



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council

FROM: John A. Schneider, MPA, Community Development Manager

DATE: December 7, 2017

SUBJECT: **A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2016-2017 AND FY 2017-2018 ANNUAL ACTION PLANS**

A RESOLUTION APPROVING THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2018-2019 MINI-ACTION PLAN

Description

Included on the agenda of the December 11, 2017 regular meeting of the Urbana City Council Committee of the Whole is a Resolution approving modifications to the Fiscal Year (FY) 2016-2017 and FY 2017-2018 Annual Action Plans and a Resolution approving a partial FY 2018-2019 City of Urbana and Urbana HOME Consortium Annual Action Plan (Mini-Action Plan).

Primarily, the amendments will allow for the use of Federal HOME Investment Partnerships (HOME) Program funding allocated to the City of Champaign on new rental housing construction activities as part of the Bristol Park Redevelopment project. Another change included as part of this proposed action includes making changes to the CDBG funded Public Facilities projects to allocate CDBG funding to activities at the Aspen Court complex.

Background

As the lead entity of the Urbana HOME Consortium, the City of Urbana manages all HOME funds on behalf of the Consortium, including the funds allocated to the City of Champaign and the Champaign County Regional Planning Committee. As such, the City of Urbana is responsible for administering and approving annual action plan amendments and updates.

HUD regulations require that in the event significant changes to projects or programs described in existing Annual Action Plans occur, the plans are to be amended to reflect the changes. The City of Urbana and Urbana Home Consortium Consolidated Plan for FY 2015-2019 sets forth an Action Plan amendment process. The proposed Amendments have been processed in accordance with the Consolidated Plan procedure, including publishing public notices on the City's website (November 20, 2017 – December 4, 2017). The proposed amendments have also 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 beginning December 1, 2017.

To provide opportunity for the public comment regarding the proposed Annual Action Plan Amendments, a public hearing regarding the proposed amendments was held in City Council Chambers on December 5, 2017, immediately prior to the rescheduled meeting of the Community Development Commission. Public comments were received from Sheila Dodd, Executive Director of Habitat for Humanity of Champaign County, who stated that she supports the proposed amendments and mini-action plan, and encourages the Urbana HOME Consortium to continue recognizing the importance of single-family affordable homeownership opportunities as well.

Issues

The Annual Action Plan Amendments are required before agreements that convey Federal funds for the reimbursement of eligible expenses related to the Bristol Park Redevelopment and/or the Aspen Court projects may be executed. The proposed amendments are considered to be substantial changes due to the addition of activities that were not listed in the Consolidated Plan.

The Urbana City Council must approve any substantial changes to the City's Annual Action Plans prior to submission to HUD. Staff is requesting that the Committee of the Whole review the proposed Amendments and make a recommendation to the Urbana City Council regarding the Amendments.

Discussion

Through the amendments and FY 2018-2019 mini-action plan, \$415,451.93 in City of Champaign HOME funds are proposed to be utilized for the Bristol Park redevelopment project to reimburse the Bristol Park development team for HOME-eligible expenses. The amendments accomplish this by adding the Bristol Park redevelopment as an eligible use in the existing City of Champaign Neighborhood Revitalization program.

To use HOME funds from the upcoming year's funding round (2018-2019) prior to their release, HUD regulations at 24 CFR 92.212 provide that "[i]n lieu of a full action plan, the participating jurisdiction may develop a mini-action plan which describes the proposed pre-award projects and costs in accordance with 24 CFR 91.220(c)." The proposed mini-action plan for FY 2018-2019 was drafted to satisfy these requirements and would allow the City of Champaign to use their allocation of HOME funds on the Bristol Park Redevelopment project. Additionally, the Federal regulation cited above limits the amount of pre-award funding available to the Urbana HOME Consortium by stating that "[e]ligible project costs may be incurred during the current program year in an amount not to exceed 25% of the current HOME allocation amount, to be charged to the following year's HOME allocation."

The amendments also propose changes to the City of Urbana CDBG Public Facilities projects in FY 2016-2017 and FY 2017-2018. The proposed changes would allow CDBG-funded public facility activities to occur as part of the improvements planned at Aspen Court. TWG Development, the owner of the Aspen Court complex, has approached the City of Urbana and requested funds for common amenities to complement its rehabilitation work at Aspen Court, which is largely funded by Low-Income Housing Tax Credits.

Options

1. Approve the Resolutions Approving Modifications to the City of Urbana and Urbana HOME Consortium FY 2016-2017 and FY 2017-2018 Annual Action Plans and the FY 2018-2019 Mini-Action Plan.

2. Approve one or both Resolutions with changes.
3. Do not approve of one or both of the Resolutions.

Fiscal Impacts

The proposed amendments to the Annual Action Plans will not change the amount of HOME funding already provided to the City by HUD, nor will it impact the City of Urbana's HOME or CDBG budgets, as the funds related to those allocations have already been awarded. If approved, the use of pre-award funds from FY 2018-2019 would provide the Urbana HOME Consortium with the ability to commit additional funds to eligible projects. All amendments related to HOME funds for the Bristol Park Redevelopment project concern funds allocated to the City of Champaign that would otherwise have been used for other projects in the City of Champaign; therefore, the proposed change will have no impact on activities in Urbana. There is no fiscal impact to the City General Fund budget.

According to 24 CFR 92.212: "The mini-action plan must state that HOME funding for the project(s) is subject to the future availability of HOME funds." Based on the allocations provided in previous annual funding rounds, staff expects that the projected FY 2018-2019 HOME allocation to the Urbana Consortium will more than cover the amount proposed to be used for pre-award costs from the City of Champaign's allocation of HOME funding.

