliver programs on the neighborhood level.

Activity: Encourage the creation and development of local groups concerned with furthering the interests of their neighborhood. Specifically, encourage such groups to accomplish non-profit status by obtaining a 501(c)3 designation, thus making them eligible for grant funding.

Table 2C

Summary of Specific Housing/Community Development Objectives

Jurisdiction	Specific Objective	Performance Measure	Expected Units	Actual Units
Urbana HOME Consortium	Affordable Housing: Rental			
	Small Related Households – 0-30%MFI		58	
	Small Related Households – 31-50%MFI		43	
	Small Related Households – 51-80%MFI		18	
	Large Related Households – 0-30%MFI		30	
	Large Related Households – 31-50%MFI		27	
	Large Related Households – 51-80%MFI		10	
	Elderly Households – 0-30%MFI		60	
	Elderly Households – 31-50%MFI		31	
	Elderly Households – 51-80%MFI		8	
	All Other Households – 0-30%MFI		36	
	All Other Households – 31-50%MFI		21	
	All Other Households – 51-80%MFI		16	
	Affordable Housing: Owner-Occupied			
	All Households Types – 0-30%MFI		342	
All Households Types – 31-50%MFI		261		
All Households Types – 51-80%MFI		270		
City of Urbana	Community Development - Infrastructure			
	Harvey St. gutters & sidewalks			
	Illinois St. street improvements			
	Matthews Ave. street improvements			
	Park St. street improvements			
	Community Development – Public Facilities			
	Explore Neighborhood Revitalization Strategies.			
Identify potential Brownfields and pursue additional funding for redevelopment.				
City of Urbana	Support the development and expansion of community groups through the Neighborhood Organization Grants.			
	Alleviate slum and blight conditions through the purchase of deteriorated properties and the clearance and/or redevelopment of the same.			
	Comm. Dev. – Public Service			
	Support local agencies providing services to the homeless through Consolidated Social Service Funding			
	Sponsor Transitional Housing for Homeless Families Program			
	Comm. Dev. – Economic Development			
	Lincoln Ave. extension			

Windsor Rd. expansion			
Boneyard Creek flood control system repairs and improvements			
Florida Ave. extension			
Route 45 and Anthony Dr. connection			
Rt. 130 and Interstate 74 connection			
Downtown Redevelopment Initiative			
Philo Rd. Business District Initiative			
Frasca Industrial Park Development			
East Urbana Industrial Park Development			
Anti-Poverty/ Special Needs			
Encourage and support local agencies providing assistance to low-income persons for out-of-pocket medical, prescription and psychological expenses.			
Encourage local agencies to expand recreational and cultural opportunities for low-income youth.			
Support expansion of job training programs.			
Support area providers of services to low-income elderly persons.			
Support the expansion of supportive services for at-risk youth.			
Support development of transitional and/or supportive housing services for teen parents.			
Encourage local companies to hire low-income persons by providing public incentives linked to hiring local residents.			
Encourage the expansion of childcare services to include night/overnight and weekend hours.			

Eldridge, Connie

From: Schneider, John
Sent: Tuesday, December 22, 2009 12:15 PM
To: Eldridge, Connie; Gomez, Janel; Gonzalez, Jennifer; Hartford, Kelly
Cc: Burgett, Randy
Subject: FW: spending grant funds

Written Comments For AAP Con Plan Record

From: Ellen Plummer [mailto:neep840@gmail.com]
Sent: Tuesday, December 22, 2009 11:31 AM
To: Schneider, John
Subject: spending grant funds

May I offer a suggestion for spending grant money...Fair housing...we who live in areas who were lastly incorporated do not have street lighting. We suffer, as home owners, the "crimes" of those who walk our street and think it is O.K. to destroy property. I found a white picket plastic fence post in my front bushes today. It belonged to a fence two houses away where several posts have been maliciously broken off! My neighbor has had a car front window "kicked" in and broken. We live between two housing developments that people seem to migrate between at all hours of the night. IF we had street lighting it would be a safer place to live! The police tell us to turn on our front porch lights for security.... I pay dearly for lights on every night. Many on our street are living alone! Please consider some type of street lighting for Lantern Hill Drive. We need it!!!!!!

Ellen Plummer



From the Desk of Retired Pastor Ronald Baker, Sr.

Retired Pastor Ronald Baker Sr.
910 W. Wascher Drive
Urbana, IL 61801
217-328-5157
Email: rbs1947@yahoo.com



Mr. John Schneider
City of Urbana
400 South Vine Street
Urbana, IL. 61801

RE: Current Programs

Hello John,

All of the proposed current programs are good. I have always been of the opinion that there should be no homeless persons in America! Improving infrastructure is important also. The Vine Street Underpass Flooding Problem has been addressed, sidewalks replaced, and roads repaired.

I would like to see one of the main thoroughfares into the world-class U of I repaired ASAP. The grates and streets at the intersection of Lincoln and University have been in disrepair for at least a year! I have complained to the engineer in Decatur and to my Councilman, Mr. Lewis. No action has been taken!

Rev. Ronald Baker Sr.

Rev. Ronald Baker Sr.
3rd Ward Citizen
December 22, 2009

January 6, 2010

JAN 11 2010

To : Mr. John Schneider
Grants Management Division

RE: City of Urbana & Urbana HOME Consortium Consolidated Plan for Fiscal Years (FY) 2010-2014 and the Annual Action Plan (AAP) for FY 2010-2011

On behalf of the BFH, INC Foundation we would like to share our input regarding community needs in preparing the City of Urbana & Urbana HOME Consortium Consolidated Plan for FY 2010-2014.

