



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 Members

FROM: Lorrie Pearson, AICP, Community Development Services Director
Sheila Dodd, Manager, Grants Management Division

DATE: February 27, 2020

**SUBJECT: DRAFT CITY OF URBANA AND URBANA HOME CONSORTIUM
(CHAMPAIGN/URBANA/CHAMPAIGN COUNTY) FY 2020-2024
CONSOLIDATED PLAN**

Description

The City of Urbana, Grants Management Division, has prepared a DRAFT CITY OF URBANA AND URBANA HOME CONSORTIUM (CHAMPAIGN/URBANA/CHAMPAIGN COUNTY) FY 2020-2024 CONSOLIDATED PLAN (Consolidated Plan). The Consolidated Plan must be submitted to the US Department of Housing and Urban Development (HUD) by May 15, 2020, in order for the City of Urbana to continue to receive Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funding.

Issues

The issue is for the City Council to review the Draft Consolidated Plan for FY 2020-2024 and provide input regarding the proposed Plan. Input received during the upcoming 30-day public comment period will be incorporated into the Plan along with recommendations from the Urbana City Council. At its March 24, 2020, meeting, the Community Development Commission (CDC) will be asked to make a final recommendation to the Urbana City Council regarding the Plan.

Background and Discussion

As a recipient of CDBG and HOME entitlement funding from HUD, the City of Urbana and the Urbana HOME Consortium are required to develop a Five-Year Consolidated Plan that guides program planning and implementation. HUD provides the following summary statement concerning the Consolidated Plan:

The overall goal of the community planning and development programs covered by this part is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

The City submits the Consolidated Plan, Annual Action Plan, and Annual Performance Report in partnership with members of the Urbana HOME Consortium: City of Urbana, City of Champaign, and Champaign County Regional Plan Commission. The City of Urbana serves as the lead entity for the Urbana HOME Consortium. The City's current Consolidated Plan ends on June 30, 2020. Attached is a copy of the Draft Consolidated Plan for review and comment. The demographic

information/data, housing/community development information, and related background information are based on information from the 2010 Census and other resources.

A 30-day public comment period will run from March 1, 2020, through March 31, 2020. A public hearing to accept comments on the Draft Consolidated Plan was held on February 25, 2020, and another will be held on March 24, 2020, prior to the CDC meeting.

The creation of the Consolidated Plan included many community partners including Housing Authority of Champaign County, CU Public Health District, and Champaign County Continuum of Service Providers to the Homeless. The Cities went through an extensive data collection and public input process along with reviewing data from the 2010 Census and 2011 – 2015 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data demonstrates the number of households in need of housing assistance. A review of existing community plans were utilized for resources such as the Housing Authority of Champaign County Move to Work Plan, Champaign Urbana Public Health Improvement Plan, Analysis of Impediments to Fair Housing Choice, and the State of Illinois Disaster Recovery Plan.

The City started public outreach in July of 2019 that will continue through the adoption of the plan. A citizen survey was available both electronically and on paper, and focus group meetings and public input meetings were all held throughout both communities. The online survey was shared through Cities' websites, UPTV, and social media. The survey was distributed through key partners and networks, too. Over 130 survey responses were received.

Through the public input and review of data, the following Community Development and Housing Needs were identified as high priority:

Community Development High Priority Needs:

Public Facilities Funding to support infrastructure improvements for lighting, drainage, roads, and parks in low-income census tracts.

Public Services Funding to support programs for seniors, homeless, and youth (after school and education opportunities). Neighborhood clean-ups and transitional housing are identified needs as well. Public Services funding is capped at 15% of CDBG annual allocation.

Economic Development Funding to support programs or services that create economic opportunity and jobs in low- and moderate-income neighborhoods. This may include improvements to small businesses in Community Development Targeted neighborhoods.

High Priority Housing Needs:

Provide Affordable Housing Opportunities for Low- and Moderate-Income Households Funding may be used to provide owner-occupied housing rehabilitation programs, Rental Assistance (Tenant Based Rental Assistance), down payment assistance, and transitional housing. Assistance to developers to build affordable housing may be provided, too.