Programmatic Impacts

Continuing to promote the creation of additional affordable housing units, and in turn providing households of all income levels with the opportunity to live in Urbana, has been a longstanding goal of the Mayor and City Council. This goal is expressed in various City documents, including the Urbana City Mayor and Council Goals, the 2005 Urbana Comprehensive Plan, and the 2015-2019 City of Urbana and Urbana HOME Consortium Consolidated Plan. The proposed amendments and mini-action plan continue to support this goal.

Recommendations

Staff recommends that the Committee of the Whole review the Resolutions and make recommendations for approval to the Urbana City Council. The Community Development Commission voted unanimously to recommend approval of both Resolutions to the Urbana City Council.

Memorandum Prepared By:



Matthew Rejc, AICP
Community Development Coordinator
Grants Management Division

Attachments:

1. A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2016-2017 AND FY 2017-2018 ANNUAL ACTION PLANS

2. City of Urbana and Urbana HOME Consortium Proposed HOME and CDBG Amendments (Annual Action Plans FY 2016-2017 & FY 2017-2018)
3. A RESOLUTION APPROVING THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2018-2019 MINI-ACTION PLAN
4. FY 2018-2019 City of Urbana and Urbana HOME Consortium Mini-Action Plan
5. *Unapproved minutes from the December 5, 2017 rescheduled meeting of the Urbana Community Development Commission*

RESOLUTION NO. 2017-12-078R

A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2016-2017 AND FY 2017-2018 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 Grant (hereinafter “CDBG”) and Home Investment Partnerships 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 Plan for FY 2016-2017 and FY 2017-2018 which included proposed budgets for the HOME Program and HUD subsequently approved said Annual Action Plans; and

WHEREAS, on November 20, 2017, 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; and

WHEREAS, on December 5, 2017 the City of Urbana, the Grants Management Division of the Community Development Services Department, as lead entity for the Urbana HOME Consortium, held a public hearing on the proposed amendments; and

WHEREAS, the City Council now finds it necessary and appropriate to amend the City of Urbana and Urbana HOME Consortium Annual Action Plans for FY 2016-2017 and FY 2017-2018.

NOW, THEREFORE, BE IT RESOLVED 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 Urbana HOME Consortium Annual

Action Plans for FY 2016-2017 and FY 2017-2018, 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 Plan for FY 2016-2017 and FY 2017-2018, 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:

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Diane Wolfe Marlin, Mayor

**City of Urbana
and
Urbana HOME Consortium**



**Proposed
HOME & CDBG Amendment**

Annual Action Plans

FY 2016-2017 & FY 2017-2018

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 Resolution No. _____

**PROPOSED AMENDMENTS TO CITY OF URBANA & URBANA HOME CONSORTIUM
FY 2016-2017 and FY 2017-2018**

The City of Urbana, as lead entity for the Urbana HOME Consortium, proposes to amend the City of Champaign’s HOME Program budget in the FY 2016-2017 AAP and FY 2017-2018 AAP. Adding rental new construction activities to the City of Champaign Neighborhood Revitalization program is proposed, to provide necessary support for the development of the Bristol Park redevelopment, which is expected to include up to 180 units of affordable rental housing on City of Champaign-owned property bounded by Bradley Avenue to the south, Market Street to the west, Chestnut Street to the east, and Roper Street and the Shadow Wood Mobile Home Park to the north. These funds are expected to be provided to the development team and will complement around \$23 million in other financing.

The City of Urbana proposes to amend the City of Urbana’s CDBG Program budget with regard to Public Facility and Improvement activities. Improvements to the Aspen Court complex is proposed to be added to the CDBG Public Facilities Projects in the FY 2016-2017 and FY 2017-2018 Annual Action Plans, to accommodate proposed funding assistance for the Aspen Court complex.

A change to the Urbana HOME Consortium Resale and Recapture Guidelines for HOME Program Activities is also included as part of this proposed amendment. The proposed change would clarify the inclusions and exclusions associated with the net proceeds of sale and capital improvements.

CITY OF URBANA PROPOSED CDBG AMENDMENTS AND URBANA HOME CONSORTIUM PROPOSED HOME AMENDMENTS:

Following are the CDBG and HOME Program language changes and budget changes for the FY 2016-2017 Annual Action Plan found on pages 29-35:

4	Project Name	CDBG Public Facilities
	Target Area	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 City of Urbana
	Goals Supported	Preserve Existing Affordable Housing Supply
	Needs Addressed	Non-Homeless Special Needs Community Development Needs
	Funding	CDBG: (up to) \$150,000
	Description	Funds will be used to support public facilities projects, <u>including the Aspen Court complex</u> , undertaken by the City of Urbana.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 households will benefit from public facility improvements in Urbana. <u>Approximately 137 households will benefit from the public facility improvements when completed at the Aspen Court complex.</u>
	Location Description	These programs will be carried out within the City of Urbana limits.

Planned Activities	Planned activities include public facility improvements to social service providers' brick and mortar assets. Property Acquisition funds will be used for the purchase, demolition, and clearance of properties and structures primarily in Census Tracts 53/54/55/56 Block 1 as part of the City's blight reduction activities. <u>Public Facility Improvements will also be conducted at the Aspen Court complex in southeast Urbana, which is an existing rental housing development that the owner intends to conduct a \$12.1 million rehabilitation.</u>
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10	Project Name	HOME City of Champaign Neighborhood Revitalization
	Target Area	City of Champaign
	Goals Supported	Provide decent affordable housing opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$240,452
	Description	A total of \$228,062.80 in HOME funds will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq-Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq-Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1, 2, 4, 7, 8, 9 14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park and Garden Hills. <u>A total of \$12,389.20 in HOME funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.</u>
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City of Champaign's program will benefit approximately 10 households in FY 2015-2016 2016-2017 and approximately 180 upon completion of the Bristol Park Redevelopment project.
	Location Description	City of Champaign limits.
	Planned Activities	A total of \$228,062.80 in HOME funds will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq-Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq-Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1, 2, 4, 7, 8, 9 14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park and Garden Hills. <u>A total of \$12,389.20 in HOME funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.</u>

