



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

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

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, AICP, Director, Community Development Services

**DATE:** December 13, 2007

**SUBJECT:** **SECOND UPDATE to A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five -Year Plan FY 2005-2009, and the Annual Plan for FY 2008**

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### **Description**

On November 29, 2007, staff provided a memorandum to Council regarding the request from the Housing Authority of Champaign County (HACC) for the City to certify that the HACC Five-Year Plan FY 2005-2009 and Annual Plan for FY 2008 is consistent with the City of Urbana and Urbana HOME Consortium Consolidated Plan FY 2005-2009. On December 6, 2007 staff provided a memorandum to update Council regarding additional modifications to the HACC Plan to ensure the Plan is fully consistent with the City of Urbana and Urbana HOME Consortium Consolidated Plan FY 2005-2009.

This memorandum addresses Council comments and concerns discussed during the December 10, 2007 Committee of the Whole meeting regarding the language in the proposed HACC Annual Plan for FY 2008 associated with the redevelopment of Lakeside Terrace. In response to the discussion and Councilmember concerns, the HACC has proposed a change to the language on page 2 of its Annual Plan for FY 2008 regarding the action the HACC plans to undertake if the Illinois Housing Development Authority does not approve the application submitted by Brinshore Development for Low Income Housing Tax Credit (LIHTC) for the Lakeside project. In the draft plan, the last sentence of paragraph c), on page 2 states:

*“If the developer does not receive LIHTC in the December 2007 round of funding, then the HACC, itself, may decide to develop the Lakeside Terrace site as a mixed-finance and/or public housing site.”*

The change proposed by HACC would replace the phrase “may decide to” with the phrase “will work to,” so that the sentence would be as follows:

*“ If the developer does not receive LIHTC in the December 2007 round of funding, then the HACC, itself, will work to develop the Lakeside Terrace site as a mixed-finance and/or public housing site.”*

An updated Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five –Year Plan FY 2005-2009, and the Annual Plan for FY 2008 that includes the additional change is attached to this memo for Council consideration.

## Options

1. Approve the attached updated Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five –Year Plan FY 2005-2009, and the Annual Plan for FY 2008.
2. Approve the Resolution with changes.
3. Do not approve the Resolution.

Memorandum Prepared By:

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John A. Schneider, Manager  
Grants Management Division

### Attachments:

1. A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five -Year Plan FY 2005-2009, and the Annual Plan for Fiscal Year 2008
2. Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

Copy: Edward Bland, Executive Director, Housing Authority of Champaign County

RESOLUTION NO. 2007-12-029R

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATION OF CONSISTENCY FOR THE HOUSING AUTHORITY OF CHAMPAIGN COUNTY FIVE-YEAR PLAN FY 2005-2009, AND THE ANNUAL PLAN FISCAL YEAR 2008

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 6, 2005 the Urbana City Council adopted the *URBANA HOME CONSORTIUM AND CITY OF URBANA CONSOLIDATED PLAN FOR PROGRAM YEARS 2005-2009*; and

WHEREAS, the 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 have reviewed the Housing Authority of Champaign County's Five-Year Plan FY 2005-2009 and the *Annual Plan for Fiscal Year 2008* and found the Plan to be consistent with the *URBANA HOME CONSORTIUM AND CITY OF URBANA CONSOLIDATED PLAN FOR PROGRAM YEARS 2005-2009* subject to the condition that the following adjustments be incorporated into the final draft of the Annual Agency Plan:

Page 2. paragraph c. Change the wording in the last sentence that references action of the Housing Authority if the developer does not receive LIHTC in the December 2007 round of funding from "may decide to develop" to "will work to develop" so that the sentence states: "If the developer does not receive LIHTC in the December 2007 round of funding, then the HACC, itself, will work to develop the Lakeside Terrace site as a mixed-finance and/or public housing site."

Page 35 B. all references to conversion of Dunbar Court should be deleted.

Page 49 C. 2. refers to a list of activities to be undertaken by the PHA in the coming year that are consistent with the initiatives contained in the Consolidated Plan. Number three (3) in this section should have the statement, "If financially feasible" removed so that it states, "Redevelopment of Lakeside Terrace (IL06-04) into a mixed-income community; and replacement of the demolished units with a combination of new on-site units, scattered site units, and Section 8 rent subsidies. At least 80% of the number 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."

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, in substantially the form attached hereto and incorporated herein by reference, is hereby approved.

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

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

AYES:

NAYS:

ABSTAINS:

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

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

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

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

I, \_\_\_\_\_ the \_\_\_\_\_ certify  
that the Five Year and Annual PHA Plan of the \_\_\_\_\_ is  
consistent with the Consolidated Plan of \_\_\_\_\_ prepared  
pursuant to 24 CFR Part 91.

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Signed / Dated by Appropriate State or Local Official