When preparing the Consolidated Plan please consider the following areas that need to be addressed in our community:

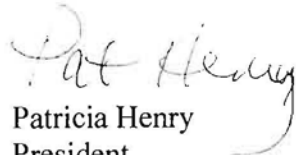
- **Technical Support and operating funds for potential and new Chdos** – It is vital for new CHDOs to receive assistance for operating funds and technical support in this tough funding era. It is also important that the cities and consortium work with existing and new organizations to assist them in becoming a Chdo. It's hard for a new or potential Chdo to demonstrate services when there are little or no operating funds. Assistance needs to be provided to "mentor" potential new Chdos while they go through the process of becoming a certified Chdo.
- **Budgeting & Credit Counseling** – Funding should be provided in the consolidated plan for housing and credit counseling. Due to the recent economy it is harder for people especially low income, residents to purchase and maintain homeownership. Providing education in budgeting and credit counseling is essential if we are to promote homeownership and sustainability in our community.
- **Homebuyer's Assistance Program**- It is vital that programs and funding be established in the consolidated plan to provide down payment assistance for resident at or below 80% of the MFI in our community. Lenders have drastically reduced programs for down payment assistance to homebuyers. This has impacted potential homebuyers in the 80% or below MFI because this is the group of people that are most in need of the down payment programs.
- **Housing & Services for the Formerly Incarcerated** – Our community currently has limited if any services to address the housing and employment needs of the formerly incarcerated. Our community will fill the impact if services are not provided for this group of people. Currently there are very limited options as it pertains to decent affordable housing for the formerly incarcerated individuals. Without some type of assistance these individuals will become homeless and eventually stray back to a life of crime in our community. Programs & services need to be established to address the needs of these individuals.
- **Home Maintenance for Homeowners & Seniors** – Programs need to be developed to address emergency and neighborhood concerns regarding housing

stock that could lead to the decline of neighborhoods. Seniors need assistance in maintaining homes due to fixed income and limited resources. Existing homeowners are struggling as many have credit issues and cannot obtain financing to make housing repairs. Again many of the residents affected are resident that are 80% or below the MFI in our community. In order for community neighborhoods to remain in a safe and decent condition programs and funding must be provided to assist residents at 80% or below the MFI.

BFH, Inc Foundation is a fairly new organization in Champaign County; however it has been in existence since 1992 providing serves in the areas of children and family literacy programs, mentorship programs and community support initiatives.

BFH Inc Foundation is focused and committed to providing services in Champaign County in the areas of housing, employment, budget and credit counseling and home maintenance. The BFH Inc Foundation's goal is to work with the Cities of Champaign & Urbana and HOME Consortium in the FY 2010-2014 to provide services and address the concerns listed above to help our community.

Respectfully submitted,

A handwritten signature in cursive script that reads "Pat Henry". The signature is written in dark ink and is positioned above the printed name.

Patricia Henry
President
BFH, Inc Foundation

Eldridge, Connie

From: Eldridge, Connie
Sent: Thursday, January 28, 2010 12:49 PM
To: 'Dennis Roberts'
Cc: Schneider, John
Subject: RE: HOME Consortium Consolidated Plan/ public input session

Thank you for your comments.
Connie

From: Dennis Roberts [mailto:roberts1@uiuc.edu]
Sent: Thursday, January 28, 2010 11:51 AM
To: Eldridge, Connie
Cc: Dennis Roberts; Schneider, John
Subject: Re: HOME Consortium Consolidated Plan/ public input session

Connie,

I am not able to make the last public meeting tonight at King School which will take comments, so I want to make official comment here via email to contribute to the discussion on the City of Urbana's HOME Consortium Consolidated Plan FY 2010-2014 and the Annual Action Plan FY 2010-2011.

This is a time of great economic stress for many families and individuals in the Urbana and Champaign County community. I feel it is very important to support those service providers and programs which most directly support Urbana's citizenry. I hope the Action Plan will incorporate in its goals many of the priorities concerning shelter and support I feel should be foremost in the City's goals.

It is my goal to promote the creation of Neighborhood Community Centers for the benefit of residents of this city. I feel, in these times of economic downturn, that we need to think about establishing community centered, neighborhood centered places where citizens can receive supportive programs and enrichment opportunities to survive these difficult economic times. There has been a discussion of creating localized Community Centers before in Urbana, notably in the King School Neighborhood. The creation of these centers would provide a focal point for citizen interaction, youth program delivery, and adult enrichment opportunities. It is my hope that the City will step forward and become proactive in creating these Community Centers and to operate them in partnership with the service providers of the community much as the Don Moyers Boys and Girls Club did at Lakeside Terrace or that was provided at the Urbana High School with the creation of a student health clinic. I feel there are opportunities to grow this effort and bring greater stability to certain neighborhoods in our community. I have heard from various service providers that they would welcome the opportunity to work and deliver programs in such centralized facilities, and currently there are huge funding opportunities to assist in this goal.

Therefore I especially encourage the support of those programs brought to the City by service providers which offer the community:

Relating to Housing and Shelter:

- 1) An increase in affordable housing units for the lowest income groups in the community
- 2) Exploration of inexpensive temporary affordable shelters for the homeless.

- 3) City sponsorship (partnering with the University School of Urban Planning and Design Department and county organizations and builders) to design and develop individual modular shelter configurations with communal bathrooms, laundry, and kitchen facilities, as a model for temporary housing in the County
- 3) Use of solar or wind power, insulation, and passive solar construction to make new homes and temporary shelter stations truly effective and cost saving
- 4) Establish local Community Centers in or near economically challenged neighborhoods of our community to better provide services to that community

Relating to Human Services:

- 1) Adult job placement and re-training
- 2) Youth training and mentoring in the construction trades
- 3) Family health and welfare assistance and training
- 4) Enrichment activities for youth (music, creative arts, writing skills, sports, and sciences)
- 5) Computer skills workshops and accessibility programs
- 6) Self respect and mental health programs
- 7) Literacy programs for all citizens
- 8) Food supply programs and family sustainability support for area families
- 9) Day Care assistance for working parents

I hope the programs and goals listed City Consolidated Plan will focus on addressing these priorities.

Dennis Roberts
Ward 5 Alderman

On Jan 28, 2010, at 9:22 AM, Eldridge, Connie wrote:

Just a reminder that the last Neighborhood Meeting will be held tonight at the King School Library. The purpose is to receive citizen input regarding community needs for the City of Urbana and Urbana HOME Consortium Consolidated Plan FY 2010-2014 and the Annual Action Plan FY 2010-2011.

