



## 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, Director, Community Development Services

**DATE:** December 10, 2009

**SUBJECT: AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBANA AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2008-2009 AND 2009-2010 ANNUAL ACTION PLANS**

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### **Description**

On the agenda of the December 14, 2009 meeting of the Urbana City Council Committee of the Whole is an Ordinance Approving Further Modifications to the City of Urbana and Urbana HOME Consortium Fiscal Years (FY) 2008-2009 and 2009-2010 Annual Action Plans. As lead agency for the Urbana HOME Consortium, City of Urbana staff has worked with the other Consortium members, the City of Champaign and Champaign County to identify changes that need to be made to the City of Urbana and Urbana HOME Consortium Annual Action Plans for multiple fiscal years.

The proposed amendments have been on display and available for public review and comment at the City Clerk's office, the Department of Community Development Services office and the Urbana Free Library since October 28, 2009.

### **Issue**

The issue is whether the Urbana 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 (AAP) and previous Amendments for FY 2008-2009 and FY 2009-2010. The Department of Housing and Urban Development (HUD) regulations require that in the event significant changes to projects or programs described the Annual Action Plans occur, the plans need to be amended to reflect the changes.

## **PROPOSED HOME PROGRAM AMENDMENTS:**

The following proposed amendments to reallocate HOME funding are needed to address program viability as well as remain in compliance with HUD commitment deadlines.

### **1. URBANA HOME CONSORTIUM**

#### **Super Energy Efficient Modular Single Family Home (FY 08-09 CHDO Operating Funds)**

**Reallocated HOME Funds: \$16,836**

Funds will augment previous year funds and be provided to the Ecological Construction Laboratory (e-co lab) to facilitate the construction of a new, affordable owner-occupied housing unit in Urbana (at 1302 West Dublin Street).

These funds were originally allocated as Community Development Housing Organization operating funds to the Urban League of Champaign County Development Corporation (ULCCDC). Because the ULCCDC ceased its operations in November 2008, these funds became available for allocation to another CHDO project.

### **2. CITY OF URBANA HOME PROGRAM**

#### **Kerr Avenue Sustainable Development (FY 03-04, 04-05, 05-06 Entitlement Funds)**

**Reallocated HOME Funds: \$174,000**

HOME funds are set aside to be used in conjunction with the redevelopment of the City-owned property at 401 E. Kerr Avenue into an affordable, energy-efficient sustainable housing development.

The Kerr Avenue project was undertaken to address a 2005 Council goal to “develop a nationally recognized, model neighborhood that is affordable and uses a fraction of standard energy consumption.” City staff has been working with the project designer, Ecological Construction Laboratory, to complete the development team and move the project forward. HOME funding allocated to the Kerr Avenue Development will be used to subsidize the affordable housing units for income-eligible households constructed on the site.

### **3. CITY OF CHAMPAIGN HOME PROGRAM**

#### **Acquisition Rehab Program (FY 09-10 Entitlement Funds)**

**Reallocated HOME Funds: \$200,000**

The City of Champaign proposes to revise the budget and reprogram \$200,000 in HOME funding, due to the high demand for the Acquisition/Rehab program.

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. The City is required to give notice of public hearings regarding any substantial amendment. In order to provide opportunity for the public comment regarding the proposed AAP Amendments, public hearings regarding the proposed amendments were held in Champaign and Urbana. No public

comments were given during the October 15, 2009, City of Champaign public hearing regarding the proposed amendments. At the public hearing held in Urbana City Council Chambers on November 18, 2009, there were no members of the public in attendance.

At its November 24, 2009 regular meeting, the Urbana Community Development Commission voted unanimously to forward the Ordinance to the Urbana City Council with a recommendation for approval (unapproved minutes attached).

## **Options**

1. Approve the Ordinance Approving Further Modifications to the City of Urbana and Urbana/Champaign/Champaign County Home Consortium FY 2008-2009 and FY 2009-2010 Annual Action Plans
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 total amount of HOME funding provided to the City by HUD.

## **Recommendations**

The Urbana Community Development Commission and staff recommend approval of the Ordinance.

Memorandum Prepared By:

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Janel Gomez  
HOME Grant Intern

## **Attachments:**

1. AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBAN AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2008-2009 AND FY 2009-2010 ANNUAL ACTION PLANS
2. PROPOSED AMENDMENTS TO CITY OF URBANA and URBANA HOME CONSORTIUM FY 2008-2009 and FY 2009-2010 ANNUAL ACTION PLANS
3. November 24, 2009 unapproved minutes from the regular meeting of the Urbana Community Development Commission.