Following is the CDBG and HOME Program language and/or budget changes for the FY 2017-2018 Annual Action Plan found on pages 31-40:

4	Project Name	CDBG Public Facilities
	Target Area	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 City of Urbana
	Goals Supported	Preserving Existing Affordable Housing Supply
	Needs Addressed	Non-Homeless Special Needs Community Development
	Funding	CDBG: (up to) \$150,000
	Description	<u>Funds will be used to support public facilities projects, including the Aspen Court complex, undertaken by the City of Urbana.</u>
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	<u>Approximately 200 households will benefit from public facility improvements in Urbana. Approximately 137 households will benefit from the public facility improvements when completed at the Aspen Court complex.</u>
	Location Description	These programs will be carried out within the City of Urbana limits.
	Planned Activities	Planned activities include public facility improvements to social service providers' brick and mortar assets. Property Acquisition funds will be used for the purchase, demolition, and clearance of properties and structures primarily in Census Tracts 53/54/55/56 Block 1 as part of the City's blight reduction activities. <u>Public Facility Improvements will also be conducted at the Aspen Court complex in southeast Urbana, which is an existing rental housing development that the owner intends to conduct a \$12.1 million rehabilitation.</u>

7	Project Name	HOME City of Champaign Neighborhood Revitalization
	Target Area	Urbana Consortium-wide Area
	Goals Supported	Provide decent affordable housing opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$236,170 245,616.00
	Description	Funds will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1,2,4,7,8,9,14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park, and Garden Hills. Funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.
	Target Date	06/30/2018

Estimate the number and type of families that will benefit from the proposed activities	<p>The City of Champaign's program will benefit approximately 180 households in FY 2017-2018 upon completion of the Bristol Park redevelopment.</p>
Location Description	<p>City of Champaign limits.</p>
Planned Activities	<p>Funds will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1,2,4,7,8,9,14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park, and Garden Hills.</p> <p><u>Funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.</u></p>

RESOLUTION NO. 2017-12-079R

**A RESOLUTION APPROVING THE CITY OF URBANA
AND URBANA HOME CONSORTIUM FY 2018-2019 MINI-ACTION PLAN**

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 Grant (hereinafter "CDBG") funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter "HUD"); and

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 as such is eligible to receive HOME Investment Partnerships (hereinafter "HOME") funds on behalf of the City of Urbana, City of Champaign, and Champaign County; and

WHEREAS, on January 5, 1995, HUD published a final rule in the Federal Register requiring a five-year consolidated plan and annual action plans for all HUD community planning and development formula grant programs, consolidating into a single annual submission the planning, application, and reporting aspects of the CDBG, HOME, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS Programs, and the Comprehensive Housing Affordability Strategy; and

WHEREAS, the Urbana City Council approved the *City of Urbana and Urbana HOME Consortium (Champaign/ Urbana/ Champaign County) FY 2015-2019 Consolidated Plan* on May 4, 2015, (Ordinance# 2015-05-047); and

WHEREAS, HUD authorizes HOME participating jurisdictions to request pre-award funds from the upcoming program year's allocation prior to its release through the process described at 24 CFR 92.212, which requires the creation of a mini-action plan; and

WHEREAS, the Urbana Community Development Commission, assisted by Urbana Community Development Services staff, has prepared the *City of Urbana and Urbana HOME Consortium Mini-Action Plan FY 2018-2019* (hereinafter the "Mini-Action Plan"); and

WHEREAS, on November 20, 2017, a notice was published on the City of Urbana website describing the Mini-Action Plan, requesting public input, and announcing a public hearing which was held on December 5, 2017, regarding the Mini-Action Plan; and

WHEREAS, at its December 5, 2017, meeting, the Urbana Community Development Commission recommended adoption of the Annual Action Plan by the Urbana City Council.

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

Section 1. That the *City of Urbana and Urbana HOME Consortium Mini-Action Plan FY 2018-2019*, in substantially the form as 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 to take any action necessary in connection with said Mini-Action Plan to implement the CDBG and HOME programs and to provide such additional information as may be required.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

AYES:

NAYS:

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Diane Wolfe Marlin, Mayor

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Urbana HOME Consortium and the City of Urbana Mini-Action Plan for FY 2018-2019 identifies activities that are planned to be implemented by the City of Urbana and the members of the Urbana HOME Consortium during the period beginning July 1, 2018 and ending June 30, 2019 that are expected to be undertaken with pre-award funds. This Mini-Action Plan was developed according to 24 CFR 92.212 and budgets the use of one federal housing entitlement fund, the HOME Investment Partnerships (HOME) Program. The Mini-Action Plan for FY 2018-2019 has been developed to further strategies identified in the City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2015-2019. The Annual Action Plan identifies activities that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the fourth year of the five-year Consolidated Plan period. The HOME portion of the Annual Action Plan identifies uses of HOME funds by members of the Urbana HOME Consortium. The members of the Urbana HOME Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium) are the City of Urbana, the City of Champaign, and Champaign County. The Mini-Action Plan was on file for public review and comment during the period beginning November 29, 2017 through December 29, 2017. On December 5, 2017, the City held a public hearing to obtain comments regarding the draft Annual Action Plan. The hearing was at 5:30 p.m. in the Council Chambers of the Urbana City Building, 400 South Vine Street, before the regular meeting of the Urbana Community Development Commission. All comments received at the hearing, as well as other written comments submitted during the public review period, are included in the Mini-Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

A summary of the Consolidated Plan Objectives and Outcomes is provided below and contains Objectives (with associated Goals as listed in Appendix D of the FY 2015-2019 City of Urbana and Urbana HOME Consortium Consolidated Plan) and the anticipated Outcomes from implementing the strategies associated with the Consolidated Plan goals. The attached Objectives and Outcomes summary serves as the framework for an outcome-based performance measurement system for the City of Urbana and Urbana HOME Consortium to monitor its progress toward meeting goals of the FY 2015-2019 Consolidated Plan. Each project identified in this Mini-Action Plan provides the applicable Objectives and Outcomes. The anticipated results are provided as "Outcome Indicators." The HOME funding for the project identified in this mini-action plan must state is subject to the future availability of HOME funds.