Reducing Exposure to Lead-Based Paint Funding may support education, testing, and rehabilitation of housing with lead-based paint.

Support the Continuum of Service Providers to the Homeless Funding may support collaboration with service providers to address homeless needs, creation of affordable housing units, permanent supportive housing units, as well as general outreach to the homeless community.

Staff will continue to do public outreach and education seeking public input. Outreach to community partners and stakeholders will continue through finalization of the plan. The draft Consolidated Plan and Annual Action Plan will be published for public comment beginning on March 1, 2020. Copies will be provided at the Urbana Public Library, City Clerk's office, and Community Development Department. Public hearings were held at the February 25, 2020, and will be again at the March 24, 2020, CDC meeting. The public comment period will close on March 31, 2020. The Consolidated Plan and Annual Action Plan will be presented to the Committee of the Whole at the April 6, 2020, meeting for submission to Council for final approval. The adopted plan must be submitted to HUD by May 15, 2020.

Fiscal Impact

There are considerable fiscal impacts associated with the preparation of the FY 2020-2024 Consolidated Plan. The Consolidated Plan will guide the annual expenditure of an estimated \$475,000 in CDBG funding and \$750,000 in HOME funding. The main impact of the Consolidated Plan is that it can influence funding availability and utilization of CDBG and HOME funding. If a proposed project is not consistent with the goals and strategies of the Consolidated Plan, the project could not be funded with CDBG or HOME funding, unless the Consolidated Plan is amended to include the project.

Failure to submit the Consolidated Plan to HUD by the May 15, 2020, deadline could result in a significant delay in accessing CDBG and HOME funds, which would create a financial burden for the City to advance funds for these programs.

Recommendation

Staff recommends that the Urbana City Council review and provide comments on the Draft City of Urbana and Urbana HOME Consortium FY 2020-2024 Consolidated Plan that will aid staff with preparing the final FY 2020-2024 Consolidated Plan.

Attachment:

Link to Draft Consolidated Plan and Annual Action Plan FY 20/21
Citizen Survey and Outreach Calendar

Date(s)	Type	Target	Locations	Summary of Comments Received
07/05/2019 to 09/05/2019	Public Survey	Public	Emailed to partners, posted on City Website, Shared with Social Media	132 Responses.
10/1/2019-3/30/2020	City of Urbana Focus Group	Public	Cunningham Township, Neighborhood Meetings, Focus Group Meetings	Harvest Party on 10/26/19 and in-office 11/12/19, 19 responses total. Main areas of concern include: affordable housing; homelessness; crime prevention; and economic development.
9/12/2019	City of Champaign Public Hearing #1	Public	NSAB Council Chambers	No Public Comment Received. Meeting Minutes Attached
10/10/2019	Focus Group	Habitat Homeowners Focus Group	Habitat for Humanity	5 Persons in Attendance. Focus group outcomes indicated top priorities are: Infrastructure, Youth Programs, and Housing. Attendance list and focus group notes are attached.
11/12/2019	Public Meeting	Beardsley Park Neighborhood Group	Stratton Elementary School	5 Persons in Attendance. Focus group outcomes indicated top priorities are: Infrastructure, Youth Programs, Senior Programs and Housing. Attendance list and focus group notes are attached.
11/14/2019	Public Meeting	Public	NSAB Council Chambers	No Public Comment Received. Meeting Minutes Attached
11/18/2019	Public Meeting	United Garden Hills Neighborhood Association	Garden Hills Elementary School	18 Persons in Attendance. Focus group outcomes indicated top priorities to be: Infrastructure, Housing, Mental Health, Homelessness, and Public Facilities. Attendance sheet and focus group notes attached.
11/14/2019	Focus Group	HIV Service Providers	C-U Public Health	This was a community forum hosted by public health. Attendees recommended continued case management for persons with HIV, reliable transportation, and stable housing to ensure individuals get the continued care they need. This forum aims to reach the goals of Illinois Getting to Zero initiative.