**ORDINANCE NO. 2009-12-125**

**AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBANA AND  
URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM  
FY 2008-2009 AND FY 2009-2010 ANNUAL ACTION PLANS**

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 2008-2009 and FY 2009-2010 that included proposed budgets for the HOME Programs and HUD subsequently approved the said Annual Action Plans; and

WHEREAS, on October 28, 2009, the City of Urbana published on the City website a notice of a 30-day public review period regarding said proposed budgetary amendments to the Annual Action Plans for FY 2008-2009 and FY 2009-2010; and

WHEREAS, the City Council now finds it necessary and appropriate to amend the City of Urbana and Champaign/Urbana/Champaign County HOME Consortium Annual Action Plans for 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 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 2008-2009 and FY 2009-2010, and any prior approved Annual Action Plan or Amendment, including, without limitations, to execute any documents necessary to commit applicable HOME funds to the projects, 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**



## **Proposed Amendments to FY 2008-2009 and FY 2009-2010 Annual Action Plans**

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. \_\_\_\_\_

**PROPOSED AMENDMENT TO CITY OF URBANA and URBANA HOME  
CONSORTIUM FY 2008-2009 ANNUAL ACTION PLAN**

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The Urbana HOME Consortium proposes to amend the budgets of the previous Fiscal Year (FY) 2008-2009 Annual Action Plan to re-allocate available HOME funding to the project budget outlined below. The funding for this activity has been made available as Urban League of Champaign County Development Corporation (ULCCDC) is no longer in operation. The Urbana HOME Consortium proposes to re-allocate up to \$16,836 in federal HOME funding that was originally obligated in FY 08-09 as Community Housing Development Organization (CHDO) operating funds for ULCCDC. Funding will be reallocated to the Ecological Construction Laboratory (Eco-Lab) to be used for the construction of a third energy efficient home.

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

<b><i>Urbana Consortium HOME Budget</i></b>	<b><i>Current</i></b>	<b><i>Proposed</i></b>	<b><i>Difference</i></b>
<b>FY 08-09 ULCCDC Operating Funds</b>	<b>\$16,836</b>	<b>-0-</b>	<b>(16,836)</b>
<b>FY 09-10 CHDO Reserve (Eco-Lab)<sup>1</sup></b>	<b>\$14,000</b>	<b>\$30,836</b>	<b>\$16,836</b>

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<sup>1</sup> Program Description Included in FY 2009-2010 AAP

**Ecological Construction Laboratory (FY 09-10)**

**“Super Energy Efficient Modular Single Family Home”**

Funds will augment previous year funds and be provided to the Ecological Construction Laboratory to facilitate the construction of a new, affordable owner-occupied housing unit in Urbana. The funds may be used for land preparation, construction activities, costs, professional services, and downpayment assistance. The unit will be designed to incorporate passive solar energy systems.

~~**\$14,000 (Additional \$3,500 Match must be provided by CHDO)**~~

~~**\$30,836 (Additional \$7,709 Match must be provided by CHDO)**~~

Goal 2, Strategy1, Activity 1

Citation – [24CFR92.206(d)]

Environmental – Non-Exempt/Non-Categorically Excluded

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

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

**Outcome Indicators:** Number of owner-occupied units - One (1). Amount of funding leveraged through local match.

**PROPOSED AMENDMENT TO CITY OF URBANA and URBANA HOME  
CONSORTIUM FY 2009-2010 ANNUAL ACTION PLAN**

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The Urbana HOME Consortium proposes to amend budgets for the City of Urbana and the City of Champaign in the FY 2009-2010 Annual Action Plan to re-allocate available HOME funding to the project budgets outlined below.

**CITY OF URBANA – HOME Program**

The funding for this activity has been accumulated as a result of cancelled projects, unobligated funds, and surplus from previously completed projects. The Urbana HOME Consortium proposes to re-allocate \$174,000 in federal HOME funding that were assembled from the aforementioned funding sources for further development of City-owned property at 401 Kerr Avenue into an affordable, energy efficient, sustainable housing development.

