



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, City Planner/Director

DATE: October 8, 2003

SUBJECT: **AN ORDINANCE APPROVING THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004)**

Description

As a recipient of entitlement funds from the U.S. Department of Housing and Urbana Development, the City of Urbana is required to update an Analysis of Impediments (AI) to Fair Housing Choice.

A copy of the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004) was included in the Council packet for the September 22, 2003 meeting of the Committee of the Whole. (If you desire an additional copy of the AI, please contact the Grants Management Division at 384.2447.)

Staff requests the Urbana City Council approve the Ordinance approving the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004).

Issues

The Urbana City Council is requested to review and approve the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004).

By adopting the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004), the City of Urbana will achieve compliance with the U.S. Department of Housing Urban Development requirement.

Background

As recipient of CDBG and HOME funding from the U.S. Department of Housing and Urban Development, the City of Urbana is required to update their Analysis of Impediments to Fair Housing Choice.

The last update to the Analysis of Impediments to Fair Housing Choice was 1990.

Staff and the Community Development Commission have invested considerable time and effort preparing this update of the Analysis of Impediments (AI) to Fair Housing Choice. The following is a summary outline of these efforts.

July 2002

Analise Fonza was hired as an intern to begin the process of updating the AI. Ms. Fonza briefed the Community Development Commission on her findings at the July CDC meeting.

January 2003

Melissa Headley joined the Grants Management Divisions as an intern and was assigned to prepare a “working draft” of the AI.

February 2003

The Community Development Commission reviewed the working draft of the Analysis of Impediments. The CDC provided extensive comments on the analysis conducted and the form and structure of the AI and charged staff to incorporate their comments and suggestions.

March 2003

The Community Development Commission reviewed an updated draft of the AI. CDC again provided a significant amount of feedback and direction to staff.

July 2003

Staff provided CDC members a copy of the near final version of the AI for review at the August 2003 CDC regular meeting. Staff indicated that they were requesting that the CDC provide a recommendation concerning the AI to the Urbana City Council at the August CDC meeting.

August 2003

Community Development Commission members provided final comments and suggestions to staff to improve the AI. The CDC provided two specific comments that are notable. The first recommendation is that the Analysis of Impediments be reviewed annually. To make this evident, the Commission members recommended that the cover of the AI note that it applies to the fiscal year 2003-2004. The second recommendation is that staff should encourage continued feedback on the AI. Staff have prepared a “mailer” that will allow persons reviewing the AI to easily submit comments. Staff also plans to provide an e-mail feedback arrangement, when the final version of the AI is placed on the City of Urbana website.

October 6, 2003

Councilperson Esther Patt provided staff two specific comments on the AI. A copy of short memo describing these comments is attached.

In summary the comments provide for the following:

- Delete the recommendation to encourage the use Section vouchers to support homeownership programs.
- Emphasize focus on extremely low-income households related to the use of tax credit projects.
- Add a provision to help build the capacity of Community Housing Development Organizations (CHDOs) to develop affordable multi-family housing for extremely low-income households.

Staff has reviewed the comments and agrees that they should be incorporated into the final draft of the AI.

After the Urbana City Council has approved the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004) the document will be forwarded to the HUD Regional Office in Chicago.

Options

The Urbana City Council can pursue the following options:

1. Approve the Ordinance that approves the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004) as it is currently drafted.
2. Approve the Ordinance that approves the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004) with changes to the AI and/or Ordinance.
3. Do not approve the Ordinance that approves the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004).

Fiscal Impacts

There are no immediate fiscal impacts associated with approving the ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004).

However, in the future, as efforts are made to implement programs to address the impediments to fair housing, CDBG and HOME funds could be used to fund such activities.

Recommendations

Staff recommends that Urbana City Council approval the ORDINANCE APPROVING THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004).

Memorandum Prepared By:

Bob Grewe, AICP
Manager, Grants Management Division

Attachments:

AN ORDINANCE APPROVING THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF URBANA (FY 2003-2004)

Councilperson Esther Patt's Memorandum noting comments on the Analysis of Impediments to Fair Housing Choice

ORDINANCE NO. 2003-09-103

AN ORDINANCE APPROVING THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
CHOICE FOR THE CITY OF URBANA

(FY 2003-2004)

WHEREAS, the City of Urbana receives Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funding from the U.S. Department of Housing and Urban Development;

WHEREAS, as a recipient of these funds, the City of Urbana is required to develop and update an Analysis of Impediments to Fair Housing.

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

Section 1. That the Analysis of Impediments to Fair Housing Choice for the City of Urbana (FY 2003-2004), in the form of the copy of said document attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, is hereby authorized to execute said document as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED by the City Council this _____ day of

_____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of

_____, _____.

Tod Satterthwaite, Mayor



DEPT. OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

M E M O R A N D U M

FROM: Bob Grewe, AICP Manager, Grants Management Division

DATE: October 8, 2003

**SUBJECT: Councilperson Esther Patt's Memorandum noting comments on
the Analysis of Impediments to Fair Housing Choice**

There is no electronic copy of this document.

If you would like to be mailed or faxed a copy of this document, please contact my office at 217.384.2441.

Thank you.