



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

### **m e m o r a n d u m**

**TO:** Bruce K. Walden, Chief Administrative Office

**FROM:** Elizabeth H. Tyler, AICP, City Planner/Director

**DATE:** June 3, 2004

**SUBJECT:** **Lakeside Terrace Redevelopment Plan**

---

### **Description**

The Urbana City Council considered a revised version of the Lakeside Terrace Redevelopment Plan at the May 24, 2004 meeting of the Urbana City Council meeting of the Committee of the Whole. At that meeting, City Council directed staff to make a number of corrections and adjustments to the Plan.

At this time, staff requests that the Urbana City Council adopt the Lakeside Terrace Redevelopment Plan, as revised.

### **Issues**

Issues related to redevelopment of Lakeside Terrace are identified in previous memoranda.

### **Background**

Since Council review of the May 20, 2004 version of the Lakeside Redevelopment Plan, the Mayor and City staff presented the plan and answered questions of the Board of the Housing Authority of Champaign County at their May 27, 2004 regular meeting. City and HACC staff also presented the Plan to the Urbana School Board on June 1, 2004 and answered questions regarding relocation efforts and potential impacts of the plan on student assignments and educational continuity.

The following is an outline listing of the corrections and adjustments to the Lakeside Terrace Redevelopment Plan as requested at the May 24, 2004 Council of the Whole Meeting. These revisions, along with additional clarifications and corrections, are reflected in the enclosed revised version of the Redevelopment Plan, dated June 3, 2004:

Page 1 – 5<sup>th</sup> paragraph

Change “barracks style” to “town house style”.

Page 2 – 4<sup>th</sup> paragraph

First sentence is reworked to note that the policy was also previously adopted as part of the 1995-1999 Five Year Consolidated Plan.

Page 2 – 4<sup>th</sup> paragraph

Change “pans” to “plans”.

Page 2 – 5<sup>th</sup> paragraph

Delete question marks “(??)”

Page 3 – top of page, continuing paragraph

Include additional sentence. “Such measures might include, but would not be limited to, land use restrictions, land trusts and similar instruments used to ensure affordability for a specified period of time.”

Page 3 – Review Process

This is updated to reflect recent meetings and actions occurring since the May 20, 2004 version.

Page 5- 1<sup>st</sup> paragraph under One-Site Project, 2<sup>nd</sup> sentence

Remove the words “up to”.

Page 6, 4<sup>th</sup> paragraph

Add reference to sample layouts for 100 units prepared by ADG, LTD and now included in Appendix B.

Page 6 – 4<sup>th</sup> paragraph

Delete additional “s” after “buildings”

Page 6, 6<sup>th</sup> paragraph

Add an explanation regarding the fact that the families to be served by the replacement units will likely have incomes well below the HUD very low income guideline of 30% AMI, consistent with the direction of the Consolidated Plan policy to serve very low-income families with children regardless of income.

Page 8, 3<sup>rd</sup> paragraph

Add note that the HUD voucher affordability timelines may be modified.

Page 9, 2<sup>nd</sup> paragraph

Add explanation regarding 30% MFI guidelines and likely actual incomes below this per the Consolidated Plan policies.

Page 9

Add a new section addressing accessibility for each of the redevelopment elements and reflecting discussion with the project partners.

Ordinance No. 2004-05-059 AN ORDINANCE ADOPTING THE CITY OF URBANA

## LAKESIDE TERRACE REDEVELOPMENT PLAN

Two typographical errors were corrected in the Ordinance. A draft of this Ordinance has been added to Appendix A of the Redevelopment Plan.

City Council inquired about how the Housing Authority of Champaign County incorporated the Council's comments on their Project Based Assistance Plan. Attached is a copy of the Plan as adopted April 22, 2004 and a summary paper on the HACC's response to public comments, including those of the City.

Staff has learned that the Urban League does not anticipate anyone being relocated as a result of their purchase of the multi-family units identified in the FY 2004-2005 Annual Action Plan.

### **Options**

1. Urbana City Council can adopt the Plan as prepared.
2. Urbana City Council can adopt the Plan with amendments.
3. Urbana City Council can withhold adoption of the Plan.

### **Fiscal Impacts**

As detailed in the attached Redevelopment Plan, the City's portion of the redevelopment plan would consist of a total of \$915,778 programmed over four years, including \$150,000 in bond cap conversion, \$150,000 in CDBG funds, \$513,737 in Urbana's allocation of HOME funds, and \$102,041 in HOME CHDO set-aside funds. The first year of financial resources outlined in the Plan have been included the FY 2004-2005 Annual Action Plan, which was approved by the Urbana City Council at the May 3, 2004 Council meeting.

### **Recommendation**

Staff requests that City Council adopt the attached Ordinance adopting the enclosed Lakeside Redevelopment Plan, dated June 3, 2004

Attached:

An Ordinance Adopting the City of Urbana Lakeside Terrace Redevelopment Plan

Enclosed:

Redevelopment Plan for Lakeside Terrace, June 3, 2004

Housing Authority of Champaign County, Section 8 Administrative Plan: Project Based Assistance Plan, as approved on April 22, 2004 & Response to Public Comments Received.

Cc: Community Development Commission  
Edward Bland/Matthew Hogan, HACC  
Al Anderson, HACC  
Rich Sciortino/Peter Levavi, Brinshore  
Jim Rose, Homestead  
Jean Algee, Urban League

**ORDINANCE NO. 2004-05-059**

**AN ORDINANCE ADOPTING THE CITY OF URBANA LAKESIDE TERRACE REDEVELOPMENT PLAN**

WHEREAS, The City of Urbana has specifically addressed the redevelopment Lakeside Terrace in Strategy 5D of the City's Consolidated Plan for Program Year 2000-2004 which states: "*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.*"; and

WHEREAS, the Housing Authority of Champaign County has indicated in its 2004 Annual Plan that it intends to demolish and redevelop the Lakeside Terrace multi family apartment complex; and

WHEREAS, on March 1, 2004 the City of Urbana adopted Resolution No. 2004-02-003 entitled a "Resolution Clarifying the Urbana City Council's Position on Redevelopment of Lakeside Terrace" which reconfirmed the City's commitment to the preparation and implementation of a viable redevelopment

plan that is consistent with the replacement goals of the Consolidated Plan as a necessary precedent to any demolition of Lakeside Terrace; and

WHEREAS, On April 5, 2004, the City of Urbana adopted a Draft Intergovernmental Agreement with the Housing Authority of Champaign County Regarding the Redevelopment of Lakeside Terrace; and

WHEREAS, the above referenced Agreement directed Urbana City staff to prepare a Draft Redevelopment Plan for City Council review by the Council Committee of the Whole meeting of April 12, 2004; and

WHEREAS, Urbana City Council Committee of the Whole reviewed the Draft Redevelopment Plan for Lakeside Terrace at their April 12, 2004 meeting and provided staff with comments and guidance to complete the Plan; and

WHEREAS, on April 18, 2004, a notice was published in the Champaign-Urbana News Gazette announcing a public review period beginning April 19, 2004, and ending April 29, 2004; and announcing April 27, 2004 public hearings on the Draft Lakeside Terrace Redevelopment Plan; and

WHEREAS, Community Development Services staff held a public hearing on the Draft Lakeside Terrace Redevelopment Plan at 7:00 PM on April 27, 2004, at the Urbana City Building, 400 South Vine Street, Urbana, Illinois; and

WHEREAS, Community Development Services staff has made revisions to the Draft to create the Lakeside Terrace Redevelopment Plan, released on May 20, 2004 and as further modified and released on June 3, 2004; and

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

Section 1. That the City of Urbana Lakeside Terrace Redevelopment Plan, as attached hereto and incorporated herein by reference, is hereby adopted.

Section 2. That the City of Urbana is hereby committed to pursue the implementation of actions necessary in connection with said Lakeside Terrace Redevelopment Plan, including letters of support, funding, planning review and approval, etc.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_  
2004.

AYES:

NAYS:

ABSTAINS:

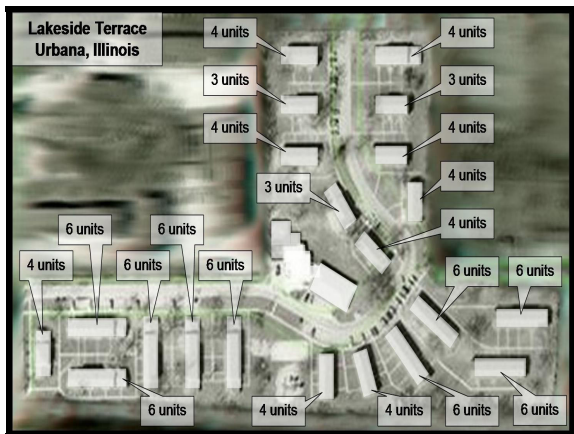
\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_,  
2004.

\_\_\_\_\_  
Tod Satterthwaite, Mayor



# Lakeside Terrace Redevelopment Plan



**May 20, 2004**







---

# Lakeside Terrace Redevelopment Plan

---

**June 3, 2004**

**CITY OF URBANA**

**Tod Satterthwaite, Mayor**

**City Council**

Danielle Chynoweth, Ward 4

James Hayes, Ward 3

Laura Huth, Ward 5

Esther Patt, Ward 1

Milton Otto, Ward 6

Joseph A. Whelan, Ward 7

Ruth Wyman, Ward 2

**Chief Administrative Officer**

Bruce K. Walden

**Community Development Services**

Elizabeth Tyler, Director

Bob Grewe, Grants Division Manager

**PROJECT PARTNERS**

**Housing Authority of Champaign County**

Edward Bland, Executive Director

Matthew Hogan

**Brinshore Development, LLC**

Richard Sciortino, President

Peter Levavi, Senior Vice President

**Homestead, Corporation**

Jim Rose, Executive Director

**The Urban League of Champaign County**

Jean Algee, Vice President, Dept. of Housing Programs and Services

# LAKESIDE TERRACE REDEVELOPMENT PLAN

## TABLE OF CONTENTS

	<u>Page</u>
I. SUMMARY	1
II. INTRODUCTION	1
III. BACKGROUND	2
IV. REVIEW PROCESS	3
V. APPROACH	3
VI. REDEVELOPMENT ELEMENTS	4
A. Demolition/Relocation	5
B. On-Site Project	5
C. Replacement Units	7
D. Scattered Site Units by Non-Profits	7
a. Homestead Corporation	8
b. Urban League	9
VII. ACCESSIBILITY	10
VIII. CITY OBLIGATIONS	10
IX. FINANCIAL IMPACT	11
X. IMPLEMENTATION	12
XI. TABLES AND FINANCIAL ANALYSIS	13

## EXHIBITS

- Exhibit A: Location Map
- Exhibit B: Zoning Map
- Exhibit C: Existing Land Use Map
- Exhibit D: Future Land Use Map
- Exhibit E: Aerial Map
- Exhibit F: Location Photos

## APPENDICES

### A. Supporting Actions

- i. AN ORDINANCE ADOPTING THE CITY OF URBANA LAKESIDE TERRACE REDEVELOPMENT PLAN
- ii. RESOLUTION CLARIFYING THE URBANA CITY COUNCIL'S POSITION ON REDEVELOPMENT OF LAKESIDE TERRACE
- iii. AUTHORIZING ORDINANCE AND DRAFT INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF URBANA AND THE HOUSING AUTHORITY OF CHAMPAIGN COUNTY REGARDING THE REDEVELOPMENT OF LAKESIDE TERRACE
- iv. PUBLIC HEARING NOTICE AND MINUTES

### B. Design Examples

- i. SAMPLE STREET ELEVATION
- ii. ADG SAMPLE LAYOUT

### C. On-Site Redevelopment

- i. ON-SITE REDEVELOPMENT SPREADSHEETS
- ii. BRINSHORE CORPORATE INFORMATION AND PROJECT EXAMPLES

### D. Housing Authority of Champaign County

- i. HACC INTEROFFICE MEMORANDA
- ii. REPLACEMENT UNITS SPREADSHEET

### E. Homestead Corporation

- i. HOMESTEAD SCATTERED SITE SPREADSHEETS
- ii. HOMESTEAD PORTFOLIO SUMMARY

### F. Urban League of Champaign County

- i. URBAN LEAGUE SCATTERED SITE SPREADSHEETS

## **SUMMARY**

This redevelopment plan has been prepared by the City of Urbana in response to a proposal by the Housing Authority of Champaign County (HACC) to redevelop the Lakeside Terrace Apartments public housing project in north central Urbana.

