




**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Grants Management Division*

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

**TO:** Mayor Laurel Lunt Prussing and City Council Members

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

**DATE:** July 10, 2009

**SUBJECT:** **Minutes of June 30, 2009 Community Development Commission Meeting**

---

The attached unapproved minutes for the Urbana Community Development Commission (CDC) rescheduled regular meeting are provided for reference. The CDC discussed two items that are included (CDBG agreement amendments) on the July 13, 2009 Special Council meeting agenda and items on the July 13, 2009 Committee of the Whole agenda.



**UNAPPROVED**  
**RESCHEDULED REGULAR MEETING MINUTES**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**Tuesday, June 30, 2009, City Council Chambers**  
**400 South Vine Street, Urbana, IL 61801**

**Call to Order:** Chairperson Cobb called the meeting to order at 7:04 p.m.

**Roll Call:** Jen Gonzalez called the roll. A quorum was present.

**Commission Members Present:** Fred Cobb, Chris Diana, George Francis, Theresa Michelson, Jerry Moreland, Brad Roof, Anne Heinz Silvis, Dennis Vidoni

**Commission Members Absent:** Janice Bengtson

**Others Present:** John Schneider, Kelly Hartford, Janel Gomez, and Jen Gonzalez of Community Development Services Department. Sheila Ferguson of Mental Health Center, Karen Rasmussen of Greater Community AIDS Project, Janice McAteer of Developmental Services Center, Sheryl Bautch of Family Services, Katrin Klingenberg of Ecological Construction Laboratory (e-co lab), and Roberta Morris of A Woman's Place.

**Approval of Minutes:** *Chairperson Cobb asked for approval or corrections to the May 19, 2009 special meeting minutes. Commissioner Michelson moved to approve the minutes, and Commissioner Francis seconded the motion. The motion carried unanimously.*

**Petitions and Communications:** None.

**Staff Report:** John Schneider brought attention to the handouts provided for the commissioners concerning the CDBG-R and the FY 2009-2010 Annual Action Plan. Positive feedback was received from the Department of Housing and Urban Development (HUD) regarding both grant applications, and staff is waiting on approval from the HUD field office. City Council approved the ordinance transferring real estate at 1107 and 1109 North Gregory to Homestead, as well as CHDO designations for eco-lab and Homestead for the upcoming year. City Council also approved the CDBG-R Amendment to the FY 2008-2009 Annual Action Plan that was discussed at the April 28, 2009 CDC meeting. The City's HUD representative will be visiting for on-site monitoring on July 27, 28, and 29 to review the HOME Program. Mr. Schneider explained the table on the staff report regarding costs and accomplishments of the Spring Neighborhood Cleanup and Senior Junk Pickup from May 8, 2009. Total expended was \$9,048.

Commissioner Vidoni inquired about comment from City Council on the recommendation from CDC regarding the expenditures associated with the CDBG-R Amendment. Mr. Schneider replied that Council made no comments in that regard.

**Old Business:** Commissioner Cobb inquired about any meeting minutes having received comment over the last two months. Mr. Schneider noted that no comments have been received.

**New Business:** **AN ORDINANCE APPROVING AN AMENDMENT TO A CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT (A Woman's Fund Project No. 0809-AAP-01)**

**AN ORDINANCE APPROVING AN AMENDMENT TO A CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT (Center for Women in Transition Project No. 0809-AAP-02)** – Ms. Hartford explained that the agreements needed to be amended due to unforeseen project delays. Approving the amendments would extend the completion date to December 31, 2009.

Ms. Morris, the Site Manager for A Woman’s Place, explained that no viable bids were received in response to a locally published official request for bids. A phone bid for one part of the three-part project was the only response to the bid request. After further research, the scope of the grading portion of the project may be larger than what had previously been anticipated. Staff received notice from contractors that no one was interested in submitting a bid because the budget cited on the bid was presumably not sufficient to cover the amount of work apparently included in the project. Ms. Morris said that the project scope will be reevaluated and adjusted as needed, after which bids will again be requested.

