



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: November 10, 2011

SUBJECT: A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATION OF CONSISTENCY FOR THE HOUSING AUTHORITY OF CHAMPAIGN COUNTY (Hamilton on the Park – Dunbar Court Redevelopment Project)

Description

On the agenda of the November 14, 2011 meeting of the Urbana City Council Committee of the Whole is a Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County (Hamilton on the Park – Dunbar Court Redevelopment Project). The Housing Authority of Champaign County (HACC) has requested that the City prepare a Certification of Consistency with the Consolidated Plan for the proposed Dunbar Court redevelopment project, the application for which is to be submitted in December, 2011 to the Illinois Housing Development Authority (IHDA) to qualify for Low Income Housing Tax Credits (Tax Credits).

Although HUD no longer requires submittal of the Certification of Consistency, the HACC is required as part of the 2011 Qualified Allocation Plan guidelines to submit the Certification as part of the Tax Credit application. The HACC, on behalf of its developer, The Benoit Group, LLC, has requested the City of Urbana provide a Certification of Consistency by December 1, 2011 in order to complete the application due to IHDA by December 19, 2011.

Issue

The issue is whether the Urbana City Council should approve the Resolution.

Discussion

Included in the Illinois Housing Development Authority's Qualified Allocation Plan (QAP), which was approved in March, 2011 and provides the guidelines for all Tax Credit Applications submitted in the current year, is a requirement that any jurisdiction which prepares a Consolidated Plan must certify that the proposed project is consistent with the goals and strategies of its most recent version of the Plan. The Housing Authority of Champaign County (HACC) is currently working with The Benoit Group, LLC (Benoit), a developer based out of

Atlanta, Georgia, to apply for Tax Credits which will assist in financing the redevelopment of the Dunbar Court public housing site.

With the redevelopment of Lakeside Terrace, the HACC lost approximately 36 affordable housing units. The HACC plans to reintroduce those units back into the market with several upcoming developments, one of which is the plan to redevelop Dunbar Court. The tenants of the current site were relocated after the HACC received approval from the Department of Housing and Urban Development (HUD) to demolish the units in August, 2011. The site currently consists of 25 townhome units, and the new proposed development will provide for 36 units. This will replace 11 of the 36 housing units that were lost when Lakeside Terrace was redeveloped as Crystal View Townhomes.

The project has been named *Hamilton on the Park* and will be comprised of energy-efficient one- and two-story 2 and 3 bedroom units. An underground detention system is planned for the site to accommodate the new development and offset any additional water runoff that may result from the additional parking that will be needed.

Out of the 36 units to be constructed, the proposed 9% Tax Credit development will include the following range of units:

- 4 supportive housing units (11%)
- 4 public housing units (11%)
- 28 Project Based Rental Units (78%)
- 4 Fully Handicapped Accessible units (10%)

Financing for the project will consist of a combination of 9% Tax Credits, Replacement Housing funds provided by the HACC, and private financing. If the project does not pass the first round of applications for Tax Credits, the developer will not be permitted to reapply again for another year. However, if the developer successfully passes the Preliminary Market Site Assessment (PMSA) round of applications due on December 19, 2011, then Benoit will be allowed to apply for Tax Credits with each round of Tax Credit distributions throughout the year.

The information presented to Council as part of the review for Certification of Consistency to the Consolidated Plan is preliminary and may change as the planning process continues.

Attached is a short narrative of the proposed project, *Hamilton on the Park*, which includes photos of the developer's previous work. Ms. Kelly Mierkowski, Grants Manager of the Grants Management Division, visited several of the sites in the developer's portfolio on a business trip to Atlanta, GA with HACC staff. Ms. Mierkowski reported that the public housing sites completed in the area by Benoit were of exceptional quality. Several sketches of the proposed buildings to be constructed on the current Dunbar Court site are also attached for review.

The HACC and Benoit have submitted an application to rezone four single-family lots that are currently owned or under contract for acquisition and that are adjacent to Dunbar Court to R-5, which will then be included as part of the redevelopment project. This is a necessary component to the Tax Credit application in order to demonstrate effective site control. Plan Case #2157-M-

11 is being heard by the Planning Commission on November 10, 2011. Council will then review the Planning Commission's recommendation on November 21, 2011.