The HACC indicates in their 2004 Annual Plan that they plan to demolish the 99-unit Lakeside Terrace public housing facility and develop a new, mixed-income rental housing development on the site.

The City of Urbana has a long-standing policy, as currently stated in its Consolidated Plan for Program Years 2000 - 2004, that if Lakeside Terrace is redeveloped, 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.

Using this replacement goal as a basis, this redevelopment plan provides a detailed framework to meet the interest and policy directives of both the Housing Authority and the City of Urbana in redeveloping Lakeside Terrace, while maintaining and improving the stock of affordable housing opportunities available to very low income persons in Champaign County.

## **INTRODUCTION**

Constructed in 1952 by the Housing Authority of Champaign County (HACC), the Lakeside Terrace apartments contain 99 two-level apartments contained in a total of 22 townhouse style buildings. The nine-acre site is located in north central Urbana directly east of Crystal Lake Park with access from Lakeside Terrace off of Broadway Avenue. The apartments are bounded to the north by the recently renovated Country Club Apartments and by single-family residences to the north and east. The Saline Ditch extends along the south side of the site and a large vacant property is located to the northeast along Kerr Avenue. The subject site also contains a Don Moyers' Boys and Girls Club, which provides after school activities for children and youth living at the facility. A total of 96 units are currently occupied. HACC records show that the average tenure of the residents is on the order of three years. Two of the units have been occupied by the same residents for over 20 years; 17 have been occupied for 5 to 10 years; 14 units have been occupied for 3 to 4 years; and 61 have been occupied for two or fewer years.

Due to the age and type of construction and limitations of the unit and building layout, the apartments are considered by HACC staff and consulting architects to be of obsolete construction. The need to provide more modern facilities with improved unit access, site improvements, landscaping, unit size, and amenities such as in-unit washers and dryers have been confirmed at resident meetings. HACC studies show that it would take approximately 14.603 million dollars, or \$147,512 per unit, to bring the units up to current standards. U.S. Department of Housing and Urban Development (HUD) policies do not provide for renovation of obsolete public housing facilities. Rather, redevelopment with mixed-income "communities of choice" has been the policy driver of HUD funding for public housing over the past three administrations.

## **BACKGROUND**

This Redevelopment Plan for Lakeside Terrace has been developed based upon a number of contributing sources, including the relevant plans and policies of the City of Urbana and the Housing Authority of Champaign County; the findings of recent joint study sessions conducted by the City Council and the Community Development Commission of the City of Urbana with the assistance of the Housing Authority; statements of policy pertaining to the redevelopment of Lakeside Terrace and adopted by the City Council; and a draft interagency agreement between the City of Urbana and the Housing Authority of Champaign County adopted by the City on April 5, 2004 (copy appended).

The redevelopment of Lakeside Terrace is specifically addressed in Strategy 5D of the City's Consolidated Plan for Program Years 2000-2004 which states:

*“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.”*

The above policy was initially adopted in 1995 as a part of the 1995-1999 Five Year Consolidated Plan which coincided with previous unsuccessful attempts to obtain HOPE VI program funding for the redevelopment of Lakeside Terrace. The policy was once again adopted as a part of the current Five Year Consolidated Plan for 2000 – 2004. Since that time, the HACC has hired a developer, Brinshore Development, LLC, to assist in the redevelopment of Lakeside Terrace and has prepared an application for HOPE VI funds for demolition of Lakeside Terrace. A recent submittal of this application to HUD was unsuccessful. Pending the successful adoption of this Redevelopment Plan, the HACC plans to resubmit the demolition application prior to December 2004, for possible funding in 2005. Other documents recently prepared by the HACC to support the redevelopment of Lakeside Terrace include a “Section 8 Administrative Plan: Project Based Assistance Plan” which addresses conversion of Section 8 vouchers to project-based status and a “Lakeside Terrace Relocation Plan”, prepared pursuant to the requirements of HUD and the Uniform Relocation Act.

Proposed program changes were noted in the Thursday March 18, 2004 issue of the Federal Register to the Project-Based Voucher Program which is a key component of this plan. One of the proposed changes is to limit the term of a Housing Assistance Program (HAP) Contract for Project-Based Assistance to ten (10) years with a one (1) year extension. The current rules allow for up to two five (5) year extensions on the initial 10 years. The proposed rule also notes that

continuation of a full term is subject to the future availability of sufficient appropriated funds under the PHA's Agreement with HUD. The City of Urbana has stated a goal to maximize the affordability period for the replacement units created under this plan. Through the use of subrecipient agreements and other measures the City will seek to ensure a minimum affordability period of twenty (20) years for the replacement units, while keeping within the term extension limits set forth by HUD. Such measures might include, but would not be limited to, land use restrictions, land trusts and similar instruments used to ensure affordability for a specified period of time.

## **REVIEW PROCESS**

A Draft version of this Redevelopment Plan was issued on April 8, 2004 for public review and comment. The Draft Redevelopment Plan was reviewed by the Urbana City Council, the Board of the Housing Authority of Champaign County, the Urbana Plan Commission, the Urbana Community Development Commission, Urbana School District Board, and other interested individuals and agencies.

The Urbana Community Development Commission held a Public Hearing on the Draft Lakeside Terrace Redevelopment Plan on April 27, 2004. A copy of the minutes of the Public Hearing is attached. A public presentation on the Redevelopment Plan was also made at a neighborhood meeting held on April 29, 2004.

City Council reviewed a revised draft of the Redevelopment Plan on May 24, 2004 and suggested additional revisions that are incorporated herein. This Final version of the Redevelopment Plan incorporates all of the comments and revisions made by various individuals and agencies throughout the public review process.

## **APPROACH**

The overall approach for the Redevelopment Plan is outlined in Council Resolution No. 2004-02-003R, entitled a "Resolution Clarifying the Urbana City Council's Position on Redevelopment of Lakeside Terrace", adopted on March 1, 2004 (copy appended). This Resolution recites the lack of affordable housing for extremely low income families with children as being a serious problem in Urbana and surrounding communities and notes that the Champaign County Continuum of Care's most recent homeless survey found that more than 100 children are homeless in Champaign County every night. The Resolution also references Strategy 5D of the City of Urbana's 2000-2004 Consolidated Plan.

The Resolution reconfirms the City's commitment to the preparation and implementation of a viable redevelopment plan that is consistent with the replacement goals of the Consolidated Plan as a necessary precedent to any demolition of Lakeside Terrace. It further sets forth the following parameters to guide the subsequent development of an Interagency Agreement between the City and the Housing Authority regarding the redevelopment effort:

- a. These 80 replacement units will be a combination of public housing units at a mixed-income, multi-family development at the former Lakeside Terrace site, scattered site*

- single-family homes developed by non-profit organizations, and public housing units at mixed-income, multi-family structures acquired or constructed by non-profit organizations.*
- b. Replacement housing will be provided in coordination with Community Housing Development Organizations (CHDO's) and other non-profit organizations in order to build the capacity of existing CHDO's and to encourage the creation of new CHDO's.*
  - c. The replacement housing plan will leverage city money with as many financing tools as possible available to the HACC (such as Public Housing Replacement Funds, Affordable Housing Program Grant Funds, and Illinois Housing Development Authority Trust Funds) so that the City will be able to maintain a diversity of housing programs funded by CDBG and HOME, and preserve its social service funding.*
  - d. Affordability of the replacement housing for the lowest income families with children in our community will be guaranteed for the longest period of time possible with a target of a minimum of 20 years.*

On April 5, 2004, the City of Urbana adopted a Draft Intergovernmental Agreement with the Housing Authority of Champaign County Regarding the Redevelopment of Lakeside Terrace. This Agreement identifies the following essential elements of the redevelopment effort:

- Adoption of this Redevelopment Plan to include a combination of on-site redevelopment with tax credit and project-based Section 8 voucher apartments and public housing replacement units to be provided by HACC under the HUD replacement formula.*
- Adoption and implementation by the HACC of the Section 8 Administrative Plan: Project Based Assistance Plan.*
- Application to HUD and subsequent use by the HACC for replacement housing funds to provide as many replacement public housing units as funding will allow throughout Champaign County to offset those lost at Lakeside Terrace.*
- Maximization of the affordability periods for the project-based vouchers and the newly created public housing units.*
- Adoption and implementation of the Lakeside Terrace Relocation Plan including regular meetings and coordination with residents*
- City support of Lakeside Terrace redevelopment activities*
- City contributions to Lakeside Terrace redevelopment through the Annual Action Plan process.*

The Housing Authority has indicated that they have forwarded a copy of the Draft Intergovernmental Agreement to HUD for review and consideration prior to their final approval of the Agreement.

## **REDEVELOPMENT ELEMENTS**

Based upon the parameters and approach set forth above, the proposed redevelopment of Lakeside Terrace will consist of the following general components:

1. Demolition of the existing Lakeside Terrace Apartments and relocation of all then existing tenants.

2. On-Site Redevelopment with 100 tax credit units, 24 of which shall be designated as replacement units through the use of project-based Section 8 vouchers.
3. Application for Replacement Units funds from HUD by the HACC for a total of approximately 14 new public housing units to be developed at any location throughout Champaign County.
4. Provision of off-site scattered replacement housing by local CHDO's, including Homestead Corporation with 33 single-family residences and the Urban League with 9 redeveloped apartment units.

Each element of the redevelopment is described in greater detail below and is itemized in the attached spreadsheets. Table One provides a summary of the Redevelopment Plan elements, identifying the number of units created, the number of units that will be available to very low income residents (through use of project-based vouchers or other provisions), the number of other affordable units created (if any), unit type (if defined), financing mix, total cost, cost per unit, and form of City contribution to the element.

### **Demolition/Relocation**

The HACC proposes to reapply to HUD for HOPE VI funds for demolition of Lakeside Terrace and relocation activities for the next round of available funding or by December 2004, for possible approval in Spring 2005. As a part of the Demolition, the HACC will follow the provisions outlined in the Lakeside Terrace Relocation Plan to provide for relocation assistance under the terms of the Uniform Relocation Act. This Relocation Plan will involve the close coordination and communication with project residents to assist them in their relocation needs and to apprise them of the redevelopment efforts.

The Housing Authority of Champaign County has indicated that efforts will be made to ensure that relocation activities for tenants with children will be completed during the summer break in order to minimize the impact of the relocation. The HACC and City will coordinate with the Urbana School District to plan for and address issues of educational continuity, school choice, and school size impacts resulting from the redevelopment.

### **On-Site Project**

Once cleared, the 9-acre Lakeside Terrace site will be redeveloped with 100 new tax-credit apartments developed by Brinshore Development, LLC. Of these 100 new apartments, 24 are proposed to serve as replacement units for Lakeside Terrace through dedication of project-based Section 8 vouchers by the HACC to guarantee affordability to very low-income residents. As noted in the HACC Project Based Assistance Plan, dedication of these project-based vouchers are awarded on a competitive basis. As the designated developer for Lakeside Terrace, Brinshore should score well under the selection criteria identified by HACC in their Section 8 Administrative Plan. The number of project-based vouchers that may be applied at this location is limited to no more than 25% according to the deconcentration of poverty goals of HUD.

Funding will be provided by a combination of private financing, Illinois Housing Development Authority (IHDA) tax credits, Low Income Housing Tax Credits (LIHTC), IHDA HOME funds,



the IHDA Trust Fund, and the Federal Home Loan Bank's (FHLB) Affordable Housing Program (AHP) grant. City contributions will be provided in the form of IHDA bond cap conversion (estimated at \$150,000 over a three-year period) and CDBG-eligible funds (estimated at \$150,000) to serve as gap funding and a local match to IHDA HOME funds. HACC will provide the land, demolition and relocation funding (from HUD grant), and the dedication of 24 project-based Section 8 vouchers to the project.