Commissioner Cobb asked if the project will be completed by December. Ms. Morris responded that at least two aspects of the project should be doable, including the dining room floors and the work needed for the chimney. However, the drainage issue may present a problem due to cost issues.

Commissioner Roof inquired about the bid process and how many contractors came out to look at the project. Ms. Morris explained that the request for bids was published in the local paper, and the lack of responses prompted her to call the contractors who had originally provided estimates for the project. Ms. Hartford added that the bidding process is required when a minimum of \$2000 of federal funds are being invested into a project, including other requirements such as Davis Bacon prevailing wages. Mr. Schneider affirmed that notice is required to be locally published to inform contractors of a request for bids.

In response to Commission concerns over the length of time it had taken to recognize the budget issue and the potential need for additional funding, Ms. Morris indicated that recent staff turnover posed a challenge in terms of passing on project information; however, they are working to resolve these issues. Mr. Schneider assured the Commission that staff will continue to provide technical assistance towards the project to complete as much work as possible with the available funds. If more funding is needed in the future, the organization may reapply for another project during the next funding cycle.

John Sullivan, Executive Director for the Center for Women in Transition (CWIT), explained that problems arose concerning the placement of the return vent for the HVAC system due to zoning restrictions. Staff is working with the City of Champaign Planning Department, and the building has officially been redefined as a hotel. CWIT is working out the budget with the contractor to meet the new City requirements.

*Commissioner Francis moved that the Ordinance Approving an Amendment to a City of Urbana Community Development Block Grant Program Agreement for A Woman’s Fund be forwarded to the City Council with recommendation for approval, and Commissioner Michelson seconded the motion. The motion carried unanimously.*

*Commissioner Michelson moved that the Ordinance Approving an Amendment to a City of Urbana Community Development Block Grant Program Agreement for the Center for Women in Transition be forwarded to City Council with recommendation for approval, and Commissioner Moreland seconded the motion. The motion carried unanimously.*

**AN ORDINANCE APPROVING A CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT (A Woman's Fund – A Woman's Place Project No. 0910-AAP-01)**

**AN ORDINANCE APPROVING A CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT (Disabled Citizens Foundation Project No. 0910-AAP-02)** – Ms. Hartford described the public facility agreements for the coming fiscal year 2009-2010. The first included renovation of two bathrooms for accessibility improvements at the Woman's Fund. The other agreement was for the Disabled Citizens Foundation to support renovations at the Scovill Group Home. She noted that the applications were included as part of the agreements. Ms. Morris from A Woman's Fund and Ms. McAteer from Disabled Citizens Foundation were available to answer questions, if needed. Mr. Schneider added that the agreements are a part of the approved Annual Action Plan.

Commissioner Francis inquired about the bidding process regarding the possibility of combining some of the bids to speed up the contractor process. Ms. Morris explained that each bid was for a separate project that required separate type of contract work and that it would not be practical to combine any of those.

Commissioner Cobb asked Ms. McAteer if any changes had been made to the project, and she replied that no changes had been made.

*Commissioner Francis moved to forward both ordinances on to City Council with recommendation for approval, and Commissioner Roof seconded the motion. The motion carried unanimously.*

**AN ORDINANCE APPROVING A CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT (Family Service of Champaign County – HomeCare Project No. 0910-CSSP-01)**

**AN ORDINANCE APPROVING A CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT (Greater Community AIDS Project (GCAP) Project No. 0910-CSSP-02)**

**AN ORDINANCE APPROVING A CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT (Mental Health Center of Champaign County – Roundhouse Youth Shelter Project No. 0910-CSSP-03)** – Ms. Hartford announced the presence of representatives from all three organizations, including Karen Rasmussen of Greater Community AIDS Project, Sheila Ferguson of Mental Health Center of Champaign County, and Cheryl Bautch of Roundhouse Youth Shelter Project.

Ms. Hartford described the terms of the Ordinances, noting that nothing had changed since the last approval and suggested that the ordinances be passed in omnibus fashion for approval to City Council. Commissioner Vidoni expressed wholehearted support for the prioritizing of these

funds. Commissioner Cobb added that the project conformed to the Commission's previous requests.