OBJECTIVE 1: PROVIDE A SUITABLE LIVING ENVIRONMENT	
<p>GOAL 6: Provide Support for existing agencies delivering services to homeless individuals and families and encourage expansion of local services to meet community homeless needs.</p> <p>GOAL 7: Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes</p> <p>GOAL 8: Support infrastructure improvements in Urbana's Community Development Target Area</p> <p>GOAL 9: Preserve and support Urbana's neighborhoods as vibrant places to live.</p>	
Outcome: Accessibility for the purpose of creating suitable living environments	
Strategies	Create a Suitable Living Environment by providing better access to health care in the community for low-income residents. (<i>Consolidated Social Service Funding Projects</i>)
	Create a Suitable Living Environment for owner-occupied households with incomes at or below 80% of the area median by improving infrastructure in the targeted neighborhood. (<i>Projects including Neighborhood Sidewalks & Streetlights, and Kerr Subdivision Project Infrastructure</i>)
	Create a Suitable Living Environment by improving the appearance of the targeted areas by reducing blight. (<i>Neighborhood Cleanup</i>)
Outcome: Sustainability for the purpose of creating suitable living environments	
Strategies	Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and making housing accessible to persons with disabilities. (<i>Emergency Grant and Access Grant</i>)
	Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and housing accessible to persons with disabilities. All recipients of assistance must have household incomes at or below 50% of the area median. (<i>Senior Repair Service</i>)
	Create Suitable Living Environment by providing assistance to property owners in the target area having household incomes at or below 80% Median Family Income (MFI) by removing dilapidated structures from owner-occupied property. (<i>Clearance of Slum & Blighted Conditions</i>)
Outcome: Sustainability for the purpose of creating suitable living environments	
Strategy	Create a Suitable Living Environment by providing better access to social services in the community for low-income residents. (<i>Consolidated Social Service Funding Projects</i>)
Outcome: Affordability for the purpose of creating suitable living environments	
Strategy	Create a Suitable Living Environment by providing support to the existing network of local homeless services. (<i>Urbana-Champaign Continuum of Care, Council of Service Providers to the Homeless, and the Emergency Relocation Task Force</i>)
OBJECTIVE 2: PROVIDE DECENT HOUSING	
<p>GOAL 1: Provide decent affordable housing opportunities for low- and moderate-income households.</p> <p>GOAL 2: Address barriers to obtaining affordable housing</p> <p>GOAL 3: Preserve and improve supply of affordable housing as a community resource.</p> <p>GOAL 4: Work with Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.</p>	
Outcome: Affordability for the purpose of providing decent affordable housing	
Strategies	Provide Decent Housing by increasing capacity of Community Housing Development Organizations (CHDOs) to identify and implement programs that will provide affordable housing opportunities to recipients at or below 60% of area median income for rental and at or below 80% of the area median for homeownership). (<i>CHDO Home ownership/Rental programs</i>)

outcomes and objectives pg 1

	Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median. <i>(Property Acquisition)</i>
	Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners. <i>(CHDO affordable housing projects)</i>
	Provide Decent Housing by constructing new mixed-income housing tax credit development that would include at least thirty units for residents whose household incomes are at or below 60% Median Family Income (MFI). <i>(Redevelop of Urbana Townhomes & Aspen Court)</i>
	Provide Decent Housing by providing tenant-based rental assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty line. <i>(Tenant Based Rental Assistance)</i>
	Provide Decent Housing by developing new down payment assistance programs for low-income buyers. <i>(HOME Consortium – Acquisition Rehab; Urbana Dream Down Payment Assistance Program)</i>

Outcome: Accessibility for the purpose of providing decent affordable housing.

Strategies	Provide Decent Housing by providing access to services and counseling for homeless families with children to assist with transition into more permanent housing. <i>(Urbana Transitional Housing Program for Homeless Families with Children; Supportive Housing Program for Homeless Families in Transition)</i>
	Provide Decent Housing by identifying programs that will provide affordable housing opportunities to income qualified recipients (at or below 60% of area median for rental and at or below 80% of the area median for homeownership). <i>(City Redevelopment Programs)</i>
	Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance. <i>(Whole House Rehabilitation Program)</i>

OBJECTIVE 3: Expand Economic Opportunities

GOAL 5: *Support community efforts to provide services and training for low- and moderate-income residents.*

GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families/encourage the expansion of local services to meet community homeless needs.*

Outcome: Accessibility for the purpose of creating economic opportunities

Strategies	Support expansion of job-training programs for low-income individuals by area social service agencies, and encourage them to conduct a review of all available programs to determine if they meet current need. <i>(Consolidated Social Service Funding Projects)</i>
	Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults. <i>(Consolidated Social Service Funding Projects)</i>
	Support area providers such as the Senior Services Division of Champaign County Regional Planning Commission and Family Service of Champaign County in their efforts to provide supportive services to low-income elderly persons residing in Urbana. <i>(Consolidated Social Service Funding Projects)</i>

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Based on input received during public hearings, Community Development Commission meetings and City Council meetings, funds should be set aside for future public facilities and infrastructure projects, as this will help to provide a more suitable and safe living environment. The set aside for infrastructure reconstruction and installation projects in this Annual Action Plan will also address suitable and safe living environment objectives. The demand for assistance through the Emergency, Access, and Senior Repair Programs fluctuates year-to-year. Increasing utility and maintenance costs as well as other rising housing costs place a burden on the lower income households. The City maintains a waiting list for Whole House Rehabilitation participants for which the demand remains high, due to limited funding availability. Owner-occupied housing rehabilitation programs have a positive impact for participants and help stabilize properties.