Architectural plans have not yet been developed by Brinshore Development, LLC, but the firm has successfully developed other tax credit/public housing redevelopment projects at this density elsewhere in Illinois and nearby states. Attached is a summary of similar projects undertaken by Brinshore.

The proposed redevelopment would be at an approximate density of 11 units per acre. This is considered to be a moderate density for urban locations. It is substantially less than the density of the apartments located to the north of the site, but higher than the single-family units to the south of the site. Overall, the proposed density is compatible with that found elsewhere in the Crystal Lake Park area and is consistent with Urbana's investment and planning effort to revitalize the downtown area.

The current layout of Lakeside Terrace is highly inefficient and does not represent the most optimal use of the site. Using contemporary "new urbanist" approaches to design and layout, the current site should be able to accommodate the proposed 100 units in a mixture of traditional apartment and townhouse styles, while creating additional usable open space and visual appeal to the property. Attached are sample elevations, prepared by ADG LTD Architectural Design Group, depicting the townhouse style that may be employed on the site.

Site planning efforts to demonstrate these goals to create an improved utilization and visual appeal of the property are currently underway. Among the site plan layouts being developed by the HACC is one to show equal arrangement of 100 units on the site and one to show two (2) 16-unit buildings in the southeast part of the parcel and the other 64 units equally arranged on the balance of the site. This arrangement provides for high density in a smaller area, while allowing the majority of the site to reflect a less dense development. These example layouts are appended. The HACC is also exploring other site planning layouts of lesser densities. Brinshore Development, LLC will be preparing their own site plans and elevations as the project progresses.

In the course of the site planning, efforts will be made to incorporate the concept of developing greenway along the Saline Creek to link Crystal Lake Park with park properties on the east side of Cunningham Avenue. Such an improvement would be an attractive amenity for the property and should increase market appeal.

Review of the proposed layout by the City of Urbana will occur at a later date as a part of a Special Use Permit for the project. The special use permit review process will address issues such as parking, building layout, setbacks, open space, street connectivity, and relationship to the surrounding neighborhood.

Of the 100 units created by this project, 90 would be affordable at some level, with 24 at public housing levels (i.e., 30% or lower of Area Median Income (AMI), 16 at 50% AMI, 50 at 60%

AMI, and 10 at market rates. The projected cost for this project would be \$13.8 million, for a per unit cost of \$138,000. The unit mix in terms of number of bedrooms has not yet been determined by Brinshore and would be dependent upon market analysis and demand.

It should be noted that while HUD defines very low income to be 30% or lower of AMI, the City's replacement housing goals are to serve the very low-income families with children at the site regardless of income. This means that the actual income for these replacement units will likely be much lower than the 30% AMI guideline suggests.

In the course of the redevelopment of Lakeside Terrace, the former, on-site maintenance building will be demolished. While Brinshore plans to include a meeting/gathering facility in their development plan, the facility will not be dedicated to specific programming such as the Boys and Girls Club. In that the new Lakeside Terrace development will be mixed income, it is not anticipated that there will be a significant number of very low-income families that will desire an on-site facility like the current Boys and Girls Club. Since many of the public housing replacement units will be in scattered sites throughout the community, it is anticipated that families in these units will be able to access conventional youth programming.

City staff has discussed the planned redevelopment of Lakeside Terrace with the Don Moyer Boys and Girls Club Executive Director. Both parties agree that the population dynamics of Lakeside Terrace will change with the redevelopment and that the demand for their youth programming will change. Further, the Boys and Girls Club has noted that their programming is not targeted for a specific demographic; rather their efforts are to reach all children. The Boys and Girls Club is currently working to identify a new location in Urbana to continue their youth programming and anticipates working with the school district to accomplish this.

### **Replacement Units**

Demolition of the Lakeside Terrace Apartments will allow the HACC to apply to HUD for funding to provide replacement public housing units under the provisions of PIH Notice 2003-10. Based upon the provisions allowed under another HACC project, HACC staff estimate that HUD would provide a replacement fund of \$2,100 per unit over a 5-year period with a possible 5-year extension, for a total of 10 years. Based on this formula, the HACC would receive up to \$207,900 a year for 5 to 10 years, or a total of \$1,039,500 to \$2,079,000. Based upon the per unit cost of new public housing development, this would equate to approximately 14 new public housing units that could be developed from this fund. These replacement units may be developed on scattered sites throughout Champaign County. The HACC would work with HUD on the calculation and disposition of these funds based upon the applicable rules. The location and description of these units has not yet been determined by the HACC.

The HACC has indicated its intention to pursue and utilize these funds to the maximum extent. (See Interoffice Memorandum from Edward Bland to Tod Satterthwaite, dated February 13, 2004). HACC staff has prepared a spreadsheet for the replacement housing plan (attached), showing a two-phased approach with 7 units being provided between 2005 and 2007 and a second 7 units being provided between 2007 and 2009. This replacement housing plan assumes that the HACC will receive \$2,100 per year per demolished public housing unit and that the HACC will receive a five-year funding extension for the early obligation of replacement housing funds by HUD.

## **Scattered Site Units by Non-Profits**

In preparing this Redevelopment Plan, City staff requested proposals from the two Community Housing Development Organizations (CHDO's) currently active in the area - Homestead Corporation and the Urban League - to assist in the provision of replacement units that would be located at scattered sites throughout Champaign County. Funding support for these replacement units would be provided with the help of project-based Section 8 vouchers from the HACC and the dedication of the City's HOME funds and CHDO set-aside funds. The scattered site proposals would include both single-family rental homes (by Homestead) and multi-unit apartment rentals (by the Urban League). The mix of housing types will help to respond to the specific housing needs and preferences of very low-income families, with an emphasis on single-family rental opportunities.

Because both Homestead and the Urban League have proven track records in developing and managing affordable housing in Champaign County and are both recognized by the Champaign County HOME Consortium as CHDO's, it is expected that they would be able to compete successfully for the project-based Section 8 vouchers that are essential to guarantee the affordability and cost-effectiveness of these replacement units.

**Homestead Corporation Proposal:** Homestead Corporation has previously been designated by HACC and Brinshore Development, LLC, as the selected developer partner for the off-site component of the redevelopment plan. As a part of this plan and in response to a request by City staff, Homestead Corporation has proposed to purchase, lease, and manage 33 single-family housing units over a period of three years (at 11 per year). These single-family homes would consist of 11 two-bedroom homes, 17 three-bedroom homes, and 5 four-bedroom homes. The acquisition of rental homes is an important element of providing housing suitable for families, consistent with this provision of the Consolidated Plan strategy. The unit mix has been chosen to assist in replication of the unit mix found at Lakeside Terrace. The locations of the 33 homes have not yet been identified, but they could be located throughout Champaign County. Locational diversity is important due to the relatively limited stock of available housing. However, to best meet the needs of the residents, proximity to employment, necessary services, and public transit will be essential. For these reasons, it is expected that the selected homes will be within or nearby the cities of Champaign, Urbana, Rantoul, and Savoy.

The total cost of acquisition for the 33 homes is estimated at \$3,108,000, or an average of \$94,180 per unit (\$84,000 for two-bedroom homes; \$94,500 for three-bedroom homes; and \$115,500 for four-bedroom homes). Funding for the 33 homes would be provided through a mix of private mortgages, IHDA Housing Trust Fund, FHLB AHP (Federal Home Loan Bank Affordable Housing Program Direct Subsidies), and the City's HOME Consortium funds and HOME CHDO forgivable loans. The projected City HOME funds would total \$478,000.

Affordability would be assured through the dedication of project-based Section 8 vouchers by the HACC to all 33 homes. The affordability period for the voucher is anticipated to comprise an initial 10 years with two additional five-year extensions, consistent with HUD policies, and as these may be modified. As set forth in the HACC Section 8 Project-Based Plan, any designation of project-based vouchers to these endeavors would have to be on a competitive basis, through the use of an RFP process. The City has suggested that additional points be awarded for CHDO

designation. In addition, Homestead's previous designation as a redevelopment partner by Brinshore and HACC should help to promote their involvement in the Lakeside Redevelopment Plan.

Homestead Corporation is an experienced local affordable housing developer and manager. They currently manage nine rental homes in Champaign-Urbana that they have either developed or purchased, as well as a 32-unit single room occupancy development in Urbana. A summary of Homestead's current single-family home portfolio and their proposal for Lakeside Terrace replacement units is attached.

**The Urban League:** The Urban League is another experienced affordable housing and social service provider in the area. They are currently funded by the City for a popular "lease-to-purchase" program that provides home ownership opportunities and training for low-income families.

In response to a request by the City, the Urban League has proposed to set aside a total of nine apartments from two apartment acquisition and renovation projects that are planned in the near future to help fulfill the Lakeside Terrace replacement requirements. One of these apartment projects, Crestwood Manor, is located in Urbana on Lierman Avenue. This complex has 20 units, 3 of which are vacant. The second complex is located in Champaign at 302,304 and 306 Park Street. This complex has 24 units, 14 of which are vacant. All of the Crestwood Manor apartments are two-bedroom units and 22 of the Park Street apartments are two-bedroom units, with the remaining two units being one-bedroom apartments.

As shown on the attached project summary, the Urban League has proposed that four of the units at Crestwood Manor and five of the units at Park Place be identified and supported as Lakeside Terrace replacement units through the application of HACC Section 8 Project-Based vouchers and other funding mechanisms. These nine units would be affordable to very low-income residents at or below 30% MFI. Again, it is understood that in order to qualify as replacement units, the intent will be to provide affordable housing opportunities to extremely low income families with children, irrespective of their income. Therefore, the actual income of these occupants is likely to be much lower than the 30% MFI guideline. Consistent with the Urban League's mission to provide affordable housing, all of the remaining units would be affordable to 50% or below MFI. The affordability period for the vouchers is anticipated to comprise an initial 10 years with two additional five-year extensions, consistent with HUD policies, and as these policies may be modified. As noted above, according to the HACC Section 8 Project-Based Plan, any designation of project-based vouchers to these endeavors would have to be on a competitive basis, through the use of an RFP process. Additional points may be granted for CHDO designation.

The Housing Authority staff will need to request a waiver from HUD to provide Section 8 Project Based Vouchers for the Park Place Apartments, since it is located in a census tract where the poverty level (at 36.5%) exceeds the maximum target of 20%.

Financing for the purchase and renovation of the apartment complexes is proposed through a combination of a private mortgage, IHDA grant, City HOME funds, and the FHLB. Pursuant to this proposal, the Urban League has submitted a request for FY04-05 funds for \$102,041 of CHDO set-aside funds and \$150,000 in other HOME funds for renovation of the Park Street

project. This funding is proposed as part of the recently adopted Annual Action Plan (AAP) for Fiscal Year 04-05 funding. In addition, the AAP designates a total of \$35,737 for affordable rental programs to be used towards the Lakeside Terrace Redevelopment Plan which could be applied to the Urban League projects, as shown in the attached spreadsheet.

## **ACCESSIBILITY**

For the 100 units to be developed on-site, Brinshore Development LLC has indicated that they will pursue the following accessibility goals and requirements:

1. Accessibility Requirements:
  - All development will meet and exceed the requirements of the Rehabilitation Act, Americans with Disabilities Act, Fair Housing Act Amendments, and the Illinois Accessibility Code.
2. Visitable Units:
  - a. All units that have floor space on the ground floor will be visitable.
  - b. All buildings will be slab on grade to create “no step” entries for all ground floor units.
  - c. All ground floor doors will be 3’0” wide and hallways will be wide enough to accommodate wheel chairs.
  - d. All units with floor space on the ground floor will have a ground floor ½ bath with adequate turning radius for a wheel chair, blocking in the wall for future addition of grab bars, and a room large enough to entertain.
3. Accessible Units:
  - a. A minimum of 5% of total units will be fully accessible.
  - b. All bedroom sizes will have an accessible ground floor unit available.
4. Adaptable Units:
  - a. A minimum of 20% of total units will be adaptable.
  - b. Adaptable units will contain wall blocking, and the developer will convert units to fully accessible at developer’s expense, upon request.

The units to be developed by the Housing Authority will meet all applicable HUD PHA requirements.