*Commissioner Michelson moved that all three Ordinances be forwarded onto City Council with recommendation for approval. Commissioner Vidoni seconded the motion.*

Commissioner Roof inquired about the state of the following agencies in relation to the economic downturn. Ms. Hartford responded that there had been State budget cuts. Mr. Schneider requested that discussion regarding State cuts be tabled until the end of the meeting for further input from representative agencies.

*Upon voting, the motion carried unanimously.*

**AN ORDINANCE APPROVING A SUPPORTIVE HOUSING PROGRAM SUBRECIPIENT AGREEMENT WITH A WOMAN'S FUND (Grant No. – IL0037B5T030801 Renewal of IL01B703003)**

**AN ORDINANCE APPROVING A SUPPORTIVE HOUSING PROGRAM SUBRECIPIENT AGREEMENT WITH CENTER FOR WOMEN IN TRANSITION (Grant No. – IL0037B5T030801 Renewal of IL01B703003)**

**AN ORDINANCE APPROVING A SUPPORTIVE HOUSING PROGRAM SUBRECIPIENT AGREEMENT WITH SALVATION ARMY SERVICES, INC. (Grant No. – IL0037B5T030801 Renewal of IL01B703003)** – Ms. Hartford explained that the agreements for these ordinances are required by HUD. The agreements are for supportive services and operating expenses regarding the Continuum of Care.

Commissioner Michelson asked if the funding allocated had increased since last year, and Ms. Hartford responded that the funding had decreased. Commissioner Cobb noted that the Ordinances would not have any effect on the General Fund.

*Commissioner Michelson moved to forward all three ordinances to City Council with a recommendation for approval. The motion was seconded by Commissioner Moreland. The motion carried unanimously.*

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN URBANA HOME CONSORTIUM COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT (Ecological Construction Laboratory CHDO Operating FY 2009-2010)**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN URBANA HOME CONSORTIUM COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT (Homestead Corporation of Champaign-Urbana CHDO Operating FY 2009-2010)** – Ms. Gomez recalled that the activities discussed in the Ordinances had been discussed at length as part of the Annual Action Plan process and noted that procedures for amending allocation of operating funds may be changed in the future. She further explained that \$25,256 had been allocated to e-co lab, and \$25,256 to Homestead for Operating

Funds. Ms. Gomez noted that Aaron Smith of Homestead and Katrin Klingenberg of e-co lab were present for questions.

Commissioner Michelson reminded the commission that the projects had been discussed at great length previously. Ms. Gomez added that the agreements were strictly for day-to-day operating funds and that funding of specific projects would be addressed later in the agenda.

Commissioner Vidoni inquired about the requirements for the funding allocation. Mr. Schneider described the funding allocation process as a local decision, and assured the Commission that the allocations fit within the limitations of the requirements.

*Commissioner Silvis moved to forward the ordinances to the Urbana City Council with recommendation for approval. Commissioner Francis seconded the motion, and the motion carried unanimously.*

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN URBANA HOME CONSORTIUM COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT (Ecological Construction Laboratory CHDO Developer Super Energy Efficient Modular Single Family Home FY 2009-2010)**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN URBANA HOME CONSORTIUM COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT (Ecological Construction Laboratory CHDO Developer Super Energy Efficient Modular Duplex FY 2009-2010)**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN URBANA HOME CONSORTIUM COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT (Homestead Corporation of Champaign Urbana CHDO Developer Affordable Homeownership Program FY 2009-2010)** – Ms. Gomez explained that the agreements are for e-co lab and Homestead Corporation developer projects. She commended the organizations for completing past projects at 1007 East Fairview and the last Douglass Home infill project. Commissioner Francis recommended that the representatives come forward to be recognized. Aaron Smith, Executive Director of Homestead Corporation, indicated that the plans for the two homes on North Gregory adjacent to the Eads subdivision are underway.