Programs addressing neighborhood conditions are continuing to becoming more successful at improving the overall appearance of the target neighborhoods. City of Urbana staff annually conducts a survey in targeted neighborhoods to identify blighted secondary structures and vacant, deteriorated buildings that need to be repaired or demolished. As part of this program, during FY 2016-2017, staff will continue to work with owners to encourage mitigation of the blighted conditions. Property owners are also informed of the availability of City of Urbana programs for income-qualified owner-occupants that will offset the cost of abatement. Residents are informed about services through public notices and information posted on the City website at www.urbanaininois.us, in the local newspaper, and on the public access television channel (UPTV).

The City's Emergency Grant and Senior Repair Service Programs provide much-needed funds that mitigate the immediate and deferred maintenance issues for those who otherwise would not be able to afford such repairs. The Access Grant Program is intended to help remove barriers to accessibility for persons with disabilities. It is available for renters or homeowners who earn less than 80% of Median Family Income to make necessary improvements. Both programs are essential elements needed to help stabilize targeted neighborhoods.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

This Mini-Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan included as part of the 2015-2019 Consolidated Plan process. The Urbana Community Development Commission sponsored a public hearing to obtain input during plan preparation.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received in December 2017 regarding the Mini-Action Plan will be included in the final FY 2018-2019 Annual Action Plan. Meeting minutes and attendance sheets are also included and attached to this Action Plan. In order to broaden public participation in the Annual Action Plan process, the City provided notice of neighborhood meetings and public hearings as follows: (1) Provided public notice on the City Website www.urbanaininois.us and UPTV, (2) Emailed public notice to social service agencies, media, and concerned citizens, and (3) Posted 14-day public notice on each site where public hearing was to be held.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable

7. Summary

This Mini-Action Plan reflects the coordinated efforts of the Urbana HOME Consortium and its citizens, as well as the expansive network of housing and human service providers in Champaign County. Through strategies documented in this plan, the effectiveness and impact of federal funds will be maximized through thoughtful investment of resources, reduced duplication of services, and improved service delivery. The goals and objectives identified in this plan aim to improve the quality of life in Champaign County, particularly for low-income, homeless, elderly, and/or special needs individuals and families.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	URBANA	Community Development/Grants Management Division
HOME Administrator	URBANA	Community Development/Grants Management Division

Table 1 – Responsible Agencies

Narrative

The City of Urbana, through the Grants Management Division of its Community Development Services Department, acts as the lead agency for the Urbana HOME Consortium. As such, Urbana staff took the lead role in developing the *City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2015-2019*, especially as it relates to policies, procedures, programs and activities, and other issues specifically involving the City. However, overall development of the Consolidated Plan was a cooperative effort involving the City of Urbana, the City of Champaign, and the Champaign County Regional Planning Commission (representing the unincorporated areas of Champaign County). These regions are geographically contiguous and the areas of responsibility of the entities tend to overlap. These factors have contributed to an open and cooperative relationship among the municipalities which extends to both staff and elected officials. This cooperation is essential in assessing and attending to the needs of the greater community, and is the foundation for the Consortium's successes. The Grants Management Division also administers the Community Development Block Grant (CDBG), on behalf of the City of Urbana.

Consolidated Plan Public Contact Information

Copies of proposed and approved Consolidated Plans/Annual Action Plans, Performance Reports, and substantial amendments to the plan are available for public review on the City of Urbana website at www.urbanaininois.us and at the following locations:

- City of Urbana, 400 South Vine Street, Urbana - Grants Management Division & City Clerk's Office
- Urbana Free Library, 210 West Green Street, Urbana
- Champaign County Regional Planning Commission, 1776 E. Washington Street, Urbana

The City of Champaign is responsible to make the Plans and Reports available at the following locations:

- Champaign Public Library, 200 West Green Street, Champaign
- City of Champaign, 102 N. Neil Street, Champaign, Neighborhood Services Department Information Desk

Questions or comments regarding the Community Development Program should be addressed to Kelly H. Mierkowski, Manager, Grants Management Division, 400 South Vine Street, Urbana, Illinois 61801 or khmierkowski@urbanaininois.us.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Consortium regularly participates in a number of meetings of community organizations, cooperatives, etc. occurring on a monthly, quarterly, or other regular basis, in order to develop and maintain partnerships with other community organizations. These meetings provide continual feedback on the needs and trends in the community, as well as opportunities for the Consortium to disseminate information about the programs and services it provides. Staff members of the Consortium entities often serve on committees and sub-committees, taking a very active and visible role in the community. In addition to the municipalities, a number of public and private entities play key roles in the health of the community. The Consortium makes every effort to include these organizations in the planning and implementation of the Annual Action Plan. Input from the public was also sought through public hearings and neighborhood meetings throughout the City of Urbana in targeted neighborhoods.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Housing Authority of Champaign County continues to inform local jurisdictions of major housing opportunities and is currently collaborating on major redevelopments in Champaign (Bristol Place) and Urbana (Aspen Court/Urbana Townhomes and Highland Green/Kerr Avenue). The Housing Authority also has several new developments being designed in the county. The consultation confirmed the need for additional rental housing opportunities for low income households. The Urbana HOME Consortium coordinates with the Mental Health Board and other local funders during the drafting FY 2016/17 Annual Action Plan. The staff in coordination with other funding groups will continue to discuss and monitor ongoing needs for persons with mental health and other needs, particularly low-income persons and youth. Staff from local government and the Mental Health Board currently serve together on the United Way of Champaign County's Community Impact Committee and are serving together on the local Continuum of Care's monitoring subcommittee.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Urbana HOME Consortium members (Lisa Benson, Kelly Mierkowski, and Kerri Wiman) have all served as past chairs for the Continuum of Care and/or Council of Service Providers to the Homeless. All three participating jurisdictions/subrecipients to the HOME Consortium continue to serve on the Continuum of Care and Council of Service Providers to the Homeless. The City of Urbana through its Consolidated Social Service Funding process and the administration of the Emergency Solutions Grant, funds many agencies in the community that work with homeless populations, including Courage