The units to be developed by Homestead, since they are not “new” construction, will have no visitability requirements. Homestead may choose to seek additional funds to provide modifications for accessibility if desired.

The units to be developed by Urban League, since they are not “new” construction, will have no visitability requirements. However, the Urban League has indicated that they will attempt to provide visitability to some of the Park Street units in Champaign. Further design and funding analysis will determine if this is possible.

## **CITY OBLIGATIONS**

As shown in the attached summary table and appended spreadsheets, the City would provide support to the proposed Redevelopment Plan in the form of HOME and CDBG funds and through ceding of the City’s bond cap. These obligations would total \$915,778 through the life of the redevelopment plan and would be distributed approximately as follows:

Brinshore On-Site Redevelopment	\$300,000
HOMESTEAD Scattered Site Homes	\$478,000
Urban League Scattered Site Apts.	\$137,778
<b>TOTAL</b>	<b>\$915,778</b>

This funding will be dependent upon final IHDA acceptance of the bond cap ceding (this has been received positively at a preliminary level) and continued Federal funding of the HOME and CDBG funding programs to entitlement communities.

Significant City support is also being provided through City staffing. Current staffing needs are being provided by the City's Grants Management Manager and City Planner. As the redevelopment progresses, the City's Planning Manager will address community and site planning issues, the HOME Consortium Coordinator will administer HOME funds and work with the designated CHDO's, and the Redevelopment Specialist will provide project development support.

### **FINANCIAL IMPACT**

As noted above, the total cost of City obligations for the redevelopment plan will equal approximately \$915,778 spread over four years (2004 – 2007).

The project will also result in some financial benefit to the City, however. Currently, the Lakeside Terrace site and improvements are tax exempt and yield no property taxes. With redevelopment, there would be an increase in EAV and property tax collected even with adjustment for tax credits. This is estimated to total \$174,247 accruing to all taxing districts on an annual basis. Of this amount, \$27,252 will go to the City, \$96,578 to the School District, \$16,062 to the Park District, and \$14,718 to the County.

To the extent that the redevelopment plan achieves a reduction in the concentration of poverty at the site, it may also result in reduced service costs such as public safety calls and costs to the educational system. These reductions are difficult to itemize.

The proposed Redevelopment Plan would allow for continued funding of other affordable housing programs through the use of the City's remaining and previously obligated CDBG and HOME funds. These other programs include those proposed by other housing providers, including Habitat for Humanity and other emerging CHDO's and non-profits, as set forth in the current draft of the City's 04-05 Annual Action Plan. This Annual Action Plan and previous funding year carryovers also include a number of physical improvements to benefit local social service agencies, such as Provena's Mental Health Center Group Home, Family Service, TIMES Center, Developmental Services Center, and the Center for Women in Transition. In addition, City programs pertaining to neighborhood organizations, neighborhood cleanup, home improvement programs, transitional housing, and tenant based rent assistance would be able to continue as evaluated on an annual basis. Social service funding would also be able to continue unreduced by these obligations.

The AAP also provides for continued property acquisition to provide for future affordable housing or economic development opportunities. The recently adopted AAP for Fiscal Year 04-05 provides for granting of four currently available affordable housing lots to non-profits for development and designates an additional \$52,865 in CDBG funds for future property acquisition. It also includes a total of \$110,000 in CDBG funds and \$52,903 in HOME funds for acquisition of properties in the Lakeside Drive vicinity (along Kerr Street) to assist in future significant development efforts in this area.

## **IMPLEMENTATION**

There are several steps necessary to achieve implementation of the Lakeside Redevelopment Plan. Specific dates for these steps and tasks can be modified as the plan evolves. These steps in approximate chronological order are set forth in the Implementation Table on the following page.

Implementation of first actions to accomplish the Plan has already begun. At the May 3, 2004 regular meeting of the Urbana City Council, the FY 2004-2005 Annual Action Plan was approved. Included in the Plan is funding for some of the component parts of this Plan. Funded projects are as follows:

- \$102,041 HOME CHDO funding for Urban League's Park Place Apartments.
- \$35,737 HOME and Urbana funding for developing rental units related to the redevelopment of Lakeside Terrace.

Future steps to be completed by the City will include support for the tax credit application for the on-site project, review and approval of a special use permit for the on-site project, consideration of funding proposals for the on-site and scattered site elements through subsequent annual action plan processes, and execution of subrecipient agreements for the use of City entitlement funds.

## IMPLEMENTATION TABLE

TASK	RESPONSIBILITY	TIMELINE
Adopt Intergovt. Agreement	City	April 5, 2004
Review Draft Redevelopment Plan	City Council Committee	April 12, 2004
Draft Redevelopment Plan Presentation	Plan Commission (staff report)	April 22, 2004
Review Draft Redevelopment Plan/Public Hearing	Community Development Commission	April 27, 2004
Lakeside Nbhd. Meeting	HACC/City	April 29, 2004
Review Intergovt. Agreement	HACC	April 29, 2004
Review Draft Redevelopment Plan	HACC	April 29, 2004, May 27, 2004
Adopt Section 8 Plan	HACC	April – May 2004
Adopt Relocation Plan	HACC	April – May 2004
City Review Final Version of Plan	City	May 24, 2004
Intergovt. Agreement Review by HUD	HACC	June, 2004
Adopt 04-05 AAP including Lakeside redevelopment supporting items	City	May 2004
Present Redevelopment Plan to School District	City/HACC	June 1, 2004
Adopt Final Redevelopment Plan	City	June 7, 2004
Request Bond Cap Ceding for Lakeside Terrace	City	April – May 2004
Secure financing & replacement properties	Urban League	April – June 2004
Execute subrecipient agreement with Urban League for replacement units	City/Urban League	June – July 2004
Apply for demolition/relocation funds to HUD	HACC	Next available cycle or by December 2004
Apply for IHDA Tax credits	Brinshore	By December 2004
Apply for Special Use Permit approval	Brinshore/City	January 2005
Include City obligations in AAP for 05-06	City	April – May 2005
Execute subrecipient agreements	City/Brinshore/Homestead/Urban League	May – June 2005
Secure financing and start property acquisition	Homestead	July 2005
Relocation Efforts per Relocation Plan	HACC	June 2005 – July 2005
Demolition of Lakeside	HACC	July 2005
Request Replacement Funds to HUD (must follow demolition)	HACC	July 2005
On-site Construction begins	Brinshore	September 2005
Construction completed, ready for occupancy	Brinshore	December 2006
Lease-up	Brinshore	April 2007
Continue scattered site construction	Homestead	Through 2007



**TABLE ONE. SUMMARY TABLE**

Plan Element	Developer/ Owner	Total Number of Units	Number of Replacement Units	Number of Other Affordable Units	Unit Type	Financing Mix	Total Cost	Cost Per Unit	City Contributions
[Current Lakeside]	HACC	[99 total/ 96 occupied]	NA	NA	Apts.	HACC asset	Unknown	NA	Previous assistance
On-Site Tax Credit Redevelopment	Brinshore Development	100	24	66	Apts./ Townhouse Style	Private/IHDA Tax Credits/LIHTC/IHDA HOME/Trust Fund/AHP Grant/City Bond Cap Conversion/CDBG	\$13.8 M	\$138,000	Bond Cap Conversion (\$150,000) /CDBG (\$150,000)
Replacement Public Housing Units	HACC	14 (for Lakeside formula)	14	NA	Unknown Scattered sites	HUD replacement funds	\$2.079 M	\$148,500	NA
Scattered Sites: Purchase of Single Family Homes	Homestead Corporation	33	33	NA	SF homes: 11 2 bdrm 17 3 bdrm 5 4 bdrm	Private/IHDA HTF/FHLB AHP/HOME/ HACC vouchers	\$3.108 M	By size: \$84,000 \$94,500; \$115,500	HOME (\$478,000)
Scattered Sites: Purchase of Apartment Units	Urban League	44 (20 @ Crestwood; 24 @ Park Street)	9 (4 @ Crestwood; 5 @ Park Place)	35 (27 of the 44 units are already occupied.)	Apts. – 9 2 bdrm.	Private mortgage, IHDA, HOME, FHLB, HACC vouchers	\$2.301 M	\$54,778	03-04 AAP HOME Urbana CHDO (\$102,041) Other HOME (\$150,000) Urbana HOME (\$35,737)
<b>TOTALS</b>	NA	191	80	101	NA	NA	\$21.288M	\$54,778 – \$148,500 (\$105,879 is avg.)	<b>\$915,778</b>

# LAKESIDE TERRACE REDEVELOPMENT PLAN

## Entitlement Funding Analysis

### HOME and CDBG Programs & Private Activity Bond Cap

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	
	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	Total
HOME (Urbana Allocation Grant)	\$268,512	\$268,512	\$268,512	\$268,512	\$268,512	\$268,512	\$1,611,072
HOME (Match)	\$67,128	\$67,128	\$67,128	\$67,128	\$67,128	\$67,128	\$402,768
<b>HOME Total Funds</b>	<b>\$335,640</b>	<b>\$335,640</b>	<b>\$335,640</b>	<b>\$335,640</b>	<b>\$335,640</b>	<b>\$335,640</b>	<b>\$2,013,840</b>
Community Housing Development Funds (Urban League Park Place)	\$102,041						\$102,041
<b>Lakeside Costs - CHDO HOME Contribution Subtotal</b>	<b>\$102,041</b>						<b>\$102,041</b>
Homestead Single Family Replacement Units (33 units)		\$159,500	\$159,500	\$159,000			\$478,000
Affordable Rental Development (Urban League Park Place & Crestwood)	\$35,737						\$35,737
<b>Lakeside Costs - Urbana HOME Allocation Subtotal</b>	<b>\$35,737</b>	<b>\$159,500</b>	<b>\$159,500</b>	<b>\$159,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$513,737</b>
<b>CDBG Funding</b>	<b>\$565,000</b>	<b>\$553,700</b>	<b>\$542,626</b>	<b>\$531,773</b>	<b>\$521,138</b>	<b>\$510,715</b>	<b>\$2,659,953</b>
Brinshore LIHTC Project on Lakeside property		\$50,000	\$50,000	\$50,000			\$150,000
<b>Lakeside Costs - CDBG Subtotal</b>		<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>			<b>\$150,000</b>
<b>Bond Cap Conversion Funding</b>	<b>\$150,000</b>						<b>\$150,000</b>
Brinshore LIHTC Project on Lakeside property	\$150,000						\$150,000
<b>Lakeside Costs - Bond Cap Conversion Contributions Subtotal</b>	<b>\$150,000</b>						<b>\$150,000</b>
<b>Total Funding Contributions</b>	<b>\$287,778</b>	<b>\$209,500</b>	<b>\$209,500</b>	<b>\$209,000</b>			<b>\$915,778</b>

## Lakeside Terrace Property Tax Revenue

PIN	ADDRESS	BASE EAV	On Site Redev.
91-21-08-257-011	800 N. Broadway	\$0	\$920,000
91-21-08-280-033	800 N. Broadway	\$0	\$920,000
91-21-08-404-031	800 N. Broadway	\$0	\$920,000
		\$0	\$2,760,000
	<b>EAV Over Base*:</b>	<b>\$0</b>	<b>\$2,760,000</b>

Property Tax Increase**		On-Site Redev.
School		\$128,895
City		\$36,371
Park		\$21,437
County		\$19,643
Comm Coll		\$12,840
MTD		\$7,529
Twنشp		\$5,652
<b>Total</b>	<b>N/A</b>	<b>\$237,893</b>

Total w/ Tax Credit Reduction***		\$178,247
School		\$96,578
City		\$27,252
Park		\$16,062
County		\$14,718
Comm Coll		\$9,620
MTD		\$5,642
Twنشp	<b>N/A</b>	\$4,235