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

<b><i>CITY of URBANA 2009/10 HOME</i></b>	<b><i>Current</i></b>	<b><i>Proposed</i></b>	<b><i>Difference</i></b>
<b>FY 03-04, 04-05, 05-06 Unobligated HOME Funds</b>	<b>\$174,000</b>	<b>-0-</b>	<b>(\$174,000)</b>
<b>FY 09-10 Kerr Avenue Sustainable Development</b>	<b>-0-</b>	<b>\$174,000</b>	<b>\$174,000</b>

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**Kerr Avenue Sustainable Development**

HOME funds are set aside to be used in conjunction with the redevelopment of the City-owned property at 401 E. Kerr Avenue into an affordable, energy-efficient sustainable housing development. The project must be consistent with affordable housing goals as outlined in the 2005-2009 Consolidated Plan, the 2005 Comprehensive Plan, and the 2004 Lakeside Redevelopment Plan, and must comply with applicable local, state and federal regulations. (Note: Local Match for this HOME funding has been accrued through previous affordable housing project excess Match funds).

**\$174,000 (\$174,000 HOME)**

Goal 2, Strategy 1

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

Environmental – Assessment Required

**Objective:** Provide Decent Housing by constructing new affordable housing development that would provide units for residents whose household incomes were at or below 80% MFI.

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

**Outcome Indicators:** Number of housing units available to low-income households (at or below 80% MFI).



**PROPOSED AMENDMENT TO CITY OF URBANA and URBANA HOME  
CONSORTIUM FY 2009-2010 ANNUAL ACTION PLAN**

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**CITY OF CHAMPAIGN – HOME Program**

The City of Champaign proposes to revise the budget and reprogram \$200,000 in HOME funding as provided below. Due to the high demand for the Acquisition/Rehab program, it is necessary to amend the budget.

<b><u>City of Champaign 2009/10 HOME</u></b>	<b><u>Current</u></b>	<b><u>Proposed</u></b>	<b><u>Difference</u></b>
FY 09-10 Full Home Improvement <sup>1</sup>	\$ 300,000	\$ 100,000	(200,000)
FY 09-10 Acquisition Rehab <sup>1</sup>	\$ 135,064	\$ 335,064	200,000

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<sup>1</sup>Program Descriptions Included in FY 2009-2010 AAP



**UNAPPROVED  
MINUTES  
COMMUNITY DEVELOPMENT COMMISSION MEETING  
Tuesday, November 24, 2009, City Council Chambers  
400 South Vine Street, Urbana, IL 61801**

**NOTE:** A General Public Hearing on the preparation of the City of Urbana and Urbana HOME Consortium Consolidated Plan for Fiscal Years (FY) 2010-2014 was held immediately before this meeting. Chairperson Cobb opened the hearing at 7:03 p.m. and closed it at 7:52 p.m.

**Call to Order:** Chairperson Cobb called the meeting to order at 7:53 p.m.

**Roll Call:** Connie Eldridge called the roll. A quorum was present.

**Commission Members Present:** Fred Cobb, Janice Bengtson, George Francis, Theresa Michelson, Brad Roof, Anne Heinze Silvis, Dennis Vidoni

**Commission Members Absent:** Chris Diana, Jerry Moreland

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

**Approval of Minutes:** *Chairperson Cobb asked for approval or corrections to the September 22, 2009 Community Development (CD) Commission minutes. Commissioner Vidoni moved to approve the minutes, and Commissioner Francis seconded the motion. Referencing page 4, fourth paragraph, last sentence, Commissioner Roof clarified that his comment was based on e-co lab's current contract with the City. The contract indicated that e-co lab would pre-sell their homes. It had been conveyed to the CD Commission that e-co lab would move forward in a different manner to avoid the past issue on Fairview Avenue. Commissioner Vidoni changed his motion to accept the minutes with this modification, and Commissioner Francis seconded it. The motion carried unanimously.*

**Petitions and Communications:** None.

**Staff Report:** Mr. Schneider provided an abbreviated staff report. The Fall 2009 Neighborhood Cleanup was a successful event. The following was distributed: an updated schedule for FY 2010-2014 Consolidated Plan and FY 2010-2011 Annual Action Plan; Notice of a 30 Day Public Comment Period and Public Hearing for Analysis of Impediments to Fair Housing Choice; a directory of Who's Who in Government from the Champaign County League of Women Voters 2009-2010.

**Old Business:** None.

**New Business:** **An Ordinance Approving Further Modifications to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2008-2009 and FY 2009-2010 Annual Action Plans** – Mr. Schneider reviewed the process to amend

Annual Action Plans and the proposed amendments. There are three proposed HOME Program amendments: (1) Urbana HOME Consortium—Super Energy Efficient Modular Single Family Home (FY 08-09 Community Housing Development Organization [CHDO] Operating Funds) Reallocated HOME Funds \$16,836; (2) City of Urbana HOME Program—Kerr Avenue Sustainable Development (FY03-04, 04-05, 05-06 Entitlement Funds) Reallocated HOME Funds: \$174,000; (3) City of Champaign HOME Program—Acquisition Rehab Program (FY 09-10 Entitlement Funds) Reallocated HOME Funds \$200,000.