Commissioner Vidoni inquired about the large amount of work being done by Mr. Smith between the Crystal View project and Homestead, and Mr. Smith further described the process to maintain monitoring compliance for both projects. Commissioner Francis inquired about support staff, and Mr. Smith informed the Commission that he is the sole full time employee at Homestead.

Ms. Klingenberg, Executive Director of e-co lab, introduced Ms. Keihly Moore, the newest staff addition to replace Elise. The first modular energy efficient home is slated to become a prototype home for the Kerr Avenue Development. The Fourth Passive House Conference in Urbana is coming up so that people may tour the home. Commissioner Francis asked Ms. Klingenberg which bank was involved in the project. Ms. Klingenberg replied that First Federal was their lender, and that e-co lab had established a good working relationship with First Federal. Commissioner Francis commented that the project should be an educational project and

not a spec home, suggesting that the home should be eligible for further funding sources and that the possibility of advertising opportunities for investors could be enticing. Commissioner Cobb inquired about the airtight homes and radon issues, and Ms. Klingenberg cited a study done by a local University of Illinois student to research the prevalence of radon. The results showed that her house was the only one that fully complied with EPA requirements for radon out of four studied. Commissioner Roof asked Ms. Klingenberg about the effect of the Recovery Act funding sources being made available, and she mentioned a Climate Demonstration Community grant available that fits the Kerr Avenue project.

In response to Mr. Schneider, Ms. Klingenberg stated that the Passive House Conference will take place on the 16<sup>th</sup> and 17<sup>th</sup> of October, with tours being offered on the 18<sup>th</sup> in collaboration with the University of Illinois Architecture Department. She expects between 400 and 500 people to attend the tour.

*Commissioner Michelson moved to forward the Ordinances on to City Council with recommendation for approval. Commissioner Francis seconded the motion, and the motion carried unanimously.*

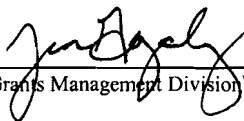
**Public Input:** Sheila Ferguson from Mental Health Center (MHC) spoke on the State funding issues for social services. No resolution had yet been made in the State, but it appeared as though the budget cuts to social services would be moving forward as proposed. Agencies are moving forward with cuts beginning tomorrow to avoid further debts later. MHC is looking at \$2 million in cuts, or 34% of its budget. Payments are slow for smaller agencies, forcing them to seek lines of credit. John Sullivan attested to this as he was at the bank today for that very reason. Resolution between staff cuts, exacerbated by unemployment insurance costs and further strained by staff shortages to carry on services, creates a very difficult challenge. TIMES Center received a \$27,000 cut to their grant programs as well. Ms. Ferguson predicted agency closures and noted that layoffs will likely be occurring within the next 48 hours.

Commissioner Roof further asked about private donations and whether CDBG-R funding was available to social service programs. Mr. Schneider replied that City had allocated the Consolidated Social Service Funding grants in the budget for the upcoming year.

Ms. Ferguson commented on behalf of the service agencies that it is really appreciated that the social service agencies do not have to worry about funding sources from the City and expressed great thanks.

**Adjournment:** Commissioner Cobb adjourned the meeting at 8:05 p.m.

Recorded by Jen Gonzalez



H:\Grants Management Division\CDC\CDC Minutes\2009\6-30-09 CDC minutes unapproved rev jas2.doc

**UNAPPROVED**



## 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, FAICP, Community Development Director

**DATE:** July 9, 2009

**SUBJECT:** **AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBANA AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009 ANNUAL ACTION PLANS and MODIFICATIONS TO THE CITY OF URBANA AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2009-2010 ANNUAL ACTION PLAN (2009 Modifications)**

---

### **Description**

As lead agency for the Urbana HOME Consortium, the City of Urbana is responsible to process amendments to the City of Urbana and Urbana HOME Consortium Annual Action Plans. The City of Champaign has requested amendments to the City of Urbana and Urbana HOME Consortium Annual Action Plans for multiple fiscal years for Champaign's portions of the plans. The Annual Action Plans proposed to be amended are for FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009, and FY 2009-2010. These amendments are necessary to update project budgets and to add projects planned for the upcoming year by the City of Champaign. The proposed amendments have been available for public review and comment at the Urbana City Clerk's office, the Department of Community Development Services office and the Urbana Free Library since June 11, 2009. These amendments are needed for miscellaneous budget adjustments to reflect expenditures made and to ensure the timely obligation of unused HOME funds from previous fiscal years.