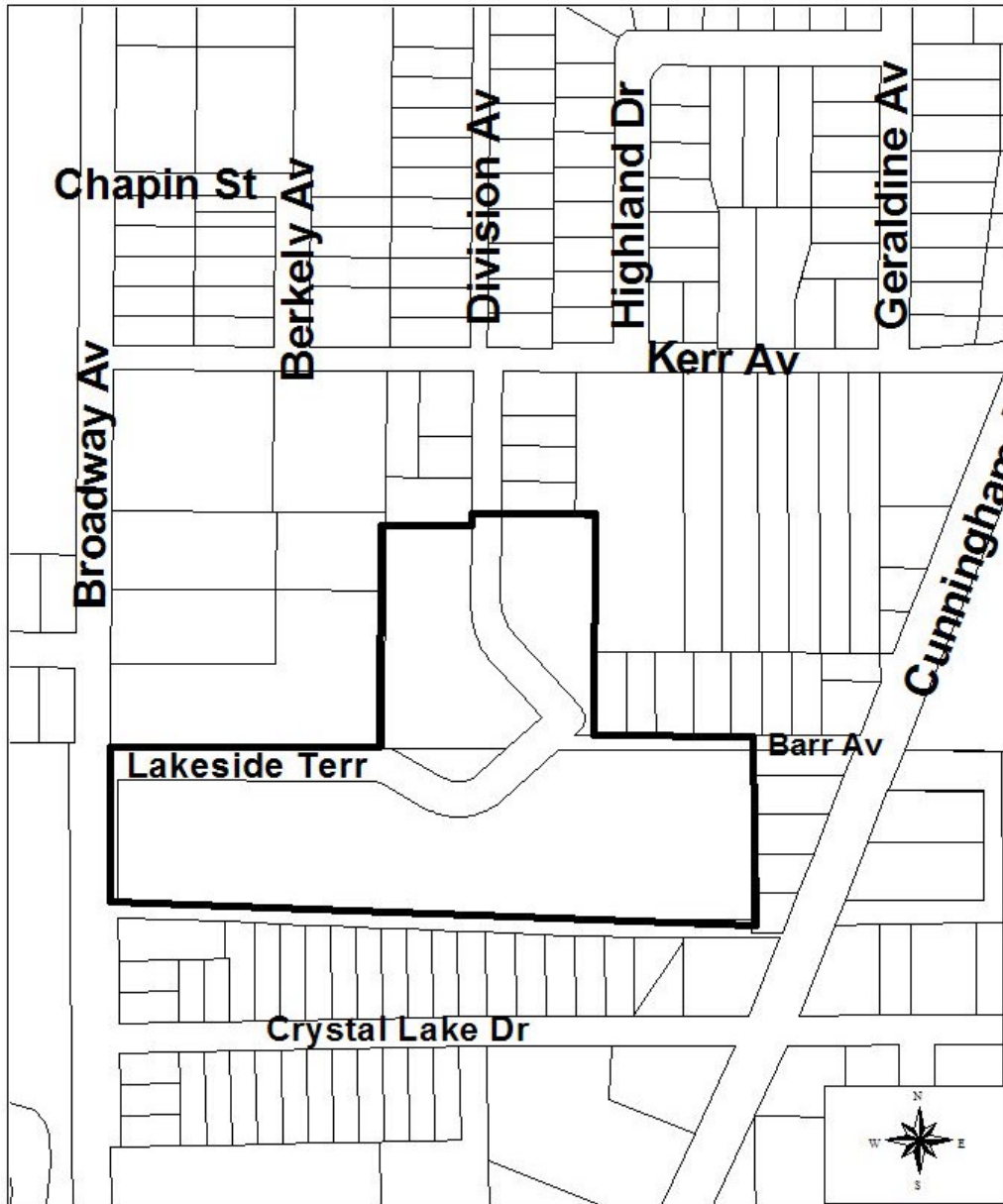
\*EAV assumptions based on project costs and comparable unit EAV's

\*\*Upon Completion of project, only applies to Lakeside Terrace development


\*\*\*LIHTC Value reduces taxable EAV assessment, and is thus reflected in property taxes

Created April 8, 2004 by RLB, City of Urbana Community Development Department

# Exhibit "A": Location Map



Grants  
Management  
Division

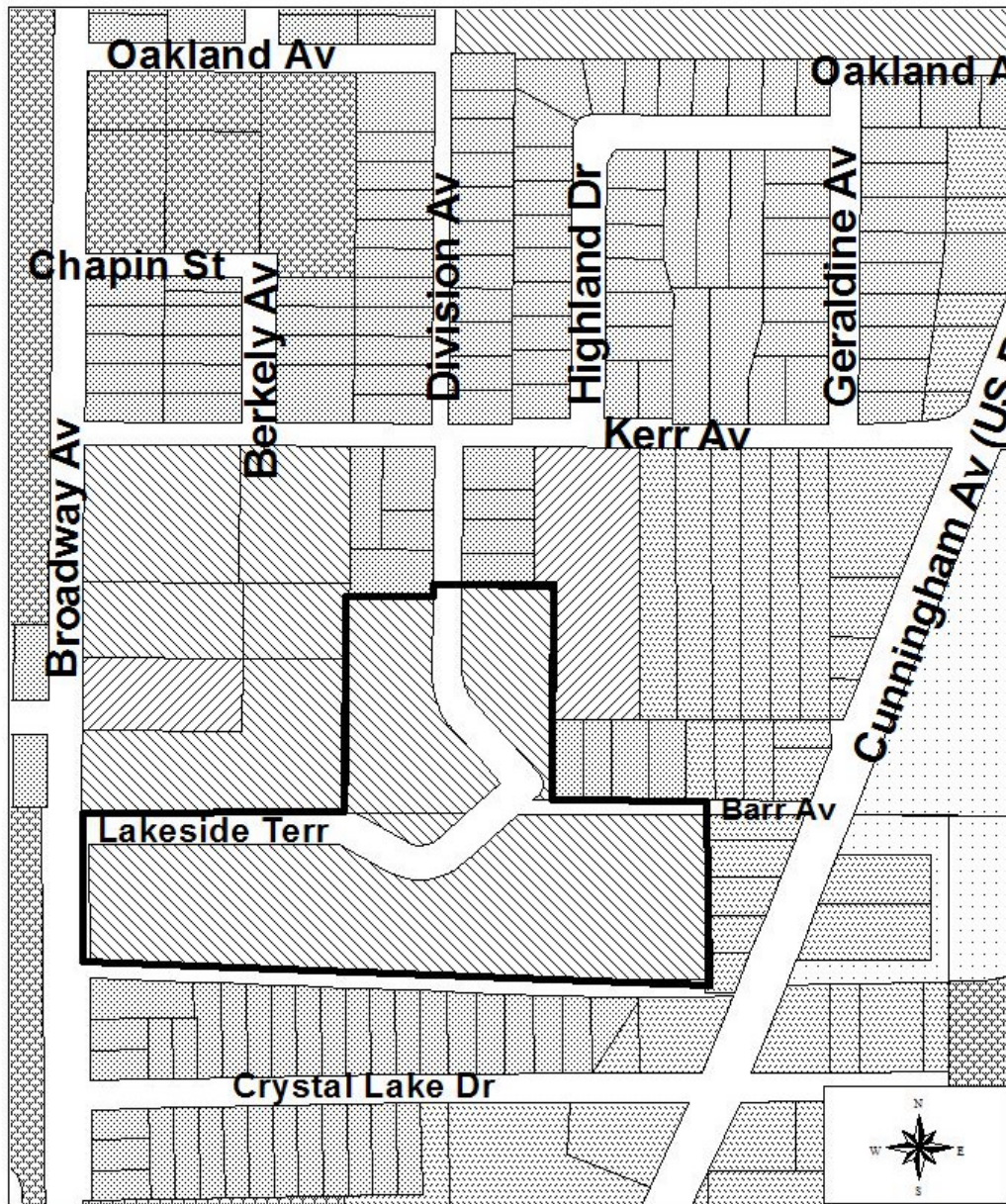
 Subject Property

100 0 100 200 300 400 Feet

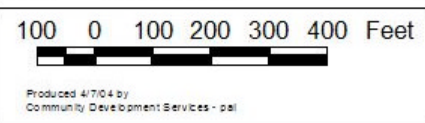


Produced 4/7/04 by  
Community Development Services - pdl

# Exhibit "B": Zoning Map

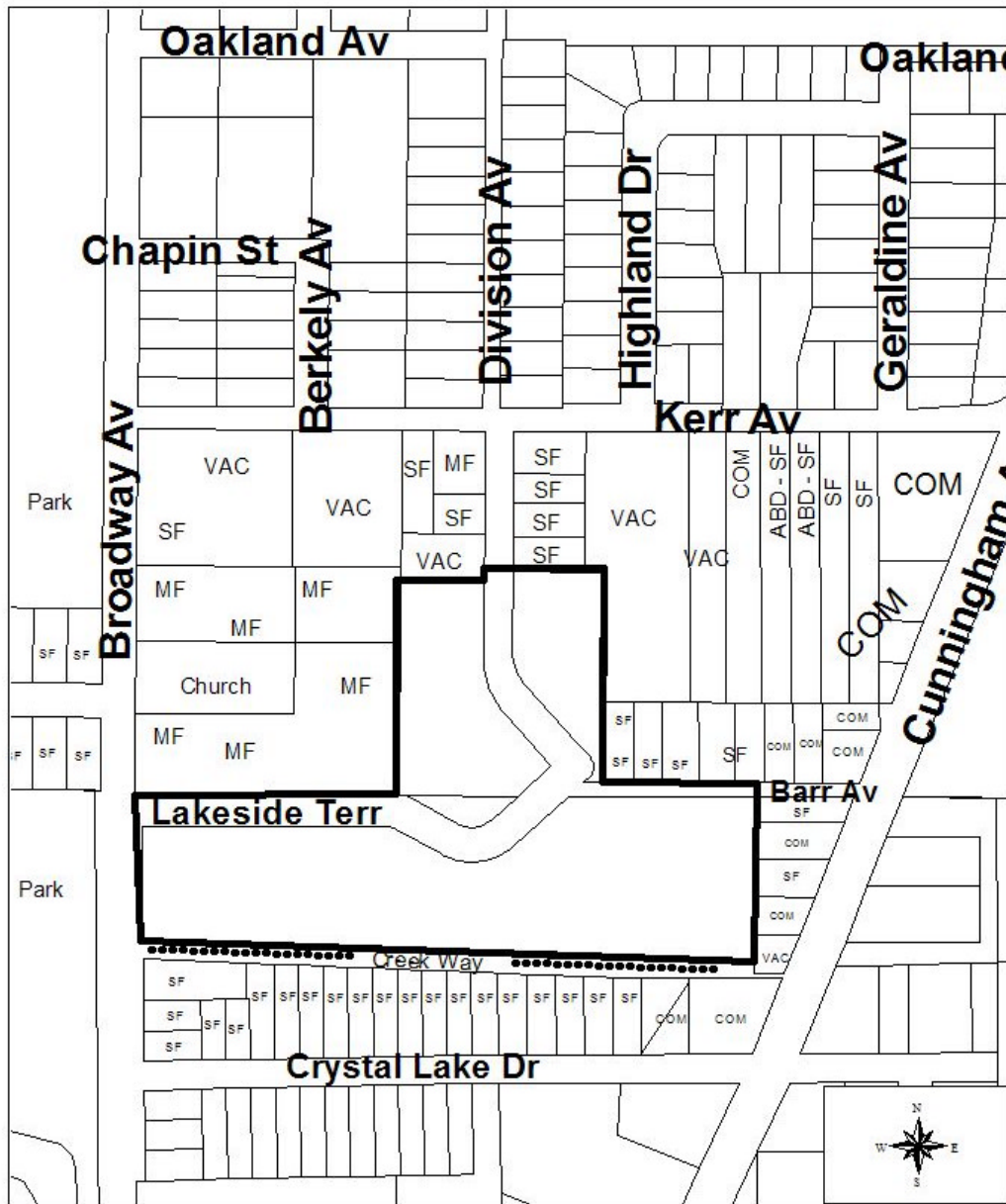


	R3 - Single- and Two-Family
	R4 - Medium Density Multiple-Family
	R5 - Medium High Density Multiple-Family
	B3 - General Business
	AG - Agriculture
	CRE - Conservation-Recreation-Education