Connie Eldridge

Grants Management Division

City of Urbana

400 South Vine Street, Urbana, IL 61801

Phone: 217-384-2447

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e-mail: cjeldridge@city.urbana.il.us

**CITY OF URBANA & URBANA HOME CONSORTIUM
CONSOLIDATED PLAN FOR FISCAL YEARS 2010-2014
PUBLIC HEARING**

**Tuesday, November 24, 2009, 7:00 p.m.
Urbana City Council Chambers
400 South Vine Street, Urbana, Illinois 61801**

Minutes

Present: John Schneider, Jennifer Gonzalez, and Connie Eldridge, Community Development Services Department; Durl Kruse; Esther Patt, Champaign-Urbana (CU) Tenant Union; Katrin Klingenberg, Ecological Construction Laboratory (e-co lab); Belden Fields; Julie Watkins; Edward Bland, Jr., Housing Authority of Champaign County.

Community Development Commission members present: Fred Cobb, chairperson; Janice Bengtson; George Francis; Theresa Michelson; Brad Roof; Anne Heinze Silvis; Dennis Vidoni

Chairperson Cobb called the public hearing to order at 7:03 p.m.

He announced the purpose of this public hearing was to provide an opportunity for the public to provide input and make comments regarding the preparation of City of Urbana and Urbana HOME Consortium Consolidated Plan for Fiscal Years (FY) 2010-2014.

Notice of this public hearing was published on November 11, 2009 in the *Champaign-Urbana News-Gazette*.

Esther Patt, CU Tenant Union, requested the City of Urbana spend all HOME funds and as much Community Development Block Grant (CDBG) funds as possible on housing programs specifically for households with incomes at or below 30% of area median income (see attached copy of testimony).

Durl Kruse requested the City of Urbana phase out strategies that do not address the needs of extremely low income persons and focus on permanent affordable housing options for them (see attached copy of testimony).

Chairperson Cobb asked if Mr. Kruse wanted the City to do away with other programs. Mr. Kruse answered not all of them. He stressed considering current priorities and highest needs at this point in time in this community. A great need exists for the poorest of the poor.

Noting the CD Commission is not a taxing body, Commissioner Francis asked why Mr. Kruse didn't suggest the two cities raise property taxes to subsidize rents. Mr. Kruse noted it was not politically feasible for City Council to raise taxes to address this matter. Rather, he was suggesting the HOME and CDBG funds be used to meet housing needs, for example for a Tenant Based Rent Assistance (TBRA) Program.

Commissioner Roof wondered if Mr. Kruse was suggesting the City duplicate a Section 8 housing plan with CDBG and HOME funds. Mr. Kruse answered that Section 8 has a great waiting list and suggested the City supplement that list. Mr. Schneider mentioned the HOME Consortium Technical Committee's recent discussions on a TBRA Program. The City of Champaign has recently allocated funds for a TBRA Program to be administered by the Champaign County Regional Planning Commission (CCRPC). City of Urbana staff is also addressing this issue.

Commissioner Francis remarked that he was very sympathetic to the plight of these persons. Commissioner Vidoni thanked Ms. Patt and Mr. Kruse for bringing these issues to the attention of the CD Commission.

Belden Fields spoke in support of Ms. Patt and Mr. Kruse. He referenced a City of Champaign report on the pressing needs for shelter of extremely low-income persons. Mr. Fields suggested that some empty buildings in the Cities of Champaign and Urbana could serve as places for homeless persons to get shelter. One example was the City of Urbana's vacant building located at Washington Street and Philo Road. Issues such as location, availability of transportation and eminent domain were briefly mentioned.

Julie Watkins spoke in support of providing housing for extremely low-income persons and those who have lost jobs. Commissioner Francis remarked that the needs exceed available resources and asked if taxing bodies should raise taxes to address this. Ms. Watkins noted the Champaign voters did not support an increased tax levy for Champaign Township. As a citizen she is concerned on how the City sets priorities, and she supported the earlier speakers.

Commissioner Francis inquired about a "price tag" for the target population. Ms. Patt did not know the total dollar amount to help 7,000 households but suggested re-allocating federal funds as well as getting private sector to help. Referencing the upcoming agenda item to reallocate federal funds, Ms. Patt was not opposed to Ecological Construction Laboratory (e-co lab). However, those funds could be used for impoverished persons. Noting that very low income persons cannot afford e-co lab houses, Ms. Patt suggested rearranging priorities to consider homeless persons.

There was discussion on reallocation of funds. Ms. Patt said there is always unspent money and suggested those funds be spent on programs for extremely low-income persons. She questioned the income needed by persons to afford Kerr Avenue Development. Since the need is greater than the ability to address it, Ms. Patt suggested giving funds to the Housing Authority or the CCRPC for rent assistance. Commissioner Roof referenced the Department of Housing and Urban Development (HUD) regulations.

In preparing for the next five year Consolidated Plan, Ms. Patt said the CD Commission should consider how funds were spent to support past priorities. It should be a higher priority to provide larger amounts of funding for housing problems. The City of Urbana could duplicate its earlier project, Homestead Apartments in Urbana, to provide housing for single persons and/or families with children.

Chairperson Cobb closed the public hearing at 7:52 p.m.

Respectfully Submitted



Connie Eldridge, Recording Secretary

Attachments: Sign-in Sheet for November 24, 2009 Public Hearing
Esther Patt's Testimony for Public Hearing on Use of HOME and CDBG Funds
Durl Kruse Public Hearing Statement, November 24, 2009

**PUBLIC HEARING FOR THE CITY OF URBANA AND URBANA HOME CONSORTIUM
 7:00 PM, TUESDAY, NOVEMBER 24, 2009, URBANA COUNCIL CHAMBERS SIGN-IN SHEET**

- PROPOSED CONSOLIDATED PLAN FOR FISCAL YEARS (FY) 2010-2014
- COMMUNITY DEVELOPMENT COMMISSION MEETING TO FOLLOW

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>ORGANIZATION</u>
John Schneide	400 S. Vine St U	384 2447	City of Urbana
Jan Gonzalez	400 S Vine St	384-2447	City of Urbana
Ann Kline	2007 S George Huff	228-2289	
Walter Patt	44 E. Main Suite 208 ^{Ch. 61820}	352-6220	C-U Tenant Union
Katrin Klingenberg	110 S Race St STE 202	344-1294	e-co lab
Baldwin Fields	209 W. Pennsylvania	344-7265	
Jule Watkins	805 E Green	384-7333	—
Connie Eldridge	400 S. Vine, Urbana	384-2447	City of Urbana
Edward Bland	205 W. Park, Champaign	378-7100	Housing Auth.
Patty Smith	205 W. Park, Champaign	378-7100	Housing Authority