HOME CHDO funds originally programmed for the now closed Urban League of Champaign County Development Corporation (ULCCDC) are being reallocated to e-co lab, which needed more funds to develop its second home. The Department of Housing and Urban Development (HUD) requires that at least 15% of HOME funds be allocated to CHDO reserve projects. In response to Commissioner Roof, Mr. Schneider clarified the CHDO operating funds will be used for a CHDO project. Referencing the term “CHDO Reserve,” Chairperson Cobb asked about the actual term how the funds were being held. Mr. Schneider replied this was HUD’s technical term. Participating jurisdictions are required to set aside 15% of HOME funds for CHDOs to use for CHDO projects.

Kerr Avenue Sustainable Development is a City of Urbana Council goal. HOME funds originally allocated for the property acquisition are available because funds from Fairlawn Village loan repayment were used to pay for the acquisition. HOME funds may only be used within a certain timeframe for property acquisition. Although the economy has affected progress of the development, the City is setting aside funds for that project.

The City of Champaign City Council approved the relocation of its HOME Program funds from Full Home Improvement to Acquisition Rehab. In response to Commissioner Vidoni, Mr. Schneider explained that Champaign will use HOME funds to rehab houses and will try to keep the affordability period under five years.

*Commissioner Roof moved to recommend to City Council approval of an Ordinance Approving Further Modifications to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2008-2009 and 2009-2010 Annual Action Plans. Commissioner Silvis seconded the motion, and the motion carried unanimously.*

**An Ordinance Approving and Authorizing a Second Amendment to an Urbana HOME Consortium Community Housing Development Organization Agreement (Ecological Construction Laboratory – Super Energy Efficient Home FY 2007-2008) –** Mr. Schneider explained this is the actual administrative action to amend the CHDO Developer Agreement with e-co lab for an Affordable Passive House at 1302 West Dublin Street, Urbana.

Commissioner Roof asked for clarification of the total cost of the house (\$172,000) and the amount of subsidy (\$117,500). Katrin Klingenberg, Executive Director of e-co lab, explained the goal was to start at that price. Based on previous experience, e-co lab is looking for opportunities to bring down the cost to \$100,000. There was discussion on the square foot price of \$130 and how it compared with e-co lab’s homes on Fairview Avenue. Ms. Klingenberg noted the Fairview homes had higher costs due to being held longer. Homeway Homes has been working with e-co lab to design and produce modular homes that construction would be within a two months period.

In response to Commissioner Roof, Mr. Schneider stated that e-co lab's houses at 1005 and 1007 West Fairview appraised at \$125,000. Commissioner Roof was concerned about the cost of Homeway homes versus stick built construction. Ms. Klingenberg stated the benefits of modular construction get better the more that are produced. A very small house does not benefit as much from mass production. E-co lab would like the product to proceed as soon as possible, and this funding is for immediate issues. Due to the assumption that e-co lab builds a prototype house, there are issues finding developers and investors for affordable housing. In Europe, affordable housing must be built to higher standards.

Commissioner Roof was concerned about building expensive houses and having to subsidize them. Considering the market value of neighboring houses, he requested further analysis on the "path to getting this affordable." Mr. Schneider requested data on the cost savings for utilities. Commissioner Vidoni felt that e-co lab is a good project for the community from an environmental and conservation perspective.

Commissioner Vidoni left the meeting at 8:17 p.m.

There was discussion on the cost per square foot, cost effectiveness, and market value of Homestead homes. Commissioner Roof requested more data. Ms. Klingenberg noted the cost per square foot looks higher because it is based on usable interior space. The passive homes have much thicker walls. Commissioner Francis felt that numbers make a point, and e-co lab should describe the money saved by lower utility costs. Commissioner Michelson thought of this project as a prototype on the cutting edge. There will be future economy of scale. Commissioner Roof agreed; however, he requested more evidence for future contracts.