Connections, Community Elements, Crisis Nursery, Daily Bread Soup Kitchen, and Champaign County Regional Planning Commission.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Champaign County Continuum of Care receives funding allocation amounts from the State of Illinois that are then made available to agencies. The CoC reviews the past performance of agencies who have received the funding, in order to determine how to allocate ESG funds in the community. The CoC is currently developing performance standards and the evaluation of outcomes for members who receive funding. The HMIS system is administered by the Champaign County Regional Planning Commission under agreement with the CoC. HMIS staff assigns access and provides initial training for authorized users, maintains oversight and continuing training updates for quality of data entry, collects HMIS data for HUD HDX and other grant reports, and supports CoC planning efforts requiring data about clients served. At this time, most data is entered by a single user from hard copy documents collected at agency intake and data is shared among agencies only in aggregated formats to preserve confidentiality of households.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

6	Agency/Group/Organization	CHAMPAIGN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Champaign, as an Urbana HOME Consortium member, has gathered substantial public input regarding the Bristol Park Redevelopment project.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	CCRPC, GCAP	The CoC Strategic Plan overlaps with regarding to housing, i.e. by PROVIDING A COMPREHENSIVE CONTINUUM OF HOUSING SERVICES, Increase affordable housing

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The schedule for the FY 1819 Mini-Action Plan Process was made available to the public on the City website. On December 5, 2017, the City of Urbana and the Urbana HOME Consortium hosted a public hearing at the Urbana City Council Chambers prior to a Community Development Commission meeting to obtain preliminary comments from the Commission and public while a draft was underway. A thirty-day comment period was held from November 29, 2017 to December 29, 2017.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities low mod income households				na

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Urbana HOME Consortium will receive an allocation of \$157,446.50 in HOME funds, which will be provided to the City of Urbana to directly undertake activities within the City of Champaign. However, all proposed activities budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts once released. HOME funding for the Bristol Park Redevelopment project is subject to the future availability of HOME funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	157,447	0	0	157,447	2,539,668	Pre-award funds may be allocated by the City of Champaign to multifamily rental new construction in the Bristol Park redevelopment, and other funds may be allocated to new or existing programs, such as TBRA, the Acq-Rehab, FHIP, or Lot Acq programs, to promote revitalization efforts of targeted neighborhoods.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

These federal funds will assist to leverage a variety of private, state and local funds. The Bristol Park Redevelopment project is expected to use a total of \$23 million. It was selected to receive 9% Low-Income Housing Tax Credits (LIHTC) through the Illinois Housing Development Authority, and the Bristol Park Redevelopment project will also make use of project-based vouchers through the Housing Authority of Champaign County.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

All properties within the Bristol Park Redevelopment project area are owned by either the City of Champaign or the Housing Authority of Champaign County. The City of Champaign intends to take ownership of the entire project area, then transfer it to the developer prior to project completion.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing opportunities	2015	2019	Affordable Housing	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 City of Urbana City of Champaign Bristol Park Neighborhood Plan Area	Affordable Housing	HOME: \$157,447	Rental units rehabilitated: 180 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Address Barriers to Affordable Housing	2015	2019	Affordable Housing Non-Housing Community Development	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 Beardsley Park Neighborhood Improvement Plan Area Garden Hills United Neighborhood Association Action Plan City of Urbana City of Champaign Urbana Consortium-wide Area Bristol Park Neighborhood Plan Area	Community Development Needs		
3	Preserve Existing Affordable Housing Supply	2015	2019	Affordable Housing	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 City of Urbana	Affordable Housing		

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing opportunities
	Goal Description	Pre-award HOME funds will be used to develop new rental units through the Bristol Park Redevelopment project. Other HOME funds may be used to increase supply of affordable housing available to low and moderate income households, by providing Tenant Based Rental Assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty level, support new construction for homeownership sponsored by CHDOs and other nonprofits, support new construction of affordable rental units sponsored by CHDOs and other nonprofits, support and provide guidance for for-profit developers building new affordable renter and owner units, support construction of new affordable rental units through LIHTC, in compatible areas, encourage the development of non-profit housing development organizations eligible for CHDO status. Expand homeownership opportunities for low and moderate income households, by providing support and encourage homeownership education programs, support the Housing Authority of Champaign County's Section 8 Homeownership program, support the development of local Lease Purchase Programs, directly encourage homeownership through downpayment assistance programs such as programs funded with Private activity bond funds, develop new downpayment assistance programs for low-income buyers.
2	Goal Name	Address Barriers to Affordable Housing
	Goal Description	
3	Goal Name	Preserve Existing Affordable Housing Supply
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following is a list of proposed programs listed in the PY 2015-2019 Consolidated Plan, for the one-year FY 1819 Mini-Action Plan period. All of the proposed projects are in response to an identified need in the Consolidated Plan. Consideration has also been given to program delivery, and staffing requirements to successfully operate the grant activities, various objectives of leveraged funding available, as well as programmatic constraints of the HOME Investment Partnerships Program. The projected target start date for the proposed programs is July 1, 2017 and projected commencement of proposed programs is June 30, 2019.