CHAMPAIGN-URBANA TENANT UNION
44 E. MAIN STREET, SUITE 208
CHAMPAIGN IL 61820
217-352-6220

Esther Patt 11-24-09

TESTIMONY FOR PUBLIC HEARING ON USE OF HOME AND CDBG FUNDS

Presented by Esther Patt, Director of Champaign-Urbana Tenant Union on November 24, 2009

For the last 15 years since local governments created the HOME Consortium, the funds received from the federal government have been used for a variety of housing programs – most of which create or upgrade housing for people who are considered low income by HUD definition, but whose incomes are high enough to afford rental housing in the private market without any government assistance. Please consider these facts:

- The most recent survey of homeless people conducted by the Continuum of Care in August 2009 found that on any one day in Champaign County at least 594 people are homeless and 358 of those people are children.
- The poverty rate in Champaign County rose from 11.7% in 2000 to 18.7% in 2008. Although people often point out that the poverty rate in Champaign County is inflated by the large number of university students in the county, students were approximately 22% of the county's total population in 2000 and remained 22% of county-wide population in 2008. That means poverty is on the rise and more people than ever before in our county cannot afford a place to live.
- Only 19% of all households in Champaign County with incomes below the poverty level receive any type of financial assistance with the cost of rent.

A top priority for preventing homelessness and for meeting the housing needs of people in our community should be to target most of the HOME funds and CDBG funds for housing programs that serve households with incomes below the poverty level. It is impossible for any family with income below the poverty level to find affordable rental housing in Champaign-Urbana unless the rent is subsidized. With 81% of these households receiving no subsidy, is it any surprise that so many households with children are homeless?

Please take a more careful look at the inventory of so-called "affordable" housing now available in Urbana and Champaign and find out how much it actually costs to rent the housing. Many of the apartments that are called "affordable" charge rents that are affordable only to households with annual incomes of at least \$28,000.00 for a two bedroom unit (close to 200% of the poverty level for a 2-person household) or incomes of at least \$32,000 for a three bedroom unit (close to 200% of the poverty level for a 3-person household).

Apartments at Prairie Green, Rainbow Apartments and 45 of the 70 apartments at the new Crystal View Townhomes in Urbana and, in Champaign, at Douglass Square, Oakwood Terrace and Towne Center are unaffordable to any household with annual income below \$28,000.00. A single head of household earning minimum wage would have to work at least 67 hours per week to afford a 2-bedroom apartment at any of these so-called low-income apartment complexes.

Even higher income is needed to afford some of the other programs funded in part by local governments such as the "Eco-houses" and Habitat for Humanity houses. These are worthy programs, but they do not provide any housing for people who cannot afford a place to live.

HUD defines "low income" as 80% of area median income and "very low income" as 50% of area median. These definitions might make sense when applied to home ownership programs, but when applied to rental housing, they are inappropriate. A household with income equal to 50% of area median earns enough money to afford private market rents without any government assistance. If a family earns 80% of area median income they can afford the highest rents on the market.

There is no need for one penny of government money to be spent on *rental* housing programs that target households with incomes from 50% to 80% of median income. And, while this income group does need help affording home ownership, the need for renters to own a home is not as serious as the need for homeless, near homeless and rent-burdened households to find rental housing that is affordable for them – especially when the households have children.

We encourage you to spend all of the HOME money and as much of the CD&G money as possible on housing programs specifically for households with incomes below 30% of area median income. That is the target population with the greatest need and recent data for Champaign County shows that the size of that population is growing.

PUBLIC HEARING STATEMENT by Durl Kruse – NOVEMBER 24, 2009

It is time to reassess and readjust our community's Consolidated Plan and Annual Action Plan to reflect the critical housing needs that confront the poorest of the poor in our community. New strategies and approaches must be developed and incorporated into the new Consolidated Plan that will address the growing need for more affordable housing for people of extremely low income, those that earn less than 30% of the area median income, eg. \$13,150 to \$18,800.

Scott Olthoff, financial counselor at Salt and Light, stated in a recent N-G article that the number of Champaign County residents living in extreme poverty – defined as living at less than half the poverty line – was 12.2%, according to a study by the Heartland Alliance in Chicago.

Let's break that number down. 12.2% of 193,636 county residents equals 23,623 people living at less than Half the poverty line. For family of 4 = \$11,025, for 2 = \$7500

Yet, the primary emphasis in the current housing plan has been to: (read from page 3 of the executive summary for what Urbana proposes).

These are all arguably excellent programs. But do they reflect the greatest need and highest priorities regarding the current housing crisis in our community. I do not believe so.

It appears to me and many others, that the greatest and most immediate housing challenge facing our community is lack of affordable housing for those individuals and families who are of extremely low income - \$13,000 to \$19,000 a year.

Few if any of the current housing programs and strategies I listed above fully address this need. Few if any CDHO applications address this need. In fact almost all monies and current programs address those individuals who fall into the low and very low income categories, but not the extremely low income category.

When Gateway Suites closed this summer I was fortunate to have a conversation with a young mother and her two young daughters. She worked at Comfort Inn as a housekeeper for over two years and had never been paid more than minimum wage. I believe she stated she made about \$18,000 a year for the three of them to live on. At Gateway, they were paying \$200 a week to live in a single hotel room with a small refrigerator and microwave and all their possessions. She was not receiving any assistance to my knowledge, nor did she say she qualified for any housing assistance. In addition she had no personal savings, just living week to week on her paycheck. Imagine \$800 a week for that type of housing. For a year that comes to \$9600, approximately half of her income, simply because she couldn't afford an apartment.

HUD recommends that households should not pay more than 30% of income for rent and utilities. This woman and her two children are the face of the housing crisis in Champaign County. They are the people I am talking about, the extremely low income, 80% or less of the AMI that are not adequately accounted for in the Consolidated or Annual action plans.

Because of the paucity of CDHOs, it is unlikely that the community grant applications you are seeking will address this need. Instead you are likely to receive just a continuation of past strategies and programs.