Date(s)	Type	Target	Locations	Summary of Comments Received
11/13/2019	City of Urbana Public Meeting	Neighborhood Group	Dr. Martin Luther King Jr. Elementary School	7 individuals completed surveys following this public meeting. The top three concerns of residents include economic development, homelessness, and crime prevention.
11/5/2019	Public Meeting	Homeless Service Providers	Vineyard Church	Comments received from 2 agencies. Priorities included strengthening wrap-around services to decrease recurrent homelessness; provide year-round shelter; minimize barriers to housing, such as, criminal background checks, financial backgrounds, and language barriers; continue cross-sector coordination.
1/22/2020	Public Meeting	Faith-based community leaders	OSF Hospital	12 Responses. Most responses indicated a concern for the lack of services to individuals experiencing homelessness and the need for more programs and services to support them. Rent assistance was indicated as another high need in the community.
2/1/2020	Public Meeting	Ministerial Alliance	Morning Star Free Will Baptist Church	
2/4/2020	Public Meeting	Homeless Service Providers	Vineyard Church	
2/10/2020	City of Urbana Public Hearing #1	Public	Salt & Light	No Public Comment Received. Meeting Minutes Attached.
2/11/2020	Public Meeting	Social Service Providers	City of Champaign	19 surveys received. Most concerns were related to the need for more housing opportunities and services for the homeless.
2/12/2020	City of Urbana Public Hearing #2	Public	Urbana Free Library	6 People in attendance.
2/12/2020	Public Meeting	Community Reinvestment Group	Housing Authority of Champaign County	

Date(s)	Type	Target	Locations	Summary of Comments Received
2/13/2020	City of Champaign Public Hearing #2	Public	City of Champaign Council Chambers	
2/13/2020	City of Urbana Public Hearing #3	Public	Crystal View Townhomes	No public comment received. Minutes are attached.
2/25/2020	City of Urbana Public Hearing #4	Public	City of Urbana Council Chambers	
3/1/2020	Start Public Comment Period	Public	News Gazette, City Buildings, Libraries, City Websites, Social Media	N/A
3/1/2019	Publication of Draft Plan	Public	City Buildings, Libraries, City Website, Social Media	N/A
March 2020 TBD	Neighborhood Leadership Meeting	Neighborhood Leaders		
3/24/2020	Public Meeting	Public	City of Champaign Council Chambers	
3/26/2020	City of Champaign Public Hearing #3	Public	NSAB City of Champaign Council Chambers	
4/1/2019	End of Public Comment Period			Comments attached

Consolidated Plan 2020-2024: Community Survey

You are invited to participate in a voluntary survey. The purpose of this survey is to learn about current conditions of neighborhoods from the people who live there. This information will be used to set goals and priorities for the Urbana HOME Consortium's five-year Consolidated Plan. The Consortium is a partnership between the City of Urbana, the City of Champaign, and Champaign County. The Consolidated Plan helps direct funding from the Department of Housing and Urban Development to address affordable housing and community development needs in our local community. The survey should take about 20 minutes to complete.

If you choose to provide your address, it will not be shared with anyone outside the Consortium. Address information will only be used for survey analysis to identify areas of need in our community.

Only Consortium staff will have access to your survey responses. When the results are published, no one will know that you participated in the survey. The names or personal identifiers of participants will not be published or shared with anyone outside of the HOME Consortium staff.

If you have any questions about this survey, your rights as a participant, or need assistance completing it, please contact Alyssa Jaje at 217.384.2306 or acjaje@urbanaininois.us. If you would like more information on the Consolidated Plan, please visit:

<https://www.urbanaininois.us/government/community-development/grants-management/consolidated-plan>

A printed copy of the current Consolidated Plan is available at the City of Urbana Community Development Services Department, located at 400 S. Vine Street, Urbana.

I have read and understand the above statement. I certify that I am 18 years old or older. By signing below, I indicate my willingness to voluntarily take part in this survey.

Signature

1. How long have you lived in your neighborhood?
 - Less than 1 year
 - 1-3 years
 - 4-8 years
 - More than 8 years

2. How would you rate the physical condition of your neighborhood (buildings, streets, etc.)?
 - Excellent
 - Good
 - Fair
 - Poor
 - No opinion

3. Do you think vacant and/or abandoned properties are a problem in your neighborhood?
 - Yes
 - No
 - Unsure

4. Do you think housing costs are reasonable in your neighborhood?
 - Yes
 - No
 - Unsure

5. How safe do you feel in your neighborhood at night?
 - Very Safe
 - Safe
 - Moderately Safe
 - Unsafe
 - Very Unsafe
 - No opinion

6. Please rank the order of frequency in which you use the following modes of transportation, from 1 being the most used to 5 being the least used. Leave blank if you never use it:
 - Personal Car
 - Bus
 - Walk
 - Bike
 - Ride share
 - Other _____

7. Are the following types of public services needed in your neighborhood:

	Needed in My Neighborhood	Not Needed in My Neighborhood	No Opinion
Childcare Services			
Crime Prevention			
Domestic Violence services			
Homelessness/Housing Services			
Ex-Offenders/Returning Citizens Services			
Job training/Job Readiness Programs			
Legal Services			
Mental Health Services			
Healthcare Services			
Senior Citizen Services			
Services for Persons with Disabilities			
Tenant/Landlord Counseling			
Transportation			
Veterans Services			
Youth Services			

8. Please list any other public services your neighborhood needs.

- _____

9. Are the following types of neighborhood services needed in your neighborhood:

	Needed in My Neighborhood	Not Needed in My Neighborhood	No Opinion
Building/Property Code Enforcement			
Demolition of Abandoned Buildings			
Neighborhood Organizing			

10. Please list any other neighborhood services needed in your neighborhood.

- _____

11. Are the following types of housing programs needed in your neighborhood:

	Needed in My Neighborhood	Not Needed in My Neighborhood	No Opinion
Accessibility Improvements			
Modifications for Aging Adults			
Fair Housing Enforcement/Education			
Homebuyer Education and Financial Literacy			
Repair/Rehabilitation on Owner-Occupied Units			
Down-payment Assistance			
Lead-Based Paint Testing/Removal			
Rental Housing Repair/Rehabilitation			
Rental Housing for Those Transitioning out of Homelessness/Currently Homeless			
Rental Housing for People with Disabilities			
Rental Housing for Seniors			
Rental Payment Assistance/Vouchers			
Weatherization/Energy Efficiency Improvements			

12. Please list any other housing programs your neighborhood needs.

- _____

13. How good are the following in your neighborhood?

	Good Quality	Improvements Needed	Does Not Exist in My Neighborhood	No Opinion
Sidewalks				
Bike Lanes				
Crosswalks				
Playgrounds, Community Gardens, or other Green Spaces				
Streets/Roads				
Street Lighting				
Street Tree Plantings				

14. Please list any other public infrastructure improvements needed in your neighborhood.

- _____

15. Are the following types of business services needed in your neighborhood:

	Needed in My Neighborhood	Not Needed in My Neighborhood	No Opinion
Commercial Rehabilitation (Interior or Façade improvements)			
Employment Training			
Youth Employment			
Public Arts			
Small Business Loans			
Business Attraction			

16. Please list other types of businesses needed in your neighborhood.

- _____

17. There is sufficient housing in Champaign County for:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
Low-Income Households						
Seniors						
Persons with Disabilities						
Persons with Special Needs						
Persons with HIV/AIDS						
Families with Children						
Students						
Households Transitioning from Homelessness						
Persons with criminal backgrounds						

18. Please rate the need in Champaign County for facilities and services serving the following homeless populations:

	Low Need	Moderate Need	High Need	No Need	No Opinion
Single Men					
Single Women					
Women with Children					
Families with Children					
Unaccompanied Youth					

19. Please rate the need for facilities and services for the following populations in Champaign County:

	Low Need	Moderate Need	High Need	No Need	No Opinion
Chronically Homeless					
Severely Mental Ill					
Chronic Substance Abuse					
Veterans					
Persons with HIV/AIDS					
Victims of Domestic Violence					
At-risk Youth Under 18					
At-Risk Young Adults 18-24					

20. Do you have any other comments or feedback that should be considered for the Consolidated Plan?

- _____

Demographic Information:

21. Age:

- 18-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-49
- 50-54
- 54-59
- 60-64
- 65-69
- 70-74
- 75+
- I choose not to respond

22. Gender Identity:

- Female
- Male
- Trans: Male to female
- Trans: Female to Male
- Gender non-conforming
- Other
- I choose not to respond

23. Race:

- White
- Black/African American
- Asian
- American Indian/Alaskan Indian
- Native Hawaiian/Other Pacific Islander
- Black/African American and white
- Asian and white
- American Indian/Alaskan Indian and white
- Native Hawaiian/Other Pacific Islander and white
- Other
- I choose not to respond

24. Are you of Hispanic or Latin Origin?

- Yes
- No
- I choose not to respond

25. What town do you live in?

- _____

26. What is your address? *This information will only be to identify areas of need in our community. The Urbana HOME Consortium will not use this information to contact you, and will not share your information with anyone outside the Consortium.*

• _____

27. What is your annual household income before taxes and not including non-cash benefits:

• _____

28. What percentage of your monthly income (after taxes) goes towards your housing costs (i.e. rent or mortgage)?

• _____

29. Do you own or rent your home?

- Own
- Rent

30. Do any of the following situations apply to your housing situation/household (please check all that apply):

- Living doubled up/with friends, family
- Have another person/family living in my home
- Homeless
- Receiving Housing Subsidy
- Having difficulty making monthly housing payments
- Have been late on rent or mortgage payments at least twice in the past 6 months
- I choose not to respond

31. Which of the following describe your household (please check all that apply)?

- Living alone
- Student
- Student living with one or more roommates
- Young professionals (aged 24-35) living together
- Married or living with a partner
- Single parent
- Elderly household with at least one person over the age of 62
- Living with at least one person with a disability
- At least one child under the age of 6 years old
- At least one child between 6 and 18 years of age
- At least one child between ages 19 and 26 years old
- Living with person(s) that are not in my family
- I choose not to respond

32. How many people live in your household?

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8 or more
- I choose not to respond

33. What is your employment status (please check all that apply)?

- Employed full-time
- Employed part-time
- Self-employed
- Disabled, not able to work
- Work in home (caregiver, homemaker, etc.)
- Student
- Retired
- Not employed, looking for work
- Not Employed, not looking for work
- I choose not to respond

34. Are you a veteran?

- Yes
- No
- Choose not to respond

35. Do you have a disability?

- Yes
- No
- I choose not to respond

36. What is the highest level of education you have?

- 8th grade or less
- Some High School
- High School Diploma
- GED
- Some College
- Associate's Degree
- Trade School
- Bachelor's Degree
- Master's Degree
- Professional Certification
- Doctoral Degree
- I choose not to respond

37. Please check any of the below that apply to you:

- Community member
- Developer
- Builder
- General Contractor
- Real Estate Professional
- Housing Provider
- Lender
- Current CDBG Subrecipient
- Non-profit agency
- Business
- Government
- Educator
- Faith-based organization
- Mental health provider
- Healthcare provider
- Social services provider
- Person with a disability
- Advocate for persons with disabilities
- Student
- Other (Please specify)
- I choose not to respond

Consolidated Plan Online Survey Results

Between July 5, 2019 and September 5, 2019, an online community survey was open to residents of Champaign County. Anyone unable to complete the survey online could complete a paper survey and return it to the City of Urbana Community Development Services.

The survey was shared on the City of Urbana's website and Facebook page and the City of Champaign's Facebook page. The survey was sent to the Housing Authority of Champaign County, Habitat for Humanity of Champaign County, Champaign County Continuum of Service Providers, United Way of Champaign County, Community Reinvestment Group, Urbana City Council Members

Flyers were taken to several community events: Champaign County Community Coalition, Champaign-Urbana Days, Urbana's Market at the Square, Urbana Neighborhood Nights, and Salt and Light.

Survey Respondents:

85 respondents completed the survey—either online or on paper. The majority of survey respondents (70%) have lived in their neighborhoods for four years or more. Homeowners accounted for 83% of respondents and 66% of participants were female. Moreover, survey respondents had an average household income of \$88,000.

74% identified as non-Hispanic white

59% married or living with a partner

84% Employed full time

96% were not veterans

90% identified as not having a disability

39% held bachelor's degrees

25% held master's degrees

Infrastructure:

Street conditions and lack of street lights were major concerns to participants. 45% of respondents said street lighting in their neighborhood needs improvements, while another 22% of respondents said street lighting does not exist in their neighborhoods. Throughout the entire survey, 103 opened ended responses were collected (those saying "N/A" or "None" were excluded from this count), and 15 of those comments were related to insufficient street lighting in respondents' neighborhoods.

Community members were also concerned about the quality of transportation infrastructure. 64% of respondents said that streets/roads need improvements. This is a large concern considering 80% of respondents said they used a personal car as their main mode of transportation. Another 48% of respondents said sidewalks in their neighborhoods need improvements, with 60% of survey takers walking as their second most-used mode of transportation.

Business Services:

Many respondents indicated a desire for public art in their neighborhoods (63%). Lack of youth employment opportunities was another concern. Half of the survey participants said these types of opportunities were needed in their neighborhood. Moreover, 46% of respondents said business attraction was needed.

The open-ended prompt, "Please list other types of businesses needed in your neighborhood" generated responses related to the desire for nearby grocery stores and easier access to fresh food. Respondents were also interested in having mixed-use neighborhoods, some were also interested in mixed-use developments.

Housing:

Majority of survey respondents (61%) think housing costs are reasonable in their neighborhoods. However, more than half of respondents do not think there is sufficient housing for low-income households, seniors, persons with disabilities, persons with special needs, households transitioning from homelessness, and persons with criminal backgrounds. Moreover, the survey showed that community members "strongly agreed" there was enough student housing (60%) in Champaign County. While many respondents may not live in low-income neighborhoods, or may not require low-income housing for themselves, they do recognize there is a need for other residents in the community.

Community members indicated a strong need for many housing programs in their neighborhoods.

1. Weatherization/Energy efficiency: 77%
2. Repair/Rehabilitation on owner occupied units: 65%
3. Rental Housing for Seniors: 61%
4. Homebuyer Education and Financial Literacy: 58%
5. Downpayment Assistance: 55%
6. Rental Housing Repair/Rehabilitation: 53%
7. Rental Housing for People with Disabilities: 52%
8. Accessibility Improvements: 51%
9. Modifications for Aging Adults: 51%
10. Lead-Based Paint Testing/Removal: 48%
11. Fair Housing Enforcement/Education: 47%
12. Rental Payment Assistance/Vouchers: 46%
13. Rental Housing for Those Transitioning Out of Homelessness/Currently Homeless: 46%

Homelessness is a major concern to residents of Champaign County. Almost 70% of respondents indicated that there was a high need in the community for facilities and services for women and children experiencing homelessness and families with children experiencing homelessness. A little over 60% of survey respondents indicated a high need for facilities and services for single women and unaccompanied youth experiencing homelessness. 58% of respondents thought there was a high need for single men experiencing homelessness to have access to resources.

Neighborhood Services:

One-third of respondents indicated that youth services were needed in their neighborhood. There were also concerns that more services for persons with disabilities and senior citizens were needed.