#	Project Name
1	HOME City of Champaign Neighborhood Revitalization

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Urbana has utilized its allocation of CDGB and HOME funds to address obstacles to meeting underserved needs, foster and maintain decent housing, support public housing improvements and resident initiatives, address lead-based paint hazards, reduce the number of persons below poverty level, and has provided assistance in coordinating housing and service agencies. These funded activities are noted within the previous listings and budget for FY 2017-2018 projects.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME City of Champaign Neighborhood Revitalization
	Target Area	City of Champaign Bristol Park Neighborhood Plan Area
	Goals Supported	Provide decent affordable housing opportunities
	Needs Addressed	Affordable Housing
	Funding	:
	Description	All pre-award HOME funds will be directed to new construction activities and eligible common costs related to the Bristol Park Redevelopment Project. This project will involve the construction of 180 new affordable rental units in Champaign, IL. Any funds not directed to this project will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq-Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq-Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1,2,4,7,8,9,14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park, and Garden Hills.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The City of Champaign's program will benefit approximately 180 low-income households through the Bristol Park Redevelopment Project.
	Location Description	Pre-award activities will take place within the Bristol Park neighborhood, while any other activities could take place anywhere within the City of Champaign limits.
	Planned Activities	A total of \$157,446.50 in FY 18-19 HOME funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance stemming from pre-award funding will be targeted in the City of Champaign's Bristol Park Neighborhood Plan Area.

Geographic Distribution

Target Area	Percentage of Funds
CENSUS TRACT NUMBERS 53, 54, 55, AND 56	
Beardsley Park Neighborhood Improvement Plan Area	
Garden Hills United Neighborhood Association Action Plan	
City of Urbana	
City of Champaign	
Urbana Consortium-wide Area	
Bristol Park Neighborhood Plan Area	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The redevelopment of the Bristol Park Neighborhood was selected to receive 9% LIHTC, and the developer has requested HOME funds from the Urbana HOME Consortium in excess of the uncommitted balance currently allocated to the City of Champaign based on its population.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Champaign will use its HOME funds to support the Bristol Park Redevelopment project. The project will consist of at most 180 units distributed among single-family, duplex, and multifamily units within the Bristol Park Neighborhood.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	180
Special-Needs	0
Total	180

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	180
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	180

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion



UNAPPROVED
MINUTES
COMMUNITY DEVELOPMENT COMMISSION MEETING
Tuesday, December 5, 2017, City Council Chambers
400 South Vine Street, Urbana, IL 61801

Call to Order: Chairperson Cobb called the regular meeting to order at 5:37pm.

Roll Call: Kelly Mierkowski called the roll. A quorum was present.

Motion for Removal of Agenda Item: Commissioner Silvis entertained a motion to remove the Resolution to Approving an Emergency Solutions Grants Program Subrecipient Agreement with United Way of Champaign County and C-U Men's Shelter (FY2017-2018) from the agenda. Commissioner Salaam motioned for the approval to remove the Resolution from the agenda, Commissioner Braun seconded the motion. The motion carried unanimously.

Commission Members Present: Fred Cobb, Anne Heinze-Silvis, Robert Freeman, Abdulhakeem Salaam, Chris Diana, Karin Hodgins-Jones, Michael Braun and James Winston.

Commission Members Excused/Absent: None.

Others Present: Kelly Mierkowski, Matt Rejc and Don Ho, Community Development Services. Sheila Dodd, Habitat for Humanity of Champaign-Urbana. Janel Gomez, City of Champaign. Sheryl Palmer, Faith United Methodist Church.

Approval of Minutes: Commissioner Silvis asked for approval or corrections to the September 26 regular meeting minutes. Commissioner Braun asked to change the wording of the first sentence and a typo in the first paragraph on page 5

Commissioner Braun moved to approve the minutes with changes and Commissioner Salaam seconded the motion. The motion carried unanimously.

Petitions and Communications: Chairperson Cobb asked if there was any written communication to the Commission, there were none.

Audience Participation: Chairperson Cobb stated that audience members could speak if they so wished, no one from the audience stepped forward to speak.

Staff Report: Kelly Mierkowski, Grants Management Manager, provided a brief overview of the staff report provided to the Commissioners that evening, which included HUD activities, staff activities, meetings attended, and various projects and programs.

Sheryl Palmer, Senior Pastor of Faith United Methodist Church provided an update on the C-U Men's Shelter. She expressed her gratitude for the support of the City of Urbana, the Community Development Commission and the Grants Management Division.

Old Business: None.

New Business:

~~A RESOLUTION TO APPROVING AN EMERGENCY SOLUTIONS GRANTS PROGRAM SUBRECEIPIENT AGREEMENT WITH UNITED WAY OF CHAMPAIGN COUNTY AND C U MEN'S SHELTER (FY2017-2018)~~

Removed from the Agenda, per motion and approval.