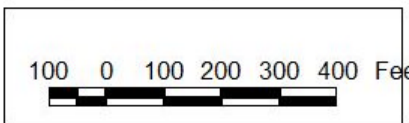




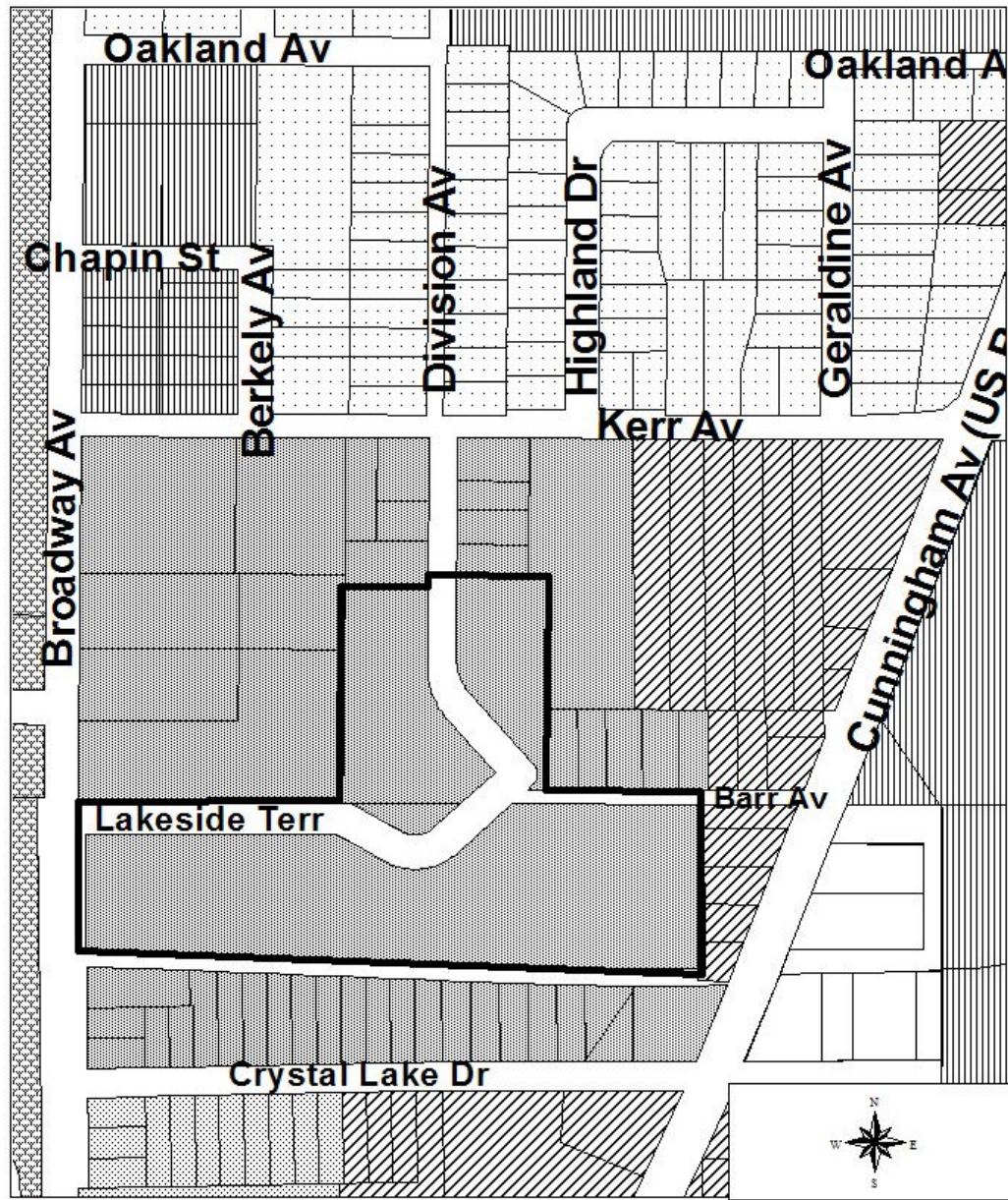
# Exhibit "C": Existing Land Use Map



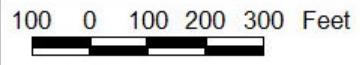
SF - Single Family  
 MF - Multi Family  
 COM - Commercial  
 VAC - Vacant Land  
 ABD-SF - Abandoned House



# Exhibit "D": Future Land Use Map



	Commercial
	High Density Residential
	Medium Density Residential
	Low Density Residential
	Recreation-Public
	Institutional



Produced 4/7/04 by  
Community Development Services - pdl



# Exhibit "E": Aerial Map



Grants  
Management  
Division



Produced 4/7/04 by  
Community Development Services - pdl

100 0 100 200 300 Feet





# Exhibit "F": Location Photos



A. Division Ave. facing South.



B. Division Ave. facing Southeast.



C. Division Ave. facing Southwest.



D. Don Moyer – Lakeside Terrace @ Bend facing Northwest.



E. Lakeside Terrace at Don Moyer facing South.



F. Lakeside Terrace @ bend facing Southeast.

**RESOLUTION NO. 2004-02-003R**

**RESOLUTION CLARIFYING THE URBANA CITY COUNCIL'S POSITION ON  
REDEVELOPMENT OF LAKESIDE TERRACE**

WHEREAS, lack of affordable housing for extremely low income families with children is a serious problem in Urbana and surrounding communities; and

WHEREAS, the Champaign County Continuum of Care's most recent homeless survey found that more than 100 children are homeless in Champaign County every night; and

WHEREAS, the City of Urbana's Consolidated Plan and Annual Action Plans state:

"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."

and

WHEREAS, the Housing Authority of Champaign County has submitted an application to the Department of Housing and Urban Development for demolition of Lakeside Terrace proposing replacement of only 24% of the housing units; and

WHEREAS, the Housing Authority of Champaign County's proposal for redevelopment of Lakeside Terrace is not consistent with the City of Urbana's Consolidated Plan; and

WHEREAS, the City of Urbana and the Housing Authority of Champaign County are currently engaged in discussions about redevelopment options.

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

Section 1. That the City hereby reconfirms its longstanding position that the demolition of Lakeside Terrace not be initiated without a viable redevelopment plan which is consistent with the provisions of the Consolidated Plan for the replacement of at least 80 permanent housing units that are affordable to extremely low-income families with children irrespective of their income.

Section 2. That the Mayor be authorized to develop for City Council review, no later than March 22, 2004, an Interagency Agreement with the Housing Authority of Champaign County (HACC) that includes HACC's commitment of relocation and replacement housing vouchers, conversion of tenant-based Section 8 vouchers to project-based status and use of expected capital fund

replacement funds to create new public housing units, and the City's commitment to support demolition of Lakeside Terrace after the HACC and the Urbana City Council have approved a plan for replacement of the demolished housing in compliance with the City of Urbana Consolidated Plan.

Section 3. That the Interagency Agreement with the HACC be guided in part by these goals:

a. These 80 replacement units will be a combination of public housing units at a mixed-income, multi-family development at the former Lakeside Terrace site, scattered site single-family homes developed by non-profit organizations, and public housing units at mixed-income, multi-family structures acquired or constructed by non-profit organizations.

b. Replacement housing will be provided in coordination with Community Housing Development Organizations (CHDO's) and other non-profit organizations in order to build the capacity of existing CHDO's and to encourage the creation of new CHDO's.

c. The replacement housing plan will leverage city money with as many financing tools as possible available to the HACC (such as Public Housing Replacement Funds, Affordable Housing Program Grant Funds, and Illinois Housing Development Authority Trust Funds) so that the City will be able to maintain diversity of housing programs funded by CDBG and HOME, and preserve its social service funding.

d. Affordability of the replacement housing for the lowest income families with children in our community will be guaranteed for the longest period of time possible with a target of a minimum of 20 years.

Section 4. That the City Council respectfully requests that the HACC withdraw its application to the U.S. Department of Housing and Urban Development for funds to demolish Lakeside Terrace and if the HACC chooses

not to comply with this request, that a copy of this resolution be submitted to the U.S. Department of Housing and Urban Development in conjunction with the application for demolition funds.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_

Tod Satterthwaite, Mayor

ORDINANCE NO. 2004-03-036

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT  
BETWEEN THE CITY OF URBANA AND THE HOUSING AUTHORITY OF CHAMPAIGN COUNTY  
REGARDING REDEVELOPMENT OF LAKESIDE TERRACE

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

Section 1. That an Intergovernmental Agreement pertaining to redevelopment of Lakeside Terrace Apartments and related activities, between the City of Urbana and the Housing Authority of Champaign County, in substantially the form of the copy of said Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is authorized to attest to said execution of said Agreement as so authorized and approved for and on behalf of the City of Urbana, Illinois.

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

**AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF URBANA  
AND  
THE HOUSING AUTHORITY OF CHAMPAIGN COUNTY**

**REGARDING REDEVELOPMENT OF LAKESIDE TERRACE**

WHEREAS, the City of Urbana (hereinafter referred to as the "City") and the Housing Authority of Champaign County (hereinafter referred to as "HACC") both have an interest in the provision of housing and related services for very low and low income families, as set forth in the City's Consolidated Plan for Program Years 2000-2004 and other related plans and programs and its status as an entitlement community receiving funds from the U.S. Department of Housing and Urban Development (hereinafter referred to as "HUD") and in the HACC's Annual Plan, Fiscal Year 2004 and other related plans and programs and its status as a Public Housing Authority receiving funds from HUD; and

WHEREAS, the need for redevelopment or improvement of the Lakeside Terrace Apartments has long been recognized by both the City and the HACC and has been reflected in the relevant plans and policies of both agencies, as well as in previous efforts to obtain Federal assistance for the redevelopment of this public housing site; and

WHEREAS, the City's Consolidated Plan states that "the City will assist in the development of 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 [resulting from redevelopment of Lakeside Terrace] 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"; and

WHEREAS, the HACC once again desires to seek assistance from HUD and the Illinois Housing Development Authority for demolition of Lakeside Terrace and is working with a developer, Brinshore Development, to redevelop Lakeside Terrace with up to 200 tax credit apartments, 24% of which would be reserved for very low income families; and

WHEREAS, on March 1, 2004, the City Council adopted Resolution No. 2004-02-003R, stating that the City opposes any demolition of Lakeside Terrace without the adoption of a Redevelopment Plan that is consistent with the City's Consolidated Plan provision cited above and directing the Mayor to develop an Interagency Agreement committing the HACC to relocation and replacement housing vouchers, conversion of tenant-based Section 8 vouchers to project-based status and use of expected capital fund replacement funds to create new public housing units.

NOW BE IT AGREED on this \_\_\_\_ day of \_\_\_\_\_, 2004, by and between the City of Urbana, Illinois and the Housing Authority of Champaign County as follows:

Section 1. Redevelopment Plan. The City and HACC agree to work together to complete and adopt a Redevelopment Plan for Lakeside Terrace including a combination of on-site redevelopment with tax credit and project-based Section 8 voucher apartments and public housing replacement units to be provided by HACC under the HUD replacement formula. City staff shall prepare a Draft Redevelopment Plan for City Council review by the Council Committee of the Whole meeting of April 12, 2004.

Section 2. Section 8 Voucher Plan. The HACC agrees to adopt and implement a “Section 8 Administrative Plan, Project Based Assistance Plan”. This Plan envisions the allocation of a minimum of 80 project-based Section 8 vouchers to the Lakeside Terrace Redevelopment Plan, 48 of which may be provided on-site at the expanded Lakeside Terrace site and at least 32 of which will be provided throughout Champaign County as part of the scattered site element of the Lakeside Redevelopment Plan.

Section 3. Replacement Housing Funds. The HACC agrees to make application to HUD for replacement housing funds to provide as many replacement public housing units as funding will allow throughout Champaign County to offset those lost at Lakeside Terrace, under the terms set forth in the Interoffice Memorandum from HACC Executive Director to the Mayor, dated, February 13, 2004 and to implement the designation or construction of said units as set forth in the mutually agreed upon Redevelopment Plan provided for in Section 1.

Section 4. Affordability Periods. The HACC agrees to maximize the affordability periods for the project-based vouchers (established under Section 2) and the newly created public housing (established under Section 3), by applying the HUD permitted 10-year affordability period with two possible five-year extensions.