So, what is the answer.

It appears to me that it is not the lack of housing options in our community, there are plenty of rental properties available, but rather the problem is one of affordability. I'm not sure constructing or encouraging the construction of more low income rental property will address the immediate problem. It would take significant time (years to build) and it would be extremely difficult to make such a housing endeavor profitable without subsidies anyway.

Therefore why not just develop a new rental assistance program designed and administered to serve ONLY those who qualify as extremely low income, those earning 80% or less of the AMI.

Remember the woman with the two children. According to HUD she should only pay 30% of her income or \$5400 on rent and utilities. She currently pays \$9600. If she could move into a two bedroom apartment for \$550 a month with \$160 of utilities, it would cost her \$710 a month or \$8520 a year.

What if there was a local Tenant Rental Assistance program that would pay the difference of \$3120 a year between the 30% of her income (\$5400 for housing) and the yearly apartment rate and utility cost of \$8520. Imagine the benefit, additional security, stability and improvement in quality of life for her and her two children.

That's roughly \$260 a month in housing assistance. \$140,000 could help 45 families a year. Can you think of a quicker, simpler way to begin helping the poorest of the poor with access to affordable housing?

Since it is unlikely a CDHO would apply to operate such a program, I ask, why can't local government pursue such an idea? Would it not be possible for the RPC to provide such a service if the cities of Champaign and Urbana would commit to such a program and allocate a portion of HOME and CDBG monies for this purpose?

It's time for the CDC to change course, phase out the marginal housing programs in the Annual Plan that don't address the immediate housing needs of the very poor in our community. A new strategy that begins to alleviate the crisis facing the extremely poor among us must be included in the 2010 Action Plan and 2010-2014 Consolidated Plan.

Will you take the initiative to get this started?

Please note, I am not talking about the housing needs of the homeless, the need for more temporary transitional housing, or an emergency housing fund. These too are critical housing needs, but I believe discussion of these topics have been ongoing between local governmental bodies and service agencies with some success.

I am focusing solely on permanent affordable housing options for those of extremely low income.

**CITY OF URBANA & URBANA HOME CONSORTIUM
CONSOLIDATED PLAN FY 2010-2014 &
ANNUAL ACTION PLAN FY 2010-2011
PUBLIC HEARING**

**Monday, January 4, 2010, 7:00 P.M.
Prairie School Library, 2102 East Washington Street, Urbana**

Minutes

Present: John Schneider, Kelly Hartford, Connie Eldridge, Community Development Services Department, City of Urbana; Sean Treat, Champaign County Regional Planning Commission (CCRPC); George Carlisle, John North, Durl Kruse. See attached sign-in sheet.

John Schneider called the meeting to order at 7:13 p.m.

Mr. Schneider reviewed how the Consolidated Plan and Annual Action Plan (AAP) set goals and priorities for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. He provided a brief overview of the CDBG and HOME Programs, including explanation of the types of projects are eligible to receive funding under these programs.

John North, who is associated with five manufactured housing communities in the area, wanted to gather information for residents in those communities. He also suggested that perhaps his company could help provide affordable homeownership for low-income persons. Manufactured housing has a lower cost per square foot than other types of construction. Durl Kruse, who was also interested in this concept, asked about market interest and how Urbana could increase the amount of affordable housing.

Mr. Schneider discussed Department of Housing and Development (HUD) and local regulations for HOME and CDBG programs concerning land ownership, energy efficiency, and building code standards.

Mr. Kruse noted the need for rental assistance for lower-income persons. Mr. Schneider described how Champaign County's Tenant Based Rent Assistance (TBRA) Program is used in conjunction with the No Limits Program. Kelly Hartford mentioned other programs such as Shelter Plus Care (S+C), Supportive Housing Program (SHP), Homeless Families in Transition, and the Permanent Housing – Assertive Community Treatment (PH-ACT) Program. Sean Treat added information about Champaign County's Home Weatherization and Low-Income Heating Assistance Program (LIHEAP).

Ms. Hartford noted that local social service providers had received funding for the Homelessness Prevention & Rapid Re-housing Program (HPRP).

In response to Mr. Kruse, Mr. Schneider discussed the Urbana HOME Consortium's Community Housing Development Organizations (CHDOs). These not-for-profit organizations receive ??? percent of HOME Consortium funding to provide affordable housing.

There was discussion on the possibility of a manufactured housing company working with the CHDOs to quickly provide quality affordable housing.

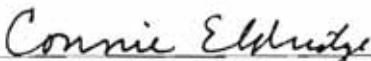
Mr. Kruse asked about CDBG Public Facilities funds being used for a community center. Mr. Schneider reviewed the past issues and noted there are two new neighborhood centers: one in Crystal View Townhomes and the Neighborhood Community Center on Main Street.

There was discussion on how to get input from diverse groups of persons. Mr. Schneider reviewed input from the Council of Service Providers to the Homeless, Continuum of Care, and Human Services Council. These groups are made up of social service agencies that work directly with clients.

George Carlisle expressed his support of the Consolidated Plan.

The meeting adjourned at 8:15 p.m.

Respectfully Submitted



Connie Eldridge, Administrative Assistant



NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM CONSOLIDATED PLAN FY 2010-2014
 & FY 2010-2011 ANNUAL ACTION PLAN



7 PM, MONDAY, JANUARY 4, 2010

PRAIRIE SCHOOL LIBRARY, 2102 E. Washington St, Urbana – SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>E-MAIL</u>
<u>George R. Carlisle</u>	<u>1304 E. Green</u>	<u>365-0419</u>	<u>george.carlisle@comcast.net</u>
<u>JOHN NORTH</u>	<u>P.O. Box 566 U. 61803</u>	<u>493-3329</u>	<u>RILEY.HOMES@SBCGLOBAL.NET</u>
<u>John Schneider</u>	<u>400 S Vine W</u>	<u>217-384-2447</u>	<u>onfile</u>
<u>Kelly Hartford</u>	<u>400 S. Vine, Urbana</u>	<u>328-8263</u>	<u>_____</u>
<u>Connie Eldridge</u>	<u>460 S. Vine, Urbana</u>	<u>384-2447</u>	<u>City of Urbana</u>
<u>Wendy Kline</u>	<u>2007 S George Huff</u>	<u>328-2289</u>	<u>_____</u>
<u>Sean Treat</u>	<u>1776 E. Washington St., Urbana</u>	<u>328-3313</u>	<u>streat@ccrpc.org</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
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**CITY OF URBANA & URBANA HOME CONSORTIUM
CONSOLIDATED PLAN FY 2010-2014 &
ANNUAL ACTION PLAN FY 2010-2011
PUBLIC HEARING**