### **Issues**

Substantial changes to any of the City's Annual Action Plans must be approved by the Urbana City Council before submission to the Department of Housing and Urban Development (HUD). The issue is whether City Council should approve the Ordinance.

### **Background**

The proposed amendments are needed to reflect project funding and program changes that have occurred since the approval of the Annual Action Plans (and Amendments) for FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009, and FY 2009-2010. HUD regulations



require that in the event significant changes to projects or programs described the Annual Action Plans occur, the plans be amended to reflect the changes.

The City of Urbana and Urbana HOME Consortium Consolidated Plan for FY 2005-2009 sets forth a process that must be followed in order to amend Annual Action Plans. In accordance with the Consolidated Plan input process, the City notified the public and requested input regarding the proposed plan amendments. Since June 11, 2009, a notice announcing the proposed amendments and corresponding public hearing has been published and available on the City of Urbana website.

To gather input and public comment regarding the proposed Annual Action Plan Amendments, the public hearing regarding the proposed amendment was held in City of Champaign Council Chambers on June 25, 2009. There was no public comment made regarding the proposed amendments. Following is summary of the proposed Annual Action Plan Amendments by Consortium Member and plan year:

### **URBANA HOME CONSORTIUM PROPOSED AMENDMENTS**

#### **A. CITY OF CHAMPAIGN HOME PROGRAM (FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, and FY 2008-2009.)**

The City of Champaign proposes to amend budgets of previous Annual Action Plans to accurately reflect expenditures and reallocate resulting available HOME funding to the projects as outlined below.

- 1) **City of Champaign HOME Program FY 2004-2005:** \$40,000 decrease in funding for Program Delivery and \$150,134 decrease in funding for the Full Home Improvement Program.
- 2) **City of Champaign HOME Program FY 2005-2006:** \$50,000 decrease in funding for Program Delivery and \$45,000 decrease in funding for the Rental Rehab Program. A \$94,641 increase in funding for the Full Home Improvement Program.
- 3) **City of Champaign HOME Program FY 2006-2007:** \$25,000 decrease in funding for Program Delivery, \$260,601 decrease in funding for the Full Home Improvement Program, and \$120,000 decrease in funding for the Taylor Thomas Construction Project.
- 4) **City of Champaign HOME Program FY 2007-2008:** \$15,000 decrease in funding for Program Delivery, \$47,342 decrease in funding for the Full Home Improvement Program and \$24,000 decrease in funding for the Taylor Thomas Downpayment Program.
- 5) **City of Champaign HOME Program FY 2008-2009:** \$15,000 decrease in funding for Program Delivery. \$231,087 increase in funding for Full Home Improvement Program.

#### **B. CITY OF CHAMPAIGN HOME PROGRAM (FY 2009-2010)**

- 1) **City of Champaign HOME FY 2009-2010:** This amendment is needed to make budget corrections to the Annual Action Plan for FY 2009-2010 for projects approved by Champaign City Council.
  - a) **Tenant Based Rental Assistance:** Allocates funding for affordable housing assistance to low income residents of the City of Champaign. **\$90,000 (\$72,000 HOME; \$18,000 Match)**
  - b) **Rental Rehabilitation Program:** Funding will be used to assist with the renovation of deteriorated rental properties. Eligible Properties will be occupied by tenants at or below 50% of the area median income. **\$56,250 (\$45,000 HOME; \$11,500 Match)**
  - c) **Neighborhood Revitalization Program:** Funding will be allocated to existing programs that further the affordable housing goals and mission of the City and City Council. **\$228,256 (\$182,604 HOME; \$45,652 Match)**
  - d) **Acquisition Rehab Program:** Funding will be allocated for down-payment assistance for homebuyers to acquire and rehabilitate properties that may be in need of repair for low-income purchasers. **\$135,064 (\$108,051 HOME; \$27,013 Match)**

## Options

1. Approve the Ordinance Approving Further Modifications to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009 Annual Action Plans and Modifications to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2009-2010 Annual Action Plan (2009 Modifications).
2. Approve the Ordinance with changes.
3. Do not approve the Ordinance.