The redevelopment of Dunbar Court is cited in the *City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) FY 2010-2014 Consolidated Plan* as being in need of repair, and the goals, strategies, and activities below support the proposed project:

Goal 1: Provide decent affordable housing opportunities for low- and moderate-income households

Strategy: Increase supply of affordable housing available to low- and moderate-income households

Activity: Support construction of new affordable rental units through LIHTC, in compatible areas.

Goal 2: Address barriers to obtaining affordable housing

Strategy: Address issues faced by certain populations, such as seniors and individuals in need of supportive service/substance abuse treatment.

Strategy: Support efforts to increase accessible and visitable housing units for persons with disabilities.

Activity: Encourage housing developers to include visitability/accessibility measures in new construction efforts.

Goal 4: Work with the Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.

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

Strategy: Strongly encourage the Housing Authority of Champaign County to rehabilitate existing units and develop new units, which would be accessible to families, which include persons with disabilities.

Strategy: Encourage the Housing Authority of Champaign County to follow a similar process and design as the Burch Village and Lakeside Terrace redevelopment projects for the demolition or redevelopment of any other Public Housing units.

In addition to the goals and strategies presented in the Consolidated Plan that support the proposed project, several other documents and plan goals would be addressed if the project is able to move forward. *The City of Urbana 2005 Comprehensive Plan* includes the following goals:

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid "leapfrog" development.

Goal 18.0 Promote infill development.

Objectives

- 18.2 *Promote rehabilitation and improvement of housing opportunities through the use of Block Grant and redevelopment programs.*

Goal 20.0 Encourage the development of new “planned neighborhoods.”

Objectives

- 20.1 Promote a “traditional neighborhood development” style as an alternative to the conventional suburban development pattern.
- 20.2 Encourage new neighborhoods to include a mix of residential types, with convenient access to schools, parks, shopping, work places, services, and transit.

Goal 39.0 Seek to improve the quality of life for all residents through community development programs that emphasize social services, affordable housing and economic opportunity.

Objectives

- 39.5 Work to improve public housing in Urbana through cooperative efforts with the Housing Authority of Champaign County.

Goal 40.0 Make affordable housing available for low-income and moderate-income households.

Objectives

- 40.1 Promote strategies identified in the Consolidated Plan to provide additional affordable housing opportunities in Urbana-Champaign.
- 40.5 Ensure the conservation and improvement of Urbana’s existing housing stock and to promote neighborhood stabilization.

The most recent Council and Mayoral Goals published in February, 2010, includes the site of the proposed project:

Goal 6: Quality of Life

G. Strategy: Continue to promote additional affordable housing opportunities.

- Work with the Housing Authority of Champaign County on redevelopment plans for Dunbar Court.

Fiscal Impacts

No City funds have been committed to the proposed Hamilton on the Park project. However, it is likely that the HACC will look to the City for support of the redevelopment of the complex since the City has historically assisted other projects, such as Crystal View Townhomes, with federal HOME Investment Partnerships Program and Community Development Block Grant funding.

Options

1. Approve the Resolution Authorizing the Mayor to Execute a Certification of Consistency

for the Housing Authority of Champaign County (Hamilton on the Park – Dunbar Court Redevelopment Project).

2. Approve the Resolution with changes.
3. Do not approve the Resolution.

Recommendations

Staff has reviewed the proposed project, met with the developer, and has been working closely with HACC staff to rezone the site and prepare for the proposed project by assisting with the PMSA application process. The Housing Authority of Champaign County's proposed redevelopment of Dunbar Court is consistent with the City of Urbana's Consolidated Plan.

Staff recommends that the Urbana City Council approve the Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County (Hamilton on the Park – Dunbar Court Redevelopment Project).

Memorandum Prepared By:

Jen Gonzalez, Grant Coordinator
Grants Management Division

Attachments:

1. A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County (Hamilton on the Park – Dunbar Court Redevelopment Project)
2. Certification of Consistency with the Consolidated Plan form HUD-2991
3. Dunbar Court Project Narrative
4. Preliminary Site Plan – *Hamilton on the Park*
5. 4- and 5-Unit Elevations

RESOLUTION NO.2011-11-041R

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATION OF CONSISTENCY WITH THE CONSOLIDATED PLAN FOR THE HOUSING AUTHORITY OF CHAMPAIGN COUNTY

(Hamilton on the Park - Dunbar Court Redevelopment Project)

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

WHEREAS, on April 19, 2010 the Urbana City Council adopted the *City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) FY 2010-2014 Consolidated Plan*; and

WHEREAS, the Illinois Housing Development Authority 2011 Qualified Allocation Plan requires that state or local government certification of consistency must be made by the appropriate official that the proposed project is consistent with the Consolidated Plan; and

WHEREAS, the Urbana Community Development Services staff has reviewed the proposed project to be submitted to the Illinois Housing Development Authority by the *Housing Authority of Champaign County and The Benoit Group, LLC* for the redevelopment of Dunbar Court, which is to be called Hamilton on the Park, and has found the project to be consistent with the *City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) FY 2010-2014 Consolidated Plan*.