*Commissioner Michelson moved to recommend to City Council approval of an Ordinance Approving and Authorizing a Second Amendment to an Urbana HOME Consortium Community Housing Development Organization Agreement (Ecological Construction Laboratory – Super Energy Efficient Home FY 2007-2008). Commissioner Francis seconded the motion, and the motion carried unanimously.*

Mr. Schneider requested the order of the agenda be changed to accommodate the members of the audience. *Commissioner Francis moved to change the order of the agenda by placing New Business Item D before New Business Item C. Commissioner Michelson seconded the motion, and the motion carried unanimously.*

**A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan FY 2010-2014, and the Annual Plan for Fiscal Year 2010** – Mr. Schneider stated that Grants Management Division staff compared the Housing Authority's plan with the City's current Consolidated Plan. HUD no longer requires the Housing Authority to submit the City of Urbana's Certification of Consistency; rather, it must be kept on file.

The new plan is structurally different from the old plan. Section 5.2 includes accomplishments of the Five-Year Plan, one being the demolition of public housing units at Lakeside Terrace. The redevelopment, now known as Crystal View Townhomes, is currently underway, and Certificates of Occupancy have been issued for the first four buildings. Section 7.0 discusses the future

redevelopment of Dunbar Court in Urbana. Attachment 9 discusses strategies for addressing housing needs. The Housing Authority's Five Year Plan FY 2010-2014 and the Annual Plan for FY 2010 is consistent with the City of Urbana's Consolidated Plan.

The Public Housing Authority (PHA) Plan Update includes changes from the last Annual Plan. The actual language on housing for extremely low-income persons is taken verbatim from the City's Consolidated Plan.

Chairperson Cobb noted the City of Urbana's plan does not allow discrimination against those who have been incarcerated. However, Attachment 5.2, page 3 of the Housing Authority's Plan refers to criminal background checks. Ed Bland, Executive Director of the Housing Authority, stated this is required by federal law. He discussed the origin of this federal law, which was put into place in the 1990s. While some Housing Authorities check the past 10-15 years, the Housing Authority of Champaign County checks only the past five years.

Chairperson Cobb questioned how this would be consistent with the City of Urbana's Consolidated Plan. Mr. Bland stated most of their funding was federal; therefore, the Housing Authority must follow federal guidelines. Mr. Schneider noted the language prohibiting discrimination among those who have been incarcerated was in the Urbana Human Rights Ordinance, but not in the Consolidated Plan. Federal law supersedes other laws. There was discussion on whether this deviation was acceptable. Which regulations apply depends on the type of funding.

In response to Chairperson Cobb, Mr. Schneider said the Housing Authority will incorporate any comments received before the end of the comment period.

In response to Commissioner Michelson, Mr. Bland confirmed the Housing Authority has reduced the vacancy turn-around time from 149 to 18 days because they are requiring more accountability in getting it done. He reviewed the Section 8 waiting list, which currently has 1500 families. This list is closed, with a projected opening in 2013-2014. The Public Housing waiting list for two, three or four bedrooms will open in 2012. The waiting list for one-bedroom units for persons 50 years old or older has a shorter waiting list.

There was discussion on how changing income affected a person's position on the waiting list. Once a year the Housing Authority sends a letter to everyone on the list to confirm or remove persons. When an applicant reaches the top of the list, the Housing Authority must confirm his/her income. If the applicant is over income, the Housing Authority removes him/her from the list. The Housing Authority pays the entire rent for those families with zero income.

Referencing the community's immediate needs, Commissioner Roof inquired if the Housing Authority could update the waiting lists more frequently. Mr. Bland described the large pool of applicants and how the process could become unmanageable. Priority is based on date and time of application.

The Housing Authority is purchasing 24 housing units in the City of Champaign and purchasing seven acres in Rantoul to build additional units. The bulk of the housing units are in Champaign/Urbana. The Housing Authority would like to provide housing for families in other parts of Champaign County.

In response to Commissioner Michelson, Mr. Bland explained how persons with Section 8 vouchers may use those vouchers anywhere in the United States. There is a process where the Housing Authority either bills or receives bills from other Housing Authorities for Section 8 vouchers.

Commissioner Michelson asked about landlords refusing Section 8 vouchers. Mr. Bland replied the Housing Authority inspects rental properties and regulates rent amounts. For example, because the Housing Authority rents are lower than the market rent in the campus town area, no families with Section 8 vouchers live in that area.