**Tuesday, January 5, 2010, 10:00 A.M.
City of Urbana Council Chambers
400 South Vine Street, Urbana, Illinois**

Minutes

Present: Kelly Hartford, Jennifer Gonzalez and Connie Eldridge, Community Development Services Department, City of Urbana; Tami Tunnell, A Woman's Fund (AWF); Lisa Benson, Mental Health Center (MHC); Claudia Lennhoff, Grant Antoline, Anne Gargano, Champaign County Health Care Consumers (CCHCC); Joan Dixon, Community Foundation . See attached sign-in sheet.

Kelly Hartford called the meeting to order at 10:05 a.m.

Ms. Hartford stated the purpose for this public hearing was for the not-for-profit social service agencies to provide input on the proposed City of Urbana and Urbana HOME Consortium Consolidated Plan for Fiscal Years (FY) 2010-2014 and the Annual Action Plan (AAP) for FY 2010-2011. The Consolidated Plan sets goals and priorities for the next five years, while the AAP is the annual budget. Both documents are on the City's website. Notice of this public hearing was published in *The News-Gazette* on December 20, 2009.

Claudia Lennhoff, Executive Director of Champaign County Health Care Consumers, stated their agency works directly with consumers through its health hot line. CCHCC receives over 500 calls each month from citizens requesting help with health care and other needs, such as employment, food, etc. A large percentage of consumers are from Urbana. She discussed agency concerns.

A majority of clients need affordable dentist and/or health care. Because clients wait too long, their dental care becomes more expensive. Oral health affects a person's ability to work. Another issue is that Medicare does not cover dental services.

Access to health care specialists is a problem because local clinics such as Frances Nelson Health Center only provide primary care. Many clients need surgery and do not have insurance.

Medical debt is a major problem because local clinics may bar persons with large medical debt. Prescription assistance is a growing need because more people are losing their health care coverage. Adults with chronic diseases such as diabetes or high blood pressure or mental health issues such as depression often cannot afford their prescriptions. These difficulties prevent people from working.

Based on poverty rates and population, Champaign County has lower than expected rates of Medicaid. Because many residents are not aware of or are too overwhelmed to find social services in the community, CCHCC works with them to find health care, food stamps, Social Security Disability, etc. This is a very labor-intensive process.

Tami Tunnell, Executive Director of A Woman's Fund, noted their agency has received both Community Development Block Grant (CDBG) and Consolidated Social Service Funding (CSSF), and they appreciate the funding.

Lisa Benson, Mental Health Center, stated there is a need for more affordable housing options. Kelly Hartford noted the City has received comments indicating the need for another Single Room Occupancy (SRO) housing unit. Jennifer Gonzalez stated that the Urbana HOME Consortium was working to provide more Tenant Based Rent Assistance (TBRA) funds. Ms. Lennhoff agreed there was a need for a TBRA Program. Ms. Benson stressed the need to tie supportive services with rental vouchers. The aim is to help people gain skills to become self-sufficient.

Ms. Hartford announced that Grants Management Division will continue to accept written and e-mailed public comments on the Consolidated Plan and Annual Action Plan.

The meeting adjourned at 10:25 a.m.

Respectfully Submitted



Connie Eldridge, Administrative Assistant



**PUBLIC HEARING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM FY 2010-2014 CONSOLIDATED PLAN
 & FY 2010-2011 ANNUAL ACTION PLAN
 10:00 AM, TUESDAY, JANUARY 5, 2010
 CITY COUNCIL CHAMBERS, 400 South Vine Street, Urbana – SIGN-IN SHEET**



NAME	ORGANIZATION	PHONE NUMBER	E-MAIL
Jen Gonzalez	City of Urbana	384-2447	JMGONZALEZ@CITY.URBANA.IL.US
Grant Antoline	Champ Co. Health Care Consumers	217-352-6533	grant@healthcareconsumers.org
Lisa Benson	MHC	693-4627	lbenson@mhcenter.org
Claudia Lennhoff	Champ Co. Health Care Consumers	352-6533	claudia@shout.net
Kelly Hatford	City of Urbana	328-8263	Kshatford@city.urbana.il.us
Tami Tunnell	A Women's Fund	384-4462	tunnell@awmfund.org
Joan Dixon	Community Foundation	359-0125	joandixon@cfeci.org
Anne Gargano	Champaign Health Care Consumers	352-6533	anne@healthcareconsumers.org
Connie Eldridge	City of Urbana	384-1302	cjeldridge@city.urbana.il.us

**CONSOLIDATED PLAN 2010-2014 & ANNUAL ACTION PLAN
2010-2011
PUBLIC HEARING**

**Tuesday, January 5, 2010, 7 p.m.
City Council Chambers
400 S. Vine St Urbana, IL**

Minutes

Present: John Schneider, Jen Gonzalez, and Janel Gomez (City of Urbana Community Development Services Department)

Miss Gomez, Mr. Schneider, and Miss Gonzalez were prepared to receive interested citizens at 7:00 p.m. Miss Gonzalez called the meeting to order at 7:05 p.m. Mr. Schneider passed out several handouts concerning the HOME Program, Consolidated Planning Goals, and CDBG funding. Mr. Schneider briefly explained the program and Consolidated Planning Process.

Belden Fields recalled the focus group meeting he had attended and asked about further information regarding prioritization of goals. He asked that the City prioritize the provision of decent housing for extremely low income residents. He noted the importance of goals 3, 5, and 6 on the handout provided. Mr. Fields stressed the need for social services in conjunction with housing for Very Low Income persons. He discussed homelessness in the community, including the estimates of homeless persons in a survey taken last January. He urged the City to be vigilant about addressing the needs of the most vulnerable. Mr. Fields suggested looking for facilities for emergency homelessness provision.