ANNUAL ACTION PLAN

- I. A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA AND URBANA HOME CONOSRTIUM FY2016-2017 AND 2017-2018 ANNUAL ACTION PLAN**
- II. A RESOLUTION APPROVING THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY2018-2019 MINI-ACTION PLAN**

Mr. Rejc stated that the amendments will allow for funding that has already been allocated to the City of Champaign based on their population. It will allow the City of Champaign to use it for rental new construction activities associated with the Bristol Park redevelopment. At the current moment, their program in the Annual Action Plan (AAP) is being used for house improvement program activities which is equivalent to the City of Urbana's whole house rehabilitation program. On their request, the Grants Management Division is proposing to change the AAP to reflect their desire to use their funding for rental new construction activities. Generally, any substantial changes to our AAP require an amendment. The City of Urbana would have to amend the AAP because the City is the lead entity of the Urbana HOME Consortium. In this case, the City of Champaign requested funding from FY16-17 and FY17-18, so GMD would need to amend the AAP to allow rental new construction activities for the City of Champaign.

GMD also held a public hearing at 5PM before the meeting and received one public comment from Sheila Dodd, the Executive Director of the Habitat for Humanity Champaign-Urbana. She suggested that the Urbana HOME Consortium keeps in mind the importance of affordable single-family home ownership opportunities while working on new rental construction activities.

Regarding the mini-plan of the second resolution. It was in tandem with the amendments to provide FY18-19 funding which has not yet been released to the Urbana HOME Consortium from HUD. According to the federal regulations, participating jurisdiction are allowed to request funding that has not yet been released. GMD would just have to develop a mini-plan to describe the project. Between the FY16-17 and FY17-18 and pre-award funding of FY18-19, it should total \$451,451.93 that City of Champaign can use for their redevelopment activities.

Another change that is included in the amendment and not in the mini-plan concerns the Community Development Block Grant (CDBG) Public Facilities funds. The change there has been made to allow the City of Urbana to use CDBG funds in tandem with the TWG Development and Aspen Court Complex. They have been awarded low-income housing income tax credit, the same as the developer for Bristol Park.

TWG is using the low-income housing tax credit to rehabilitate all of the units on site. They also request to use CDBG funds for common amenities that will benefit not only the residents at Aspen Court but also people from the surrounding neighborhood. GMD and TWG Development are still working on what amount of funding it would be and what form it would take because the developer does not want to trigger Davis Bacon Prevailing Wage Act for the rehabilitation work. GMD is not sure if using CDBG funds would trigger that. The amendment does not commit the City to the activity, but allow the City to consider the possibility for the activity.

In terms of fiscal impact, the HOME amendment only concerns city of Champaign's allocated funds that would have been otherwise to be used in the City of Champaign for their activities. There is no impact on activities within the City of Urbana. The CDBG funds would otherwise be used for public facilities activities which could include acquisition and demolitions. In terms of programmatic impacts, both the rental new constructions within Champaign and the common amenities at Aspen Court would follow the Consolidated Plan and the Comprehensive Plan. Staff recommends that the Community Development Commission forward both Resolutions to the Urbana City Council with a recommendation for approval.

Chairperson Cobb said it has been publicized that part of redoing a lot of the public housings requires tenants to move. Considering that, will that have an impact on the tenants in Aspen Court and Bristol Park since many people have complained about it? Ms. Mierkowski said this is in connection with the Housing Authority. Even though it is HUD funds, it is not HOME funds and there is no connection with the City that way. From her understanding, the Housing Authority are remodeling the units and she does not think that people who are living there will be displaced. Instead, people would move to another unit within the building. She does not believe that people would be removed completely out of the building.

Chairperson Cobb said that some people have been told that when they move out, there is an additional expense. Is there an option for these people to move into the new units without paying for the extra expense? Ms. Mierkowski said that she was not aware of this issue, but she will contact the Housing Authority and work with them on that.

Commissioner Freeman said that there was a conversation in the Council meeting the night before that maybe the township would be able to pick up that costs in order to help these people. He said that it is very important to help these people before the situation gets worse in which they would become homeless. Ms. Mierkowski said that Courage Connection also has tenant-based rental assistant that they might be qualified for. It is similar to a Section 8 voucher but with HOME funds. Kelly said that she would look into the situation and would work with the HACC to figure out a solution for the residents.

Commissioner Diana said in a lot of housing units, especially in large ones, painting and remodeling are done on a rolling basis. There is never more than a handful of units in place and the whole building would not need to be evacuated and then painted for weeks. He said that it would be great if the Housing Authority could incorporate some of that into this situation. As a result, these tenants would just have to move to a different unit with a different unit number. Ms. Mierkowski said that it was her thought that they would do that, but she has not been to the Housing Authority of Champaign County Board of Commissioners recently.

Mr. Rejc stated that it was the intent of the Housing Authority to do so, but they could not promise that it would happen because of the units available. It was HUD that requires the flooring to be redone throughout the entire building at the same time. The Housing Authority tried to push back against that and tried to keep people in the same building, but it was to no avail.

Commissioner Diana asked what common amenities are included in the project at the moment. Mr. Rejc said that GMD is still researching regarding that. They have been in discussion with the Lierman Neighborhood Action Committee about this topic since they represent the community and would know what the community needs. Some of the amenities that was brought up includes a community center and/or a computer lab. Commissioner Diana said that CDBG funds would need to be used for something specific. If it is used for something too general, it would be hard to avoid the Davis Bacon Prevailing Wage Act. Mr. Rejc said that GMD would have to confirm with HUD before they start anything.

Janel Gomez from City of Champaign Neighborhood Services provided an overview, timeline, and update of the Bristol Park redevelopment.

Chairperson Cobb entertained a motion to either forward the Resolution to Council with a recommendation for approval, forward the resolutions to Council with a recommendation for approval with changes, or to not forward for approval. Commissioner Diana motioned for the approval to forward the Resolution to Council. Commissioner Salaam seconded the motion; the motion carried unanimously.

Study Session: None.

Adjournment: Seeing no further business, Chairperson Cobb adjourned the meeting at 6:14pm.

Recorded by:

Don Ho
Grants Compliance Specialist, Grants Management Division

Don Ho

UNAPPROVED