## Fiscal Impacts

The proposed amendments to the Annual Action Plans will not change the amount of HOME funding provided to the City by HUD. There is no fiscal impact to the City budget.

## Recommendations

Staff recommends approval of the ordinance.

Memorandum Prepared By:

---

Janel D. Gomez  
HOME Grant Coordinator

**Attachments:**

1. AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBANA AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2004-2005, FY 2006-2007, FY 2007-2008, FY 2008-2009 ANNUAL ACTION PLANS and MODIFICATIONS TO THE CITY OF URBANA AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2009-2010 ANNUAL ACTION PLAN (2009 Modifications)
2. CITY OF URBANA and URBANA HOME CONSORTIUM ANNUAL ACTION PLAN AMENDMENTS – FY 2003-2004, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009, and FY 2009-2010.

ORDINANCE NO. 2009-07-073

AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBANA AND  
URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM  
FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009  
ANNUAL ACTION PLANS and MODIFICATIONS TO THE CITY OF URBANA AND  
URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2009-2010  
ANNUAL ACTION PLAN  
(2009 Modifications)

WHEREAS, the City of Urbana has been designated an entitlement city under the Federal Housing and Community Development act of 1974, as amended, and as such is eligible for Community Development Block (hereinafter "CDBG") and Home Investment Partnership Funds (hereinafter "HOME") funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter "HUD"); and

WHEREAS, the Urbana City Council previously approved ordinances authorizing submittal to HUD of the Annual Action Plans for FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009 and FY 2009-2010 that included proposed budgets for the CDBG and HOME Programs and HUD subsequently approved the said Annual Action Plans; and

WHEREAS, on June 11, 2009 the City of Urbana published on its website a 14-day notice of a public hearing and a notice of a 30-day public review period regarding said proposed budgetary amendments to the Annual Action Plans for FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009 and FY 2009-2010; and

WHEREAS, on June 25, 2009, the City of Urbana, the Grants Management Division of the Community Development Services Department in conjunction with the Neighborhood Programs Division of the City of Champaign Neighborhood Services Department held a public hearing on the proposed amendments; and

WHEREAS, the City Council now finds it necessary and appropriate to modify the City of Urbana and Champaign/Urbana/Champaign County HOME

Consortium Annual Action Plans for FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009 and FY 2009-2010.

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

Section 1. That the City of Urbana, as lead entity for the Urbana HOME Consortium, hereby approves the amendments to the City of Urbana and Champaign/Urbana/Champaign County HOME Consortium Annual Action Plans for FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008 and FY 2008-2009 and FY 2009-2010, in substantially the same form as such amendments are referenced in the attachment hereto.

Section 2. That the Mayor of the City of Urbana is hereby designated as the authorized representative of the City of Urbana to take any action necessary in conjunction with said attached amendments to the Annual Action Plans for FY 2004-2005, FY 2005-2006, FY 2006-2007, FY 2007-2008, FY 2008-2009 and FY 2009-2010, and any prior approved Annual Action Plan or Amendment, including Submittal of the Annual Action Plan Amendment to the HUD-Regional Field Office and provision of such additional information as may be required.