Section 5. Relocation Plan. The HACC agrees to adopt and implement a “Lakeside Terrace Relocation Plan” providing for relocation vouchers and assistance for all residents. The HACC further agrees to hold regular resident meetings and to work with the residents of Lakeside Terrace to address relocation needs and concerns.

Section 6. City Support. Pursuant to the terms of Agreement, the City agrees to support the Redevelopment of Lakeside Terrace and shall affirm its support through communication to HUD and IHDA for applications for project approval, funding and tax credits. The City shall further provide for zoning and development approvals necessary for the Redevelopment Plan, insofar as said plans meet the Zoning and Development Ordinances of the City.

Section 7. City Contributions. Through its Annual Action Plan process for review and use of CDBG and HOME funds, the City pledges its financial support for the Lakeside Redevelopment Plan. Said contributions may take the form of CDBG and HOME fund allocations, commitment of Community Development staff to redevelopment planning efforts,



support of affiliated non-profit and CHDO efforts to develop scattered site housing as a part of the Redevelopment Plan, construction of infrastructure improvements (through CDBG fund allocations), donation and/or acquisition of land, and ceding of annual IHDA bond cap towards the project.

Section 8. Amendment or Revocation. This agreement may be amended or revoked only upon the mutual written consent of both parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

CITY OF URBANA

By:

It's:

Attest:

Housing Authority of Champaign County

By:

It's:

Attest:



**NOTICE OF AVAILABILITY  
FOR PUBLIC REVIEW AND COMMENT**

**CITY OF URBANA  
DRAFT LAKESIDE TERRACE  
REDEVELOPMENT PLAN**

**PUBLIC HEARING SCHEDULED FOR**

**TUESDAY, APRIL 27, 2004 7:00PM  
URBANA CITY BUILDING, 400 SOUTH VINE STREET, URBANA, ILLINOIS**

The City of Urbana, is making available for public review the Draft Lakeside Terrace Redevelopment Plan.

The Draft Lakeside Terrace Redevelopment Plan will be available for public review and written comments from April 19, 2004 through April 29, 2004 at the following locations:

- ◆ Urbana Grants Management Division, 400 South Vine Street
- ◆ Urbana City Clerk's Office, 400 South Vine Street
- ◆ Urbana Free Library, 201 South Race Street

The public hearing will be held to receive comments and suggestions on the Draft Lakeside Terrace Redevelopment Plan. The hearing is scheduled for 7:00 p.m. on Tuesday, April 27, 2004 in the Urbana City Council Chambers.

Persons with disabilities needing services or accommodation for these hearings should contact the Grants Management Division at 384-2447 (TDD 384-2360) or the City's Americans With Disabilities Act Coordinator at 384-2466.

You may also submit written comments through April 29, 2004 to the Urbana Grants Management Division, 400 S. Vine Street, Urbana IL 61801.





*UNAPPROVED*  
**MINUTES**  
**PUBLIC HEARING ON THE DRAFT LAKESIDE TERRACE**  
**REDEVELOPMENT PLAN**  
**Tuesday, April 27, 2004, City Council Chambers**

**Call to Order:** Chairperson Cobb called the meeting to order at 7:05 p.m. and announced the public hearing was now in session.

Mr. Grewe provided a brief overview of the draft plan. The plan is based on a long-standing commitment by the City of Urbana to create 80 affordable replacement housing units if Lakeside Terrace was demolished. The plan identifies strategies to create these units. The challenge is how to achieve this goal. The plan includes demolition of existing apartments at Lakeside Terrace, relocation of all tenants, on-site redevelopment of 100 tax credit units (24 designated as replacement units for extremely low-income persons by using Project-Based Section 8 Vouchers), Housing Authority application for replacement units from HUD to create 14 new public housing units throughout Champaign County. Local Community Housing Development Organizations (CHDOs) would provide the balance of the units. Homestead Corporation indicated it could create 33 single-family residences throughout Champaign-Urbana. Urban League is engaging in multi-family development opportunities, with 9 units out of 40 providing housing for very low-income persons. Of the 80 replacement units, all but 14 rely on Project-Based Section 8 assistance. This is the reason that the Housing Authority is a key partner to meet Urbana's goal.

The plan references the City of Urbana's investment, which would be \$915,000, for a total project investment of \$21,000,000. The City feels its funding will leverage additional housing investment to Urbana. The City's investment is a mix of Community Development Block Grant (CDBG) and HOME funds from the Department of Housing and Urban Development (HUD). The City would also use its annual Private Activity Bond Cap allocation, which has been used for affordable housing in the past.

Mr. Grewe noted the draft plan was available for review at the City of Urbana in the City Clerk's office and in the Community Development Services Department. It is also available at the Urbana Free Library. Interested parties may request their own copy of the plan.

Chairperson Cobb invited members of the public to ask questions or comment on the draft plan.

Bill and Michelle Scott, who own property on Barr Avenue, Urbana, asked about the timeline for demolition, who would maintain the land between demolition and construction, and if there would be pest control during demolition. Mr. Grewe answered that the Housing Authority will apply for funding from HUD for demolition and relocation. The tentative date for demolition is May 2005. Construction of new units

would be scheduled for June 2005. Mr. Grewe was not aware of pest control issues; however, because the Housing Authority is experienced in demolition, he expected they would address this. Commissioner Vidoni asked if this concern would be conveyed to the Housing Authority. Mr. Grewe responded yes. Mr. Scott wished that a representative from the Housing Authority was present. Commissioner Lewis added that the Housing Authority has annual contracts for pest control, which they would increase during this process. Ms. Scott was concerned that any pests escaping Lakeside Terrace would go into the surrounding area. Mr. Scott added that currently there are problems with rodents leaving the Lakeside Terrace area.

Ms. Scott asked if the sanitary sewer would also be demolished. She was concerned about the sanitary sewer service to neighboring houses and who would be responsible for these costs. Mr. Grewe did not believe the engineering has been completed and assumed there would be some public improvements. Mr. Scott stated that at least five houses were on the Lakeside Terrace sanitary sewer.

Ms. Scott asked when the preliminary plans would be available. Mr. Grewe answered that the tax credit application would be submitted in December 2004. Two or three months after submittal, the Housing Authority and its developer will hold a series of public input events that are very specific on the design. In response to Ms. Scott, Mr. Grewe clarified that the tax credit application required a certain level of public input.

Noting that demolition of Lakeside Terrace has been mentioned for many years, Mr. Scott inquired about the likelihood of this happening. Mr. Grewe said there were many things in place that made everyone very optimistic. A great deal of work has been done in anticipation of moving forward with this process. However, the Housing Authority is still waiting for approval to demolish from HUD.

Chairperson Cobb asked if Mr. and Ms. Scott had any recommendations. Mr. Scott requested the City of Urbana put this plan on its website. Since their houses were already hooked up to the sanitary sewer, Ms. Scott did not want to incur any additional costs for sewer hookup or pest control. In response to Commissioner Vidoni, Mr. Scott indicated that he had looked at the draft plan and understood the demolition to be approved.

Commissioner Thakkar inquired about the possibility of the architects creating a 3-D model of Lakeside Terrace redevelopment for the public. Mr. Grewe answered that the developer of Lakeside Terrace has also redeveloped Burch Village. He is aware of their architectural and engineering planning and felt their graphics were very good. Commissioner Thakkar suggested this information be presented at a Community Development (CD) Commission meeting/public hearing.

Mr. Scott commented that this public hearing did not seem as well attended as past meetings on Lakeside Terrace. Commissioner Thakkar responded that people do not attend every meeting.

Lloyd Carter, Jr., who is a member of the County Board and is a precinct committeeman for Ward 3, asked about minority participation. Chairperson Cobb indicated that he had questioned Brinshore Development about this at an earlier meeting. Brinshore Development had explained how they set and achieved goals for minority participation. Mr. Carter indicated that he was willing to work with Brinshore on this and encouraged the City of Urbana to adopt a plan. Commissioner Thakkar suggested adding this to fair housing issues. Commissioner Lewis noted that the federal guidelines were very specific regarding minority participation. Mr. Carter requested that the City of Urbana check the amount of minority participation during the project.

Cope Cumpston, member of Urbana School District Board of Education, was concerned about relocation of the children at Lakeside Terrace. The Urbana School District had 88 children registered from Lakeside Terrace. She understood that the Housing Authority would oversee the immediate relocation. Ms. Cumpston stated that continuity in school was very important and that children who start and continue in one school do much better. She questioned whether the replacement units would actually be available to extremely low-income households and asked if the 33 scattered sites were rental units. Mr. Grewe replied that the replacement housing was phased over three years. The Housing Authority will have the resources to provide displaced persons with housing vouchers. All scattered site replacement units will be rental.

Rhonda Bleecher, representing Country Club Apartments and Excel Property Management, stated that she has managed tax credit units and specifically worked with the Illinois Housing Development Authority (IHDA). She asked how much leverage the City of Urbana actually had with IHDA. Mr. Grewe answered that the City of Urbana has been in contact with IHDA. Brinshore Developers has helped the City and Housing Authority understand how to score well in the tax credit application. They helped the City of Champaign prepare a good application.

Mr. Grewe asked Ms. Bleecher for suggestions on how communities could better position themselves for success. Noting her experience was working with the City of Champaign, Ms. Bleecher suggested the following: providing additional lands for public parks, adding city funds to provide events and activities for children, getting agencies such as Don Moyer Boys and Girls Club involved, and suggesting the Housing Authority create on-site computer labs, children's playgrounds, and exercise equipment. The City should encourage more on-site activities to keep children occupied, engaged and educated. IHDA also provides points for on-site laundry, washer and dryer hookups inside the units, additional bathrooms, safety items and going one step beyond city codes. Concerning programs, Mr. Grewe mentioned another approach that made the redeveloped Lakeside Terrace a part of the community rather than an independent setting. For example, neighbors would be able to use the common facilities, i.e., parks, computers, etc.

Ms. Bleecher asked to what extent the City would enforce a noise ordinance during construction. She is concerned about the impact of demolition and construction on the 108 apartments next door. Mr. Grewe mentioned Building Safety Division's guidelines

on construction. Commissioner Lewis was aware of restrictions around hospitals but was not sure about construction sites.

Mr. Grewe announced that the City of Urbana would accept written comments until April 29, 2004. Chairperson Cobb concluded the public hearing at approximately 7:40 p.m. and continued with the regular Community Development Commission meeting.

**Commission Members Present:** Fred Cobb, Robert Lewis, Anne Heinze Silvis, Umesh Thakkar, Dennis Vidoni

**Commission Members Absent:** Chris Diana, Joanna Shisler, and Nancy Quisenberry

**Others Present:** Bob Grewe, Community Development Services; Jim Rose, Homestead Corporation; Lloyd Carter, Champaign County Board; Michelle Cleveland; Bill & Michele Scott; Rich & Kitty Ford; Cope Cumpston, Urbana School District Board; Rhonda Bleacher, Country Club Apartments.