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

Section 1. That form HUD-2991, Certification of 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 form HUD-2991 Certification of Consistency with the Consolidated
Plan.

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

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

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

Laurel Lunt Prussing, Mayor

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: _____

Project Name: _____

Location of the Project: _____

Name of the Federal
Program to which the
applicant is applying: _____

Name of
Certifying Jurisdiction: _____

Certifying Official
of the Jurisdiction
Name: _____

Title: _____

Signature: _____

Date: _____



DUNBAR COURT Project Narrative

The proposed affordable multi-family project, Dunbar Court is located at the corner of W. Eads Street and N. Wright Street in Urbana, Illinois. The Benoit Group, LLC and The Housing Authority of Champaign County have created a Master Development Partnership, to revitalize Dunbar Court to provide high quality and affordable housing to the existing tenants.

The current site is a replacement housing site, which received Demolition Disposition Approval from HUD to redevelop the public housing site into new energy efficient townhomes. To increase the density of the site and stay within the community architectural style and exterior aesthetics, we have designed 36 townhome rental units that will consist of newly constructed one and two story 2 and 3 bedroom units. The floor plans will include 1 BD/1BA (Accessible units), 2 BR/2BA, and 3BR/3BA units. Construction will consist of concrete slab with wood framed walls, ceilings and roofs. Since the site is small we will look to develop an underground detention system to collect any and all rainwater from the impervious surface parking lot. Additional items that will be included in the overall construction will include: brick veneers, hardi-board siding, energy efficient windows, low voc carpeting and painting, energy star appliances and lighting, wood cabinets, community building and exterior landscaping.

The site is located close to great amenities that include, Booker T. Washington Elementary School, Douglass Library, Douglass Park and Douglass Community Center. Residents will have easy access to public transportation, hospital, retail, restaurants, churches and government facilities.

The proposed 9% Tax Credit development will include the following unit mix:

- 36 Total Units
- 4 Supportive housing units (11%)
- 4 Public housing units (11%)
- 28 Project Based Rental Units (78%)
- 10% Fully Handicap Accessible units

The project will improve and meet the increasing rental housing needs for many multi-family residents in the community. The new housing units will reach multiple affordability components utilizing the Illinois Housing and Development Authority Low Income Housing Tax Credit Program as well as Project Based Rental Assistance through the Housing Authority of Champaign County.

The proposed development will receive the following finance funding:

- \$3.7 million in 9% Tax Credit equity from IHDA
- \$150,000 in Replacement Housing Funds from the Housing Authority of Champaign
- County
- \$1.1 million in conventional debt financing.

PROJECT CHARACTERISTICS

As you walk through the site you will find an array of amenities that will provide hours of entertainment in a natural environment. Located on the site you will find:

Unit Amenities		Project Amenities	
X	Range		Pool
X	Refrigerator	X	Community Room
X	Dishwasher		Sauna
X	Disposal		Hot Tub
X	Air Conditioning (Central)	X	Exercise Room
	Air Conditioning (Wall)		Tennis Court
X	Carpeting		Playground
X	Washer/Dryer		Sports Court
	Washer/Dryer Hookups		Jog/Bike/Walking Trail
X	Window Coverings		Lake
	Fireplace		Picnic Area
X	Ceiling Fan		Laundry Facility
	Basement		Security Gate
	Intercom System	X	On Site Management
	Balcony/Patio		Elevator
	Carport	X	9 foot Ceilings
	Garage (attached or detached)		Media Room
	Vaulted Ceiling		Computer Room
	Security System/Card Access		Barber/Beauty Shop
x	Crown Molding		Library
			Wellness Center
			Bus Stop
			Benches and Gazebos