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

# City of Urbana and Urbana HOME Consortium



## Amendments to Annual Action Plans FY 2004-2005, FY 2005-2006 FY 2006-2007, FY 2007-2008 FY 2008-2009, FY 2009-2010

Prepared by:  
City of Urbana  
Community Development Services  
Grants Management Division  
400 South Vine Street  
Urbana, IL 61801  
217.384.2447

Approved by Urbana City Council Ordinance No. \_\_\_\_\_

**CITY OF URBANA and URBANA HOME CONSORTIUM  
ANNUAL ACTION PLANS**

**CITY OF CHAMPAIGN – HOME Program  
AMENDMENTS to Annual Action Plan Budgets for  
FY04/05, FY 05/06, FY 06/07, FY07/08 & FY 08/09**

-----

The City of Champaign proposes to amend budgets of previous Annual Action Plans and re-allocate resulting available HOME funding to the project budgets outlined below. The funding for these activities is from unobligated prior years' HOME budgets.

<b>City of Champaign HOME Program</b>	<b>Current</b>	<b>Proposed</b>	<b>Difference</b>
FY 04/05 Program Delivery	\$ 40,000	-0-	40,000 (decrease)
FY 04/05 Full Home Improvement	\$340,446	\$190,312	150,134 (decrease)
<hr/>			
FY 05/06 Program Delivery	\$ 50,000	-0-	50,000 (decrease)
FY 05/06 Full Home Improvement	\$240,000	\$334,641	-94,641 (increase)
FY 05/06 Rental Rehab	\$120,000	\$ 75,000	45,000 (decrease)
<hr/>			
FY 06/07 Program Delivery	\$ 25,000	-0-	25,000 (decrease)
FY 06/07 Full Home Improvement	\$350,000	\$ 89,399	260,601 (decrease)
FY 06/07 Taylor Thomas Construction	\$120,000	-0-	120,000 (decrease)
<hr/>			
FY 07/08 Program Delivery	\$ 15,000	-0-	15,000 (decrease)
FY 07/08 Full Home Improvement	\$332,051	\$284,709	47,342 (decrease)
FY 07/08 Taylor Thomas D/P	\$ 24,000	-0-	24,000 (decrease)
<hr/>			
FY 08/09 Program Delivery	\$ 15,000	-0-	15,000 (decrease)
FY 08/09 Full Home Improvement	\$ 78,300	\$309,387	-231,087 (increase)



**CITY OF URBANA and URBANA HOME CONSORTIUM  
ANNUAL ACTION PLAN - FY2009-2010 AMENDMENT**

**AMENDMENTS to FY2009-2010  
CITY OF CHAMPAIGN HOME PROGRAM**

The following are proposed budget changes and programs to be added in the FY 2009-2010 Annual Action Plan:

FY 09/10 Tenant Based Rental Assistance <sup>1</sup>	-0-	\$ 72,000	-72,000 (increase)
FY 09/10 Rental Rehabilitation <sup>1</sup>	-0-	\$ 45,000	- 45,000 (increase)
FY 09/10 Neighborhood Revitalization <sup>2</sup>	\$13,971	\$228,256	-214,285 (increase)
FY 09/10 Acquisition Rehab <sup>3</sup>	-0-	\$135,064	-135,064 (increase)

---

<sup>1</sup> NEW Program Description Below

<sup>2</sup> Program Description Included in FY 2009-2010 AAP

<sup>3</sup> Program Description Included in FY 2008-2009 AAP

**Tenant Based Rental Assistance Program** HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan. **\$90,000 (\$72,000 HOME; \$18,000 Match)**

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

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

**Outcome Indicators:** Number of tenants maintaining affordable rental units at or below 60 % of Area Median (estimated 11 tenants) and number of tenants at or below 80% of the Area Median (estimated one tenants).

**Rental Rehabilitation Program** Funding will be used to assist in the renovation of deteriorated rental properties in Planning Areas where property values are not keeping pace with citywide averages. Eligible properties will be occupied by tenants at or below 50% of the area median family income. Long-term affordability restrictions will apply to units renovated through this program, in accordance with the level of HOME subsidy provided.

**\$56,250 (\$45,000 HOME; \$11,500 Match)**

**Objective:** Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 50% of Area Median.

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

**Outcome Indicators:** Number of affordable housing units assisted with households below 50% of Area Median (estimated 3 units).