



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
ADMINISTRATION AND PLANNING DIVISION
M E M O R A N D U M

TO: Bruce K. Walden, Chief Administrative Officer
FROM: Bob Grewe, AICP, Manager, Grants Manager Division
DATE: December 5, 2001
RE: A Resolution Authorizing the Mayor to Execute a Certificate of Consistency for the Housing Authority of Champaign County 2002 Annual Plan.

Brief Description of the Issue

The Housing Authority of Champaign County has indicated that in order to submit their 2002 Annual Plan, a Certification of Consistency must be executed by appropriate local officials, indicating that the Plan is consistent with the Consolidated Plan.

A copy of the Housing Authority of Champaign County 2002 Annual Plan was provided earlier. A copy of the Certification of Consistency is attached.

The Housing Authority desires an executed Certificate of Consistency by January 14, their deadline for submitting the Plan to HUD.

Identification of the Issue(s) and Any Approvals Required

The principal issues are: 1) determine that the 2002 Annual Plan is consistent with the Consolidated Plan and 2) adopt a resolution authorizing the mayor to execute the Certification of the PHA Plans Consistency with the Consolidated Plan.

Background/Facts

HUD requires local certification that the 2002 Annual Plan is consistent with the local jurisdiction's Consolidated Plan.

Staff has met with the Housing Authority staff and determined that City staff can lend certain assistance to their efforts in redeveloping public housing facilities in Urbana. These efforts might include, but not be limited to the following: analysis of infrastructure, determining flood hazard areas proximate to the facilities, general planning and site review assistance and access to CDBG/HOME funds.

The Housing Authority consultant also relayed information to staff that the replacement language in the Consolidated Plan has the potential to create difficulties in addressing HOPE VI Guidelines. This is because HUD's HOPE VI program is not about recreating an identical living environment; rather it is designed to create a mixed income environment. Private sector investment financing also requires a mixed

income approach to create viable business plans to development public housing facilities.

Staff recommends that a joint study session of the Council and the Community Development Commission be held to learn more about new HUD guidelines, financing options, and the current approaches to redeveloping public housing facilities.

The Urbana HOME Consortium Consolidated Plan for FY 2000-2004 provides for the following strategies regarding public housing:

Public Housing Strategies

Strategy 1D: Promote substantial upgrading of the living environment for residents of Urbana public housing, particularly family units.

Strategy 2D: 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 3D: Encourage the Housing Authority of Champaign County to increase the earning potential of extremely low-income households.

Strategy 4D: 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 5D: If redevelopment of Lakeside Terrace and Dunbar Court is possible without a significant reduction in the total number of permanent, subsidized housing units affordable to the lowest income families with children in the community, the City of Urbana will work with the Housing Authority of Champaign County to develop a HOPE VI application for the redevelopment of Lakeside Terrace and Dunbar Court to create a mixture of public housing, rental or homeownership units and residents representing a mix of incomes. The City will assist in developing a plan which partners with the private sector to use private dollars to leverage HOPE VI or other Federal funds, to replace the demolished units with a combination of new on-site units, scattered-site units and Section 8 rent subsidies. Although Section 8 vouchers or certificates may be used to relocate households living at these complexes at the time of redevelopment, at least 80% of demolished units will be replaced with permanent, subsidized housing units that will be affordable to extremely low-income families with children, irrespective of their income.

Fiscal Impact

No fiscal impact has been identified, as no city funds are committed to strategies outline in the 2002 Annual Plan. However, the Housing Authority has indicated that they may submit an application for FY 2002-2003 HOME and/or CDBG funding to assist with funding the redevelopment of public housing facilities.

Recommendation

Community Development Services staff has determined that the Housing Authority's 2002 Annual Plan is generally consistent with the strategies outlined in the Consolidated Plan and recommends City Council approve the resolution authorizing the mayor to execute HUD form 50075, Certification by State or Local Official of the PHA Plans Consistency with the Consolidated Plan.

Prepared by:

Bob Grewe, AICP, Manager
Grants Management Division

Enclosures:

A Resolution Authorizing the Mayor to Execute the Certification by State or Local Official of the Public Housing Authority (PHA) Plan Consistency with the Consolidated Plan.

HUD form 50075 Certification by State or Local Official of the PHA Plans
Consistency with the Consolidated Plan

RESOLUTION NO. 2001-12-031R

A Resolution Authorizing the Mayor to Execute a Certificate of Consistency for the Housing Authority of Champaign County 2002 Annual Plan.

WHEREAS, the City of Urbana has been designated lead entity for the Urbana HOME Consortium in accordance with the Cranston-Gonzales National Affordable Housing Act of 1990, as amended; and

WHEREAS, on May 8, 2000 the Urbana City Council adopted the *URBANA HOME CONSORTIUM AND CITY OF URBANA CONSOLIDATED PLAN FOR PROGRAM YEARS 2000-2004*; and

WHEREAS, U.S. Department of Housing and Urban Development, Office of Public and Indian Housing Notice: PIH-99-33 (HA) requires that state or local government certification of consistency must be made by the appropriate state or local officials that the PHA Plan is consistent with the Consolidated Plan; and

WHEREAS, the Urbana Community Development Services staff, has reviewed the Housing Authority of Champaign County's *PHA PLANS 5 Year Plan for Fiscal Years 200-2004 (UPDATED)*, *Annual Plan for Fiscal Year 2002* and found the Plan to be consistent with the *URBANA HOME CONSORTIUM AND CITY OF URBANA CONSOLIDATED PLAN FOR PROGRAM YEARS 2000-2004*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That HUD form 50075 Certification by State and Local Officials of PHA Plans Consistency with the Consolidated Plan, as attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the Mayor is hereby designated as the authorized representative of the Urbana HOME Consortium to execute HUD form 50075 Certification by State and Local Officials of PHA Plans Consistency with the Consolidated Plan.

PASSED by the City Council this _____ day of _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
_____.

Tod Satterthwaite, Mayor

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Tod Satterthwaite the Mayor of Urbana, Illinois certify
that the Five Year and Annual PHA Plan of the Housing Authority of Champaign Coun is
consistent with the Consolidated Plan of the Urbana HOME Consortium prepared
pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official