Exterior Amenities

Entry

- Monument Signage
- Decorative Aluminum Fencing

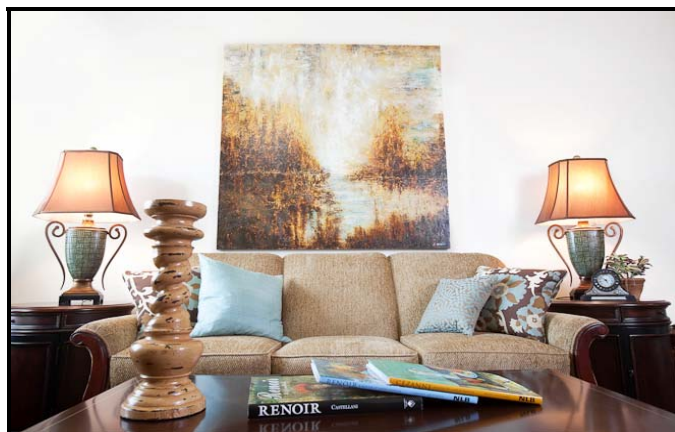
Outdoor Areas

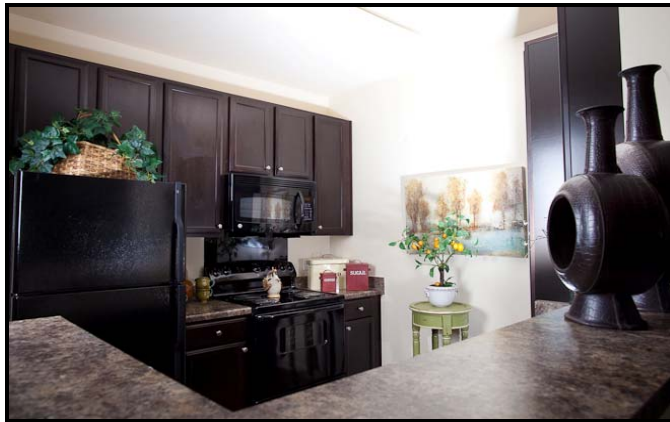
- Playground
- Sod and irrigation throughout property