Mr. Fields also asked for the City to pursue close contact and cooperation with Safe Haven, a local community of homeless persons. Also, social service agencies are overwhelmed and need more accommodation for homeless women and families. He inquired about the Gateway Task Force, and Miss Gonzalez mentioned she would send Mr. Fields a list of emergency contact numbers.

Janice McAteer spoke about the First Call for Help and point of contact possibilities for homeless persons. Mr. Schneider discussed Single Room Occupancy requirements and noted the upcoming funding amendments for the Tenant Based Rental Assistance Program to be run by Champaign County. There was discussion on the Community Housing Development Organizations funded by the Urbana Consortium, including Homestead Corporation and E-co Lab.

Janice McAteer expressed gratitude for the assistance and support received from the City of Urbana thus far. As a recommendation for the Consolidated Plan she asked that disability needs be a higher goal and to be open to funding and housing persons with

disabilities. The perception that DSC has other funding sources is false; there are limited funding opportunities for disabled service providers.

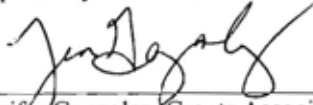
Reverend Holmes of Morning Star Church arrived.

Matt Torino had questions concerning health care and whether or not there were funding opportunities to help persons who cannot afford Medicare. He noted that public health options are limited. He also inquired about urban agriculture efforts in the community and whether HOME funds could be used to support those initiatives. Mr. Schneider noted that while those activities may not be eligible under the HOME Program, there are other grant sources available for community programs related to urban gardening. There was further discussion on the need for healthcare options in the community.

Reverend Holmes inquired about the transportation system for seniors in the community, and Mr. Schneider mentioned the MTD senior programs, as well as the reduction in annual bus passes which were incurred this year. The Reverend Holmes also asked about senior repair services and other grant programs, and Mr. Schneider discussed the Senior Repair Program, First Time Homebuyer Programs, and the Neighborhood Newsletter that describes those available programs.

Seeing no further comments, the public hearing was adjourned at 8:11 p.m.

Respectfully Submitted



Jennifer Gonzalez, Grants Associate



NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM FY 2010-2014 CONSOLIDATED PLAN
 & FY 2010-2011 ANNUAL ACTION PLAN



7 PM, TUESDAY, JANUARY 5, 2010

~~Executive Conference Room~~, City of Urbana, 400 Vine St, Urbana – SIGN-IN SHEET

moved to

City Council Chambers

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>E-MAIL</u>
Jen Gonzalez	400 S Vine Urbana	384-2477	JMGONZALEZ@CITY.URBANA.IL.US
Janel Gomez	400 S. Vine Urbana		jdgamez@city
Bellen Fields	206 W. Pennsylvania	244-7265	a-fields@illinois.edu
Don Schneider	400 S Vine, Urbana	384-2447	ce fel
Jamie McAteer	1304 W. Bradley Ave. Chp	356-9176	jmcateer@dsc-illinois.org
Michelle Torino	403 S Glover St	722-5316	mtorino@gmail.com
Pastor Jimmie O. Holmes Sr	1409 W. Eads, Urbana, IL 61801	367-0444 or 5912	

**CONSOLIDATED PLAN 2010-2014 & ANNUAL ACTION PLAN
2010-2011
PUBLIC HEARING**

**Wednesday, January 6, 2010, 7 p.m.
Washington Early Childhood School Library
1102 North Broadway, Urbana, IL 61802**

Minutes

Present: Janel Gomez, Jen Gonzalez (City of Urbana Community Development Services Department) & Sean Treat (Champaign County Regional Planning Commission)

Miss Gomez, Mr. Treat, and Miss Gonzalez were prepared to receive interested citizens at 7:00 p.m. Miss Gomez called the meeting to order at 7:00 p.m. As there were no citizens present, the public hearing was adjourned at 7:15 p.m.

Respectfully Submitted



Jennifer Gonzalez, Grants Associate



**NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM FY 2010-2014 CONSOLIDATED PLAN
 & FY 2010-2011 ANNUAL ACTION PLAN
 7 PM, WEDNESDAY, JANUARY 6, 2010**



**WASHINGTON EARLY CHILDHOOD SCHOOL LIBRARY, 1102 N. Broadway Ave, Urbana
 SIGN-IN SHEET**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>E-MAIL</u>
JANEL GOMEZ	400 S. VINE ST. URB.	384-3278	jdgomez@city.urb.il.us
Sean Treat	1776 E. Washington St., URB	328-3313	streat@ccrpd.org
Jen Gonzalez	400 S Vine Urbana	384-2447	JMGONZALEZ@CITY.URBANA. IL.US

**CITY OF URBANA & URBANA HOME CONSORTIUM
CONSOLIDATED PLAN FY 2010-2014 &
ANNUAL ACTION PLAN FY 2010-2011
PUBLIC HEARING**

**Thursday, January 28, 2010, 7:00 P.M.
King School Library, 1108 West Fairview Avenue, Urbana**

Minutes

Present: John Schneider, Randy Burgett, Community Development Services Department, City of Urbana; James Harris, Dennis Vidoni, Bob Leach, Keihly Moore, Ayesha Johns. See attached sign-in sheet.

John Schneider opened the public hearing at 7:05 p.m.

Mr. Schneider reviewed how the Consolidated Plan and Annual Action Plan (AAP) set goals and priorities for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. Mr. Schneider passed out several handouts concerning the HOME Program, Consolidated Planning Goals, and CDBG funding and an explanation of the types of projects that are eligible to receive funding under these programs.

There was brief discussion about the status of the development of the City-owned property on Kerr Avenue.

Bob Leach, President of United Citizens and Neighbors (UCAN), brought up questions/comments: (1) regarding the state of the economy and if it would help increase our Purchase/Rehab/Resale Program, (2) if a Rental Rehab Program may be initiated to help low income renters, (3) could federal funding be used for projects other than housing such as funding for a neighborhood garden, (4) concerns on where UCAN could hold their monthly meetings. Because of insurance requirements, it is difficult for them to find a place.