Examples of Multi-Family Housing Design



West Town II, Chicago, Illinois



Matsusaka Townhomes, Tacoma, Washington



The Reservoir, Madison, Wisconsin



Harriet Square, Minneapolis, Minnesota

# Lakeside Terrace Redevelopment Plan

## Brinshore Development LLC LIHTC Multi-Unit Apartment Project

Overall Development							
<b>Site Size:</b>	9 acres						
<b>Density:</b>	11 units/acre						
<b>Unit Mix:</b>	<b>Public Housing</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market</b>	<b>Total</b>		
	24	16	50	10	100		
<b>Unit %:</b>	24.0%	16.0%	50.0%	10.0%	100.0%		
<b>Schedule:</b>	2005-2009						
<b>Sources &amp; Uses:</b>	<b>Sources</b>	<b>Total</b>	<b>Unit</b>		<b>Uses</b>	<b>Total</b>	<b>Unit</b>
	Private Loan	\$1,500,000	\$15,000		Acquisition	\$0	\$0
	LIHTC Equity	\$9,400,000	\$94,000		Site Work	\$1,150,000	\$11,500
	IHDA HOME Loan	\$500,000	\$5,000		Construction	\$9,600,000	\$96,000
	Urbana Bond Cap Conversion	\$150,000	\$1,500				
	HACC Funds (see below)	\$0	\$0		Professional	\$2,100,000	\$21,000
	IHDA Trust Fund	\$1,500,000	\$15,000		Financing	\$200,000	\$2,000
	Urbana Funds (CDBG)	\$150,000	\$1,500		Reserves	\$200,000	\$2,000
	AHP Grant	\$600,000	\$6,000		Miscellaneous	\$550,000	\$5,500
	<b>Subtotal</b>	<b>\$13,800,000</b>	<b>\$138,000</b>			<b>\$13,800,000</b>	<b>\$138,000</b>
	HACC Land Value	\$400,000	\$4,000		Land	\$400,000	\$4,000
	HACC Funds	\$1,397,900	\$14,120		Demolition	\$1,109,900	\$11,211
					Relocation	\$288,000	\$3,000
	<b>Subtotal</b>	<b>\$1,797,900</b>	<b>\$17,979</b>		<b>Subtotal</b>	<b>\$1,797,900</b>	<b>\$17,979</b>
	<b>Total</b>	<b>\$15,597,900</b>	<b>\$155,979</b>		<b>Total</b>	<b>\$15,597,900</b>	<b>\$155,979</b>





# Lakeside Terrace Redevelopment Plan

## Homestead Corporation Single-Family, Scattered-Site, Rental Units Project

Total Units 33  
 Total Replacement Units: 33  
 Maximum % PH Units: 100%

Year 1						
<b>Site Size:</b>	11 units					
<b>Density:</b>	1 unit, single family house					
<b>Unit Mix:</b>	<b>Public Housing</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market</b>	<b>Total</b>	
	11	0	0	0	11	
<b>Unit %:</b>	100.0%	0.0%	0.0%	0.0%	100.0%	
<b>Schedule:</b>	2005-2006					
<b>Sources &amp; Uses:</b>	<b>Sources</b>	<b>Total</b>	<b>Unit</b>			
				<b>Uses</b>	<b>Total</b>	<b>Unit</b>
	Private Loan	\$ 493,333	\$ 44,848	Acquisition	\$ 984,674	\$ 89,516
	LIHTC Equity	\$ -	\$ -	Site Work		
	IHDA HOME Loan	\$ -	\$ -	Construction		
	HACC Funds	\$ -	\$ -	Professional	\$ 51,326	\$ 4,666
	IHDA Trust Fund	\$ 283,333	\$ 25,758	Financing		
	Urbana Funds (HOME)	\$ 159,334	\$ 14,485	Reserves		
	AHP Grant	\$ 100,000	\$ 9,091	Miscellaneous		
	<b>Total</b>	<b>\$ 1,036,000</b>	<b>\$ 94,182</b>	<b>Total</b>	<b>\$ 1,036,000</b>	<b>\$ 94,182</b>

## Lakeside Terrace Redevelopment Plan

### Homestead Corporation Single-Family, Scattered-Site, Rental Units Project

Year 2							
<b>Site Size:</b>	11 units						
<b>Density:</b>	1 unit, single family house						
<b>Unit Mix:</b>	<b>Public Housing</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market</b>	<b>Total</b>		
	11	0	0	0	11		
<b>Unit %:</b>	100.0%	0.0%	0.0%	0.0%	100.0%		
<b>Schedule:</b>	2006-2007						
<b>Sources &amp; Uses:</b>	<b>Sources</b>	<b>Total</b>	<b>Unit</b>		<b>Uses</b>	<b>Total</b>	<b>Unit</b>
	Private Loan	\$ 493,333	\$ 44,848		Acquisition	\$ 984,674	\$ 89,516
	LIHTC Equity	\$ -	\$ -		Site Work		
	IHDA HOME Loan	\$ -	\$ -		Construction		
	HACC Funds	\$ -	\$ -		Professional	\$ 51,326	\$ 4,666
	IHDA Trust Fund	\$ 283,333	\$ 25,758		Financing		
	Urbana Funds (HOME)	\$ 159,333	\$ 14,485		Reserves		
	AHP Grant	\$ 100,000	\$ 9,091		Miscellaneous		
	<b>Total</b>	<b>\$ 1,036,000</b>	<b>\$ 94,182</b>		<b>Total</b>	<b>\$ 1,036,000</b>	<b>\$ 94,182</b>

# Lakeside Terrace Redevelopment Plan

## Homestead Corporation Single-Family, Scattered-Site, Rental Units Project

Year 3							
<b>Site Size:</b>	11 units						
<b>Density:</b>	1 unit, single family house						
<b>Unit Mix:</b>	<b>Public Housing</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market</b>	<b>Total</b>		
	11	0	0	0	11		
<b>Unit %:</b>	100.0%	0.0%	0.0%	0.0%	100.0%		
<b>Schedule:</b>	2006-2007						
<b>Sources &amp; Uses:</b>	<b>Sources</b>	<b>Total</b>	<b>Unit</b>		<b>Uses</b>	<b>Total</b>	<b>Unit</b>
	Private Loan	\$ 493,333	\$ 44,848		Acquisition	\$ 984,674	\$ 89,516
	LIHTC Equity	\$ -			Site Work		
	IHDA HOME Loan	\$ -			Construction		
	HACC Funds	\$ -			Professional	\$ 51,326	\$ 4,666
	IHDA Trust Fund	\$ 283,333	\$ 25,758		Financing		
	Urbana Funds (HOME)	\$ 159,333	\$ 14,485		Reserves		
	AHP Grant	\$ 100,000	\$ 9,091		Miscellaneous		
	<b>Total</b>	<b>\$ 1,036,000</b>	<b>\$ 94,182</b>		<b>Total</b>	<b>\$ 1,036,000</b>	<b>\$ 94,182</b>

# Lakeside Terrace Redevelopment Plan

## Homestead Corporation Single-Family, Scattered-Site, Rental Units Project

Overall Development							
<b>Site Size:</b>	33 units						
<b>Density:</b>	1 unit, single family house						
<b>Unit Mix:</b>	<b>Public Housing</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market</b>	<b>Total</b>		
	33	0	0	0	33		
<b>Unit %:</b>	100.0%	0.0%	0.0%	0.0%	100.0%		
<b>Schedule:</b>	2007-2008						
<b>Sources &amp; Uses:</b>	<b>Sources</b>	<b>Total</b>	<b>Unit</b>		<b>Uses</b>	<b>Total</b>	<b>Unit</b>
	Private Loan	\$ 1,480,000	\$ 44,848		Acquisition	\$ 2,954,021	\$ 89,516
	LIHTC Equity	\$ -			Site Work		
	IHDA HOME Loan	\$ -			Construction		
	HACC Funds	\$ -			Professional	\$ 153,978	\$ 4,666
	IHDA Trust Fund	\$ 850,000	\$ 25,758		Financing		
	Urbana Funds (HOME)	\$ 478,000	\$ 14,485		Reserves		
	AHP Grant	\$ 300,000	\$ 9,091		Miscellaneous		
	<b>Total</b>	<b>\$ 3,108,000</b>	<b>\$ 282,545</b>		<b>Total</b>	<b>\$ 3,108,000</b>	<b>\$ 94,182</b>

# Lakeside Terrace Redevelopment Plan

## Urban League of Champaign County Multi-Unit Apartment Projects

**Total Units** 44  
**Total Replacement Units:** 9  
**Maximum % PH Units:** 25%

Phase I: Urban Park Place Champaign, IL							
<b>Site Size:</b>							
<b>Density:</b>							
<b>Unit Mix:</b>	<b>Public Housing</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market</b>	<b>Total</b>		
	5	19	0	0	24		
<b>Unit %:</b>	21%	79%	0%	0%	100%		
<b>Schedule:</b>	2005-2007						
<b>Sources &amp; Uses:</b>	<b>Sources</b>	<b>Total</b>	<b>Unit</b>		<b>Uses</b>	<b>Total</b>	<b>Unit</b>
	Private Loan	\$ 500,000	\$ 20,833		Acquisition	\$ 578,000	\$ 24,083
	LIHTC Equity	\$ -	\$ -		Site Work	\$ 86,000	\$ 3,583
	IHDA HOME Loan	\$ -	\$ -		Construction	\$ 839,969	\$ 34,999
	HACC Funds	\$ -	\$ -		Professional	\$ 177,772	\$ 7,407
	IHDA Trust Fund	\$ 750,000	\$ 31,250		Financing	\$ 5,250	\$ 219
	HOME CHDO Funds	\$ 102,041	\$ 4,252		Soft Costs	\$ 30,000	\$ 1,250
	Other HOME Funds	\$ 150,000	\$ 6,250		Developer Fee	\$ 83,699	\$ 3,487
	Urbana Funds (HOME)	\$ 15,737	\$ 656		Reserves	\$ -	\$ -
	AHP Grant	\$ 144,000	\$ 6,000		Miscellaneous	\$ -	\$ -
	Energy Grant	\$ 56,690	\$ 2,362				
	Continuum of Care	\$ 82,222	\$ 3,426				
	<b>Total</b>	<b>\$ 1,800,690</b>	<b>\$ 75,029</b>		<b>Total</b>	<b>\$ 1,800,690</b>	<b>\$ 75,029</b>

## Lakeside Terrace Redevelopment Plan

### Urban League of Champaign County Multi-Unit Apartment Projects

Phase II: Crestwood Manor , Urbana, IL							
<b>Site Size:</b>							
<b>Density:</b>							
<b>Unit Mix:</b>	<b>Public Housing</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market</b>	<b>Total</b>		
	4	16	0	0	20		
<b>Unit %:</b>	17%	67%	0%	0%	83%		
<b>Schedule:</b>	2007-2009						
<b>Sources &amp; Uses:</b>	<b>Sources</b>	<b>Total</b>	<b>Unit</b>		<b>Uses</b>	<b>Total</b>	<b>Unit</b>
	Private Loan	\$ 500,000	\$ 25,000		Acquisition	\$ 500,000	\$ 25,000
	LIHTC Equity				Site Work		
	IHDA HOME Loan				Construction	\$ 35,737	\$ 1,787
	HACC Funds				Professional		
	IHDA Trust Fund				Financing		
	Urbana Funds (HOME)	\$ 20,000	\$ 1,000		Reserves		
	AHP Grant				Miscellaneous		
	<b>Total</b>	<b>\$ 520,000</b>	<b>\$ 26,000</b>		<b>Total</b>	<b>\$ 535,737</b>	<b>\$ 26,787</b>

# Lakeside Terrace Redevelopment Plan

## Urban League of Champaign County Multi-Unit Apartment Projects

Overall Development							
<b>Site Size:</b>	9 acres						
<b>Density:</b>	11 units/acre						
<b>Unit Mix:</b>	<b>Public Housing</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market</b>	<b>Total</b>		
	9	35	0	0	44		
<b>Unit %:</b>	20%	80%	0%	0%	100%		
<b>Schedule:</b>	2005-2009						
<b>Sources &amp; Uses:</b>	<b>Sources</b>	<b>Total</b>	<b>Unit</b>		<b>Uses</b>	<b>Total</b>	<b>Unit</b>
	Private Loan	\$ 1,000,000	\$ 22,727		Acquisition	\$ 1,078,000	\$ 24,500
	LIHTC Equity	\$ -	\$ -		Site Work	\$ 86,000	\$ 1,955
	IHDA HOME Loan	\$ -	\$ -		Construction	\$ 875,706	\$ 19,902
	HOME CHDO Funds	\$ 100,000	\$ 2,273		Professional	\$ 177,772	\$ 4,040
	Other HOME Funds	\$ 150,000	\$ 3,409		Financing	\$ 5,250	\$ 119
	IHDA Trust Fund	\$ 750,000	\$ 17,045		Reserves	\$ -	\$ -
	Urbana Funds (HOME)	\$ 35,737	\$ 812		Miscellaneous	\$ -	\$ -
	AHP Grant	\$ 144,000	\$ 3,273				
	Energy Grant	\$ 56,690					
	Continuum of Care	\$ 100,000					
	<b>Total</b>	<b>\$ 2,336,427</b>	<b>\$ 53,101</b>		<b>Total</b>	<b>\$ 2,336,427</b>	<b>\$ 53,101</b>