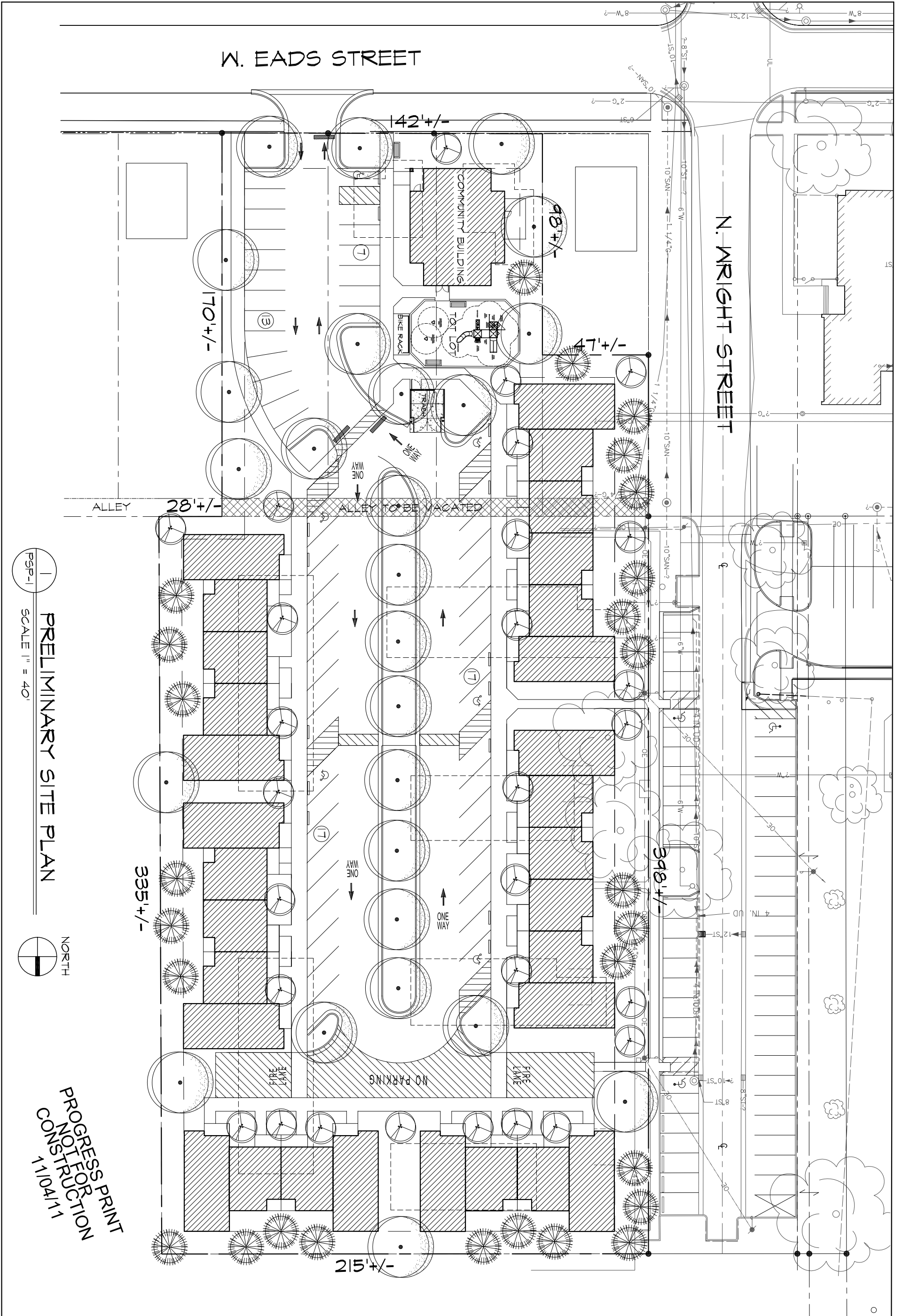
Exterior Building Program

- Hardi-board siding
- Brick Exterior
- 30 year asphalt shingles

Multi-Family Interiors





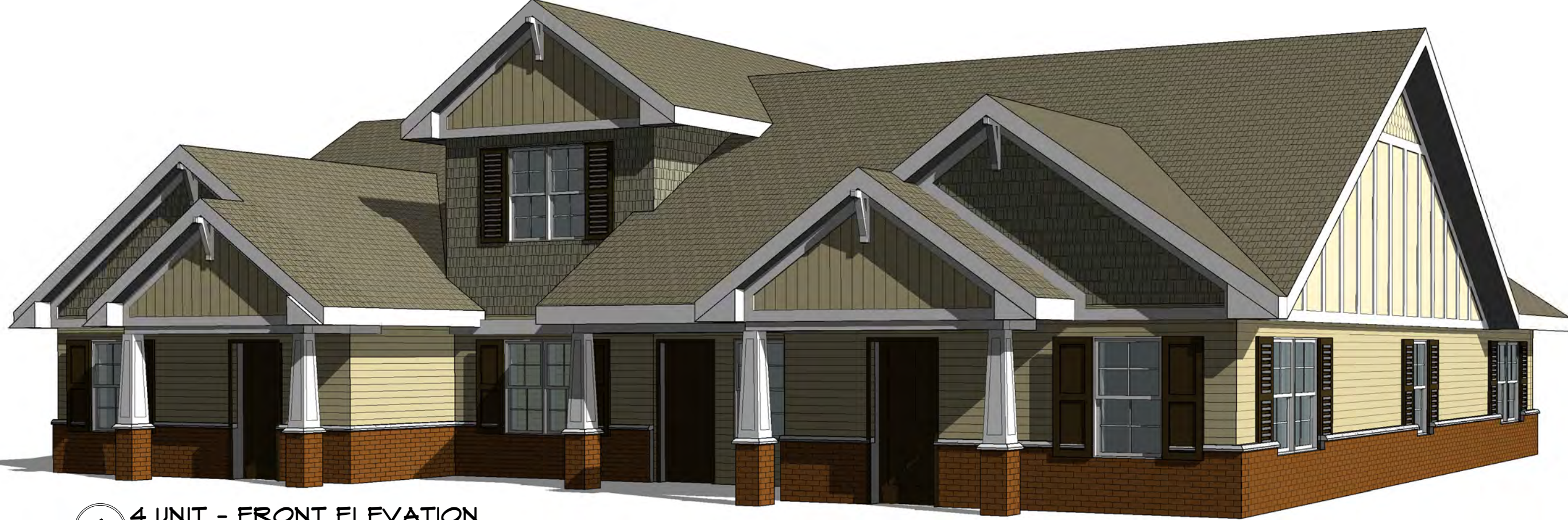


PSP-1
 PRELIMINARY SITE PLAN
 SCALE 1" = 40'