Mr. Schneider noted that available funding and staff time needed to administer other such projects could impact the ability to consider projects other than housing or public facility improvements. Also noted was that CDBG funds may be and have been used in the past for infrastructure, sidewalks, streets, lighting, public service agencies, and that a new water line had been installed in one of the parks for area benefit to residents (Community Garden). Concerning UCAN's monthly meeting space, Mr. Schneider noted that they may be able to coordinate with the Grants Management Division in order to use the City's insurance or to meet at the City Building.

Mr. Vidoni asked if there was a proposed location for a neighborhood garden, and the ensuing discussion revealed it may be best for the neighborhood association to inquire and coordinate efforts with the Park District to locate a suitable area before applying for CDBG funding.

Also discussed was the Access Grant Program and the Visitability Standards the City requires for new construction of affordable housing. Mr. Burgett explained that the City's Access Grant Program addresses housing barriers for individuals with disabilities in order to help them remain in their homes, such as ramp construction, grab bar installation, and visual and audible smoke/carbon monoxide detectors. The Visitability Standard requires that new construction of affordable housing assisted with the City's allocation of federal funds must meet Visitability Standards, which require at least one no-step entry into the unit, increased door width, bathroom access, etc.

Mr. Leach also brought up questions about affordable housing. Discussion followed that the non-profit housing organizations, e-co lab, Homestead Corporation, and Habitat for Humanity have all received funding and/or vacant lots to construct new affordable housing in Urbana. Also discussed was the new construction taking place at Crystal View and the fact that some of the units are complete and occupied. The new construction and infrastructure have enhanced the look of the neighborhood.

Mr. Leach asked about Division Street between Kerr Ave and the new construction of the road in Crystal View. Mr. Leach suggested that rebuilding Division Street between Kerr Avenue and Crystal View would further improve the neighborhood. This would include new road with curb and gutter and infrastructure, such as sewer line, sidewalks, etc.

The meeting adjourned at 8:20 p.m.

Respectfully Submitted



Randy Burgett, Housing Rehab Coordinator



NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM FY 2010-2014 CONSOLIDATED PLAN
 & FY 2010-2011 ANNUAL ACTION PLAN



7 PM, THURSDAY, JANUARY 28, 2010

KING SCHOOL LIBRARY, 1108 West Fairview Avenue, Urbana – SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>E-MAIL</u>
James Harris	508 E Michigan Ave #3A	708-323-6272	harris32@illinois.edu
Dennis Vidoni	502 W. Michigan	217 367-7052	vidoni@shcglobal.net
John Schweiders	400 S Vine	217 384-2447	
Bob Leach	910 N BROADWAY?	217-344-9366	
Kesley Moore	206.5 Brady Lane	217 344 1294	
Ayesha Johns	1312 N. Neil St.	847-7573395	
Randy Buyett	400 S. Vine	217-384-2373	



CHAMPAIGN-URBANA TENANT UNION
44 E. MAIN STREET, SUITE 208
CHAMPAIGN IL 61820
217-352-6220

Esther Patt 11-24-09

TESTIMONY FOR PUBLIC HEARING ON USE OF HOME AND CDBG FUNDS

Presented by Esther Patt, Director of Champaign-Urbana Tenant Union on November 24, 2009

For the last 15 years since local governments created the HOME Consortium, the funds received from the federal government have been used for a variety of housing programs – most of which create or upgrade housing for people who are considered low income by HUD definition, but whose incomes are high enough to afford rental housing in the private market without any government assistance. Please consider these facts:

- The most recent survey of homeless people conducted by the Continuum of Care in August 2009 found that on any one day in Champaign County at least 594 people are homeless and 358 of those people are children.
- The poverty rate in Champaign County rose from 11.7% in 2000 to 18.7% in 2008. Although people often point out that the poverty rate in Champaign County is inflated by the large number of university students in the county, students were approximately 22% of the county's total population in 2000 and remained 22% of county-wide population in 2008. That means poverty is on the rise and more people than ever before in our county cannot afford a place to live.
- Only 19% of all households in Champaign County with incomes below the poverty level receive any type of financial assistance with the cost of rent.

A top priority for preventing homelessness and for meeting the housing needs of people in our community should be to target most of the HOME funds and CDBG funds for housing programs that serve households with incomes below the poverty level. It is impossible for any family with income below the poverty level to find affordable rental housing in Champaign-Urbana unless the rent is subsidized. With 81% of these households receiving no subsidy, is it any surprise that so many households with children are homeless?

Please take a more careful look at the inventory of so-called "affordable" housing now available in Urbana and Champaign and find out how much it actually costs to rent the housing. Many of the apartments that are called "affordable" charge rents that are affordable only to households with annual incomes of at least \$28,000.00 for a two bedroom unit (close to 200% of the poverty level for a 2-person household) or incomes of at least \$32,000 for a three bedroom unit (close to 200% of the poverty level for a 3-person household).

Apartments at Prairie Green, Rainbow Apartments and 45 of the 70 apartments at the new Crystal View Townhomes in Urbana and, in Champaign, at Douglass Square, Oakwood Terrace and Towne Center are unaffordable to any household with annual income below \$28,000.00. A single head of household earning minimum wage would have to work at least 67 hours per week to afford a 2-bedroom apartment at any of these so-called low-income apartment complexes.

Even higher income is needed to afford some of the other programs funded in part by local governments such as the "Eco-houses" and Habitat for Humanity houses. These are worthy programs, but they do not provide any housing for people who cannot afford a place to live.

HUD defines "low income" as 80% of area median income and "very low income" as 50% of area median. These definitions might make sense when applied to home ownership programs, but when applied to rental housing, they are inappropriate. A household with income equal to 50% of area median earns enough money to afford private market rents without any government assistance. If a family earns 80% of area median income they can afford the highest rents on the market.

There is no need for one penny of government money to be spent on *rental* housing programs that target households with incomes from 50% to 80% of median income. And, while this income group does need help affording home ownership, the need for renters to own a home is not as serious as the need for homeless, near homeless and rent-burdened households to find rental housing that is affordable for them – especially when the households have children.

We encourage you to spend all of the HOME money and as much of the CDBG money as possible on housing programs specifically for households with incomes below 30% of area median income. That is the target population with the greatest need and recent data for Champaign County shows that the size of that population is growing.