*Commissioner Silvis moved to recommend to the Mayor approval of a Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan FY 2010-2014, and the Annual Plan for Fiscal Year 2010. Commissioner Francis seconded the motion, and the motion carried unanimously.*

**An Ordinance Approving the *Analysis of Impediments to Fair Housing Choice for the City of Urbana 2010*** – Jennifer Gonzalez, HOME Program Grants Associate, gave a PowerPoint presentation on the *Analysis of Impediments*. HUD requires any community that receives Community Development Block Grant (CDBG) funds to prepare this report. She reviewed the resources used, including updated data from the American Community Survey, 2005-2007. The report defined impediments and identified four different categories. The last *Analysis of Impediments* was completed in 2003-2004. There will be a public hearing on December 8, 2009, with comments accepted until December 21, 2009.

There is difficulty in tracking accessible units in the community. Although PACE (Persons Assuming Control of Their Environment) tracks accessible units, there is a need for landlords and realtors to keep the lists up-to-date. Also, the City of Urbana offers an Access Grant Program for moderate income renters and homeowners.

Another impediment is landlords unwilling to translate housing documents. One suggestion is to work with the University of Illinois to create lease templates in different languages.

Todd Rent, the City of Urbana's Human Relations Officer, stressed the need for agencies to collaborate and streamline their marketing and education efforts in the community.

The last impediment is housing affordability and age of housing stock, which can burden homeowners. There are lead paint and energy issues.

In response to Commissioner Michelson, Ms. Gonzalez described how some organizations offer consultant testing for discrimination. Esther Patt, Champaign-Urbana Tenant Union Executive Director, would like this type of testing. However, few local organizations can do this, and consultants are expensive. Commissioner Michelson stated she did not want tax funds used for this purpose. Ms. Gonzalez noted the University of Illinois is a good resource and can offer technical assistance.

In response to Chairperson Cobb, Ms. Gonzalez explained that it was safer to stay with 2000 Census data rather than use estimates. As new data becomes available, the report can be updated.

Although she felt it was not good for landlords to discriminate, Commissioner Michelson questioned the use of undercover action to find discrimination. Ms. Gonzalez mentioned landlords discriminating against families with children and educating tenants as to when they should file a complaint. Chairperson Cobb asked about an alternative process that would be effective. Commissioner Michelson was concerned about City staff using their limited time and resources to do discrimination testing. Commissioner Silvis felt if the remedy was education, the funds were better spent on education.

There was discussion on why discrimination testing was included, whether or not there was a precedent, whether this method was used in other circumstances, and the consequence of “catching” a landlord who discriminates. Commissioner Francis stated if illegal activity was discovered, there was an obligation to report it.

Commissioner Silvis emphasized education for tenants so they understand when they are being discriminated against. Ms. Gonzalez indicated that Todd Rent also stressed education. Chairperson Cobb suggested getting feedback from the Legal and Human Relations Division as to the accuracy of the wording. Rather than saying “will consider,” Mr. Schneider suggested “could consider.” In response to Chairperson Cobb, Mr. Schneider explained staff would work with the Human Relations Officer in serious situations where tenants do not know their rights.

Commissioner Roof inquired about a source of funding and scope of cost. Mr. Schneider did not know if these activities would be eligible for HOME funds and indicated staff would have to work with Mr. Rent. Ms. Gonzalez added that Mr. Rent has reviewed and edited this report.

Debate continued on whether changing the wording from “would” to “could” would make the program ineffectual. Commissioner Michelson was uncomfortable with an undercover testing situation. Although she did not like it, Commissioner Bengtson felt if it was important, testing should be handled in some way.

*Commissioner Roof moved to amend the language on page 10, third paragraph, to read “The City could consider undertaking a tailored testing program and/or education program of its own...” There were questions on who would be educated, the timing of testing, and gathering additional data. Chairperson Cobb suggested leaving testing out. Commissioner Roof decided to strike this motion and replace it with a new motion.*

*Commissioner Roof moved to recommend to City Council approval of the Analysis of Impediments to Fair Housing Choice 2010 with the following change: to amend the language on page 10, third paragraph, Impediment: Inefficient Complaint System, to read, “The City could consider undertaking a program of its own to minimize consulting expenses. He clarified that “tailored testing” would be deleted and “will” be changed to “could.” Commissioner Silvis seconded the motion. The motion carried with 5 ayes, 1 no.*

In response to Commissioner Roof, Mr. Schneider will ask e-co lab if they have a buyer for the house to be constructed at 1302 West Dublin Street, Urbana. Mr. Schneider will email the answer.

**Adjournment:** Chairperson Cobb adjourned the meeting at 9:30 p.m.

Recorded by Connie Eldridge

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C:\word\minutes.cdc.November 24, 2009.min

*UNAPPROVED*