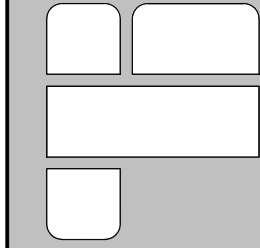


PROGRESS PRINT
 FOR NOTIFICATION
 OF CONSTRUCTION
 1/10/11

PRELIMINARY SITE PLAN		HACC - HAMILTON ON THE PARK		OWNER		ARCHITECT		Tyson and Billy Architects, P.C. 4000 Morsay Drive Rockford, IL 61107 (815) 229-8222 FAX (815) 229-8218 www.tysonandbilly.com	
36 APARTMENTS - W. EADS STREET URBANA, IL		CONTRACTOR		BONDING CO.					
Project Number	P11-2940	Date	11/04/11	Dm.	JD	Appd.	RGB		



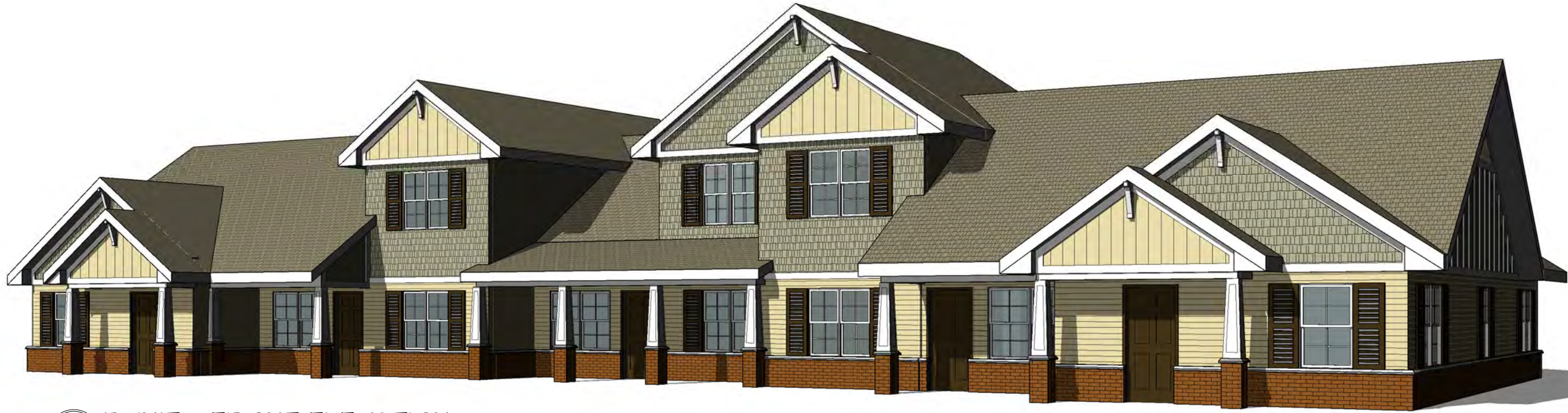
1 4 UNIT - FRONT ELEVATION



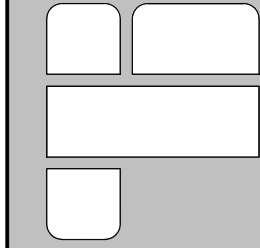
HACC - DUNBAR COURT
36 TOWNHOUSE APARTMENTS
URBANA, ILLINOIS

Tyson and Billy Architects, P.C.
4000 Morsay Drive, Rockford, IL 61107 ph (815)229-8222
Fax (815)229-8218 www.tysonandbilly.com

Sheet No:	Proj. No:
4-1	P11-2940
Drawn By:	Owner:
TCM	
Checked By:	Architect:
RGB	
Date:	Contractor:
09/15/11	Bonding Co:



1 5 UNIT - FRONT ELEVATION



HACC - DUNBAR COURT
36 TOWNHOUSE APARTMENTS
URBANA, ILLINOIS

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4000 Morsay Drive, Rockford, IL 61107 ph (815)229-8222
Fax (815)229-8218 www.tysonandbilly.com

Sheet No:	Proj. No.	Owner	Architect	Contractor	Bonding Co
5-1	11-2940				
Drawn By	Checked By	Date			
TCM	RGB	09/15/11			