



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

### **m e m o r a n d u m**

**TO:** Community Development Commission

**FROM:** John A. Schneider, Manager

**DATE:** March 24, 2006

**SUBJECT:** **Amendments to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2005-2006 Annual Action Plan**

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### **Description**

Staff has identified a number of changes that need to be made to the City of Urbana Community Development Block Grant (CDBG) and Urbana HOME Consortium Programs referenced in the FY 2005-2006 Annual Action Plan (AAP). The proposed amendment has been on display and available for public review and comment at the City Clerk's office, the Department of Community Development Services office and the Urbana Free Library since February 27, 2006. A public hearing soliciting comments regarding the proposed amendment will have been held on March 28, 2006, as part of the Community Development Commission regular meeting.

### **Issues**

Any substantial changes to the City's Annual Action Plan must be approved by the Urbana City Council before submission to HUD. Staff requests that the Community Development Commission consider the proposed Amendment and forward a recommendation to the Urbana City Council.

### **Background**

In spring 2005, the FY 2005-2006 Annual Action Plan was reviewed by the Community Development Commission and approved by the Urbana City Council. The proposed amendments are necessary to reflect project funding and program changes that have occurred since the initial approval of the Annual Action Plans. The Department of Housing and Urban Development (HUD) requires that in the event significant changes to projects or programs described the Annual Action Plan occur, that the plan be amended to reflect the changes.

In addition to major changes, this Amendment will provide a more accurate reflection of minor changes to the CDBG budget for the AAP that was approved by Council in Resolution No. 2005-04-054. Some line items in the CDBG budget need to be corrected. The budgetary corrections

are the deletion of the Harvey Street sidewalk improvements and reallocation of those funds (\$20,000 CDBG) to increase funding for the street improvement at Sunset Drive.

In addition, several changes were required throughout the FY2005-2006 Annual Action Plan to more accurately reflect the programs and funding amounts that are addressed in the plan and to ensure that carryover funding is expended in a timely manner. For ease of review, the attached “City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2005-2006 Amendment 1” indicates changes to the original text in strikeout format and the added information is highlighted. Proposed changes are summarized as follows:

**1. General changes to both CDBG and HOME funded portions of the AAP include:**

**Administrative Budget line item budget breakdown removed.** The Administrative expenditures will not change because they are specific formula amounts which are determined by HUD regulations. However, because line items under these categories are changed at least once annually, there would be a need to amend the AAP to reflect these changes. The internal accounting process for each line item remains and the information is provided to the Finance Department during the annual budget process. Removing this line item breakdown provides a more efficient process and reduces the possibility of the need to amend future action plans.

**Changes from Specific Objectives to Goals and Strategies.** HUD regulations have changed from citation terminology regarding “Specific Objectives” of the Consolidated Plan that apply to each project to citing “Goal Number, Strategy Number and Activity Number” from the Consolidated Plan that applies to each project. The new terminology is indicated under the funding information for each project.

**2. Major Changes to the CDBG Portion of the Annual Action Plan are as follows:**

**Reprogram Funds:**

**CDBG \$35,000** - Community Development Block Grant funds were listed in the AAP as “unprogrammed funds” and \$20,000 in CDBG funding was set aside to assist in the development of a new facility for the Frances Nelson – Community Health Improvement Center. The amended plan allocates the \$35,000 of unprogrammed funding to further assist **Frances Nelson - Community Health Improvement Clinic** to complete a much needed community health clinic project. This brings the total funding for the **Frances Nelson - Community Health Improvement Center** to \$55,000 for FY 2005-2006.

**Delete Carry Over Activities:**

**Habitat For Humanity New Housing Construction (\$5,000 CDBG)** - This project is being deleted due to the conflict that existed at the time of grant application. Because this was awarded during a time when the Department of Housing and Urban Development indicated a conflict of interest existed for the agency, this must be cancelled. Funding will be reallocated to Lakeside Terrace redevelopment.

**King Park Neighborhood Center (\$2,750 CDBG)** - Funding for this project has been carried over from FY 2002-2003. If funds are not expended in a timely manner, HUD may reclaim the funds. For several years, funds have been set aside for a neighborhood center in King Park area. However, to date, in spite of efforts of staff and neighborhood residents no viable project plan has been developed. In the event that an acceptable plan can be produced in the future, the City would consider funding at that time. Funding will be reallocated to Lakeside Terrace redevelopment.

**New Construction of Transitional Housing and Educational Facility for Center for Women in Transition (FY 02-03) (\$100,000 CDBG)** - This project, originally anticipated to be carried over to FY 2005-2006 was completed and paid out at the end of FY 2004-2005. There is no longer a need to include the project in the AAP for FY 2005-2006.

**Added Information:**

**CDBG - Public Service Activities under Consolidated Social Service Grants.** Due to the timing of the award of the Consolidated Social Service Grants, the breakdown of funding for each agency was not available when the AAP was published. The following breakdown has been included in Amendment 1:

- Champaign County Regional Planning Commission (RPC) - Court Diversion Services - **\$5,000**
- Champaign County RPC, Senior Services - **\$4,000**
- Crisis Nursery - **\$3,600**
- Mental Health Center of Champaign County - Homeless Youth Program - **\$4,600**
- Frances Nelson – Community Health Improvement Center - **\$7,000**

**3. Major Changes to the HOME Portion of the Annual Action Plan are as follows:**

**Change**

**HOME Recapture Provisions** - During its review of the Consolidated Plan – Annual Action Plan FY2005-2009, HUD indicated that the Consolidated Plan should include more specific information regarding the HOME Resale or Recapture provisions that would be enforced in the HOME programs offered by the HOME Consortium members. The provisions that were recently approved by HUD are included in the narrative section

of the AAP Amendment.

### **Delete Project**

**Homestead Rental Housing Development (\$72,610 - \$58,088 HOME; \$14,522 Match)** This project was originally planned to provide funds to assist Homestead Corporation in purchasing and rehabilitating eleven (11) homes within the Consortium’s jurisdiction to replace low-income housing units lost due to the redevelopment of Lakeside Terrace .

The Homestead Corporation indicated that due to rising acquisition costs in the local housing market this project is no longer financially viable. The Consortium is seeking out other organizations and opportunities to help provide affordable rental units with HOME funds. The funds previously allocated to this project will be designated as unprogrammed CHDO funds (see below) and will be allocated to eligible projects in the future.

### **Addition:**

**Unprogrammed Project Funds - (\$72,610 - \$58,088 HOME; \$14,522 Match)** The funding for the Homestead Corporation rental housing development project has been reallocated to “Unprogrammed Project funds”. The City of Urbana may use these funds to continue and/or expand existing projects furthering affordable housing opportunities, or may allocate them to new eligible projects. The allocation of these funds will meet HUD prescribed timeliness guidelines.

## **Options**

Recommend approval of An Ordinance Approving the City of Urbana and Urbana HOME Consortium FY 2005-2006 Annual Action Plan – Amendment 1.

Recommend approval of An Ordinance Approving the City of Urbana and Urbana HOME Consortium FY 2005-2006 Annual Action Plan – Amendment 1 with additional changes.

Do not recommend approval of An Ordinance Approving Modification to the City of Urbana and Urbana HOME Consortium FY 2005-2006 Annual Action Plan Amendment 1.

## **Fiscal Impacts**

The proposed amendments to the Annual Action Plans will not change the amount of funding available but only reallocate the total amount of CDBG and HOME funding.

## **Recommendations**

Staff recommends that the Community Development Commission forward a favorable recommendation to the Urbana City Council concerning the proposed amendment to the Annual Action Plans.

**Memorandum Prepared By:**

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**John A. Schneider**  
Grants Management Division Manager

**Attachment:** City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2005-2006 Amendment 1 (Strikeout and highlighted version)

# City of Urbana and Urbana HOME Consortium



## Annual Action Plan FY 2005-2006

### Amendment 1

Prepared by:  
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Approved by Urbana City Council Resolution No.

## INTRODUCTION

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2005-2006 identifies activities to be implemented by the City of Urbana and members of the Urbana HOME Consortium during the period beginning July 1, 2005, and ending June 30, 2006. The Annual Action Plan budgets the use of two federal housing entitlement funds: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The CDBG portion of the Annual Action Plan identifies uses of CDBG entitlement funds by the City of Urbana. The HOME portion of the plan identifies uses of HOME funds by members of the Urbana HOME Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium).

The Annual Action Plan for FY 2005-2006 has been developed to further five-year strategies identified in the *Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2005-2009*. The Annual Action Plan identifies activities to be undertaken during the first year of the Consolidated Plan five-year planning period.

The Annual Action Plan has been on file for public review and comment during a period beginning March 8, 2005 and ending April 6, 2005.

On March 29, 2005 the City of Urbana held public hearings to obtain comments regarding a draft Annual Action Plan. The hearings were held at 10:00 a.m. and 6:00 p.m. in the Council Chambers of the Urbana City Complex, 400 South Vine Street. All comments received at the hearings, as well as other written comments submitted during the public review period, are included in the Annual Action Plan.

For more information regarding use of CDBG or HOME funds by the City of Urbana, contact:

~~Bob Grewe~~ **John Schneider**, City of Urbana, Grants Management Division, at 217-384-2447 or ~~bpgrewe@city.urbana.il.us~~ **[jaschneider@city.urbana.il.us](mailto:jaschneider@city.urbana.il.us)**.

For more information regarding use of CDBG or HOME funds in the City of Champaign, contact:

Mary Ellen Wuellner, City of Champaign, Neighborhood Services Department, at 217-351-4427 or [mewuellner@ci.champaign.il.us](mailto:mewuellner@ci.champaign.il.us).

For more information regarding use of HOME funds in unincorporated Champaign County, contact:

Scott Rose, Champaign County Regional Planning Commission, at 217-328-3313 or [srose@ccrpc.org](mailto:srose@ccrpc.org)

## EXECUTIVE SUMMARY

The FY 2005-2006 Urbana HOME Consortium and the City of Urbana Annual Action Plan identifies housing and community development activities to be implemented during the first year of the five-year Consolidated Plan period. The Annual Action Plan identifies activities to be undertaken by the City of Urbana with Community Development Block Grant (CDBG) funds during the year beginning July 1, 2005, as well as activities to be undertaken by the City of Urbana, City of Champaign, and Champaign County with HOME Investment Partnerships (HOME) funds during the same year.

The Annual Action Plan has been prepared by the City of Urbana in its dual capacity as CDBG recipient and lead entity of the Urbana HOME Consortium (a.k.a. Champaign/Urbana/Champaign County HOME Consortium). The Urbana City Council approved the Annual Action Plan on April 18, 2005. Prior to approving the Annual Action Plan, the City of Urbana obtained concurrence from the City of Champaign and Champaign County on use of HOME funds by those two Consortium members.

This Amendment to the 2005-2006 Annual Action Plan (Amendment One) was drafted in February 2006. The draft version was made available for public review and comment between February 27, 2006 and March 28, 2006. After the end of the review period, at the Urbana Community Development Commission will be asked to forwarding the amended plan to City Council for approval. Upon approval by the Urbana City Council, the Amendment will be filed as required by HUD regulations.

Activities in the Annual Action Plan address strategies identified in the five-year Consolidated Plan. Through its CDBG program the City of Urbana proposes to conserve housing through rehabilitation efforts provided by the following activities:

- Provide improvements necessary to remove barriers to accessibility to persons with disabilities and alleviate hazardous conditions that pose a threat to health and safety (Access/Emergency Grants).
- Provide funds for home maintenance repair for elderly or persons with disabilities (any age) with very-low ~~income~~ household income. (Senior Repair Grants).
- Provide funding to develop a new facility for the Frances Nelson Health Care Center.
- Provide funding to PAID for Individual Development Accounts specifically for down payment assistance.
- Provide funding, which augments the City's general revenue fund, for street and sidewalk improvements in targeted neighborhoods.
- Support public service programs and other activities targeted toward very low-income Urbana residents.
- Sponsor special neighborhood cleanup activities.



- ~~Unprogrammed funding for future community development and housing opportunities that will be identified at a later date and included in an amendment to the FY2005-2006 AAP.~~ As part of this Amendment these funds have been designated for the previously identified Frances Nelson Health Center project (see above).

Through the HOME program, the Urbana HOME Consortium members developed the following projects:

- Provide operating funds to the Community Development Housing Organizations (CHDO).
- Contribute toward a program that assists low-income families purchase homes through lease purchase arrangements (Urban League Development Corp).
- ~~Contribute toward programs that will create affordable rental units for low-income households (Homestead Corporation.)~~ (NOTE: The Homestead Corporation has indicated that due to marked conditions, this project is no longer economically feasible. The Urbana Home Consortium is working to identify other organizations and opportunities to help provide affordable rental units with HOME funds. The funds previously allocated to this project will be designated as unprogrammed CHDO funds and will be allocated to eligible projects at the appropriate time.)
- Contribute funds to the Ecological Construction Laboratory for the construction of an affordable housing unit that will incorporate energy saving design, particularly a passive solar system.
- Rehabilitate owner-occupied housing in Champaign, Urbana and in the unincorporated areas of Champaign County.
- Contribute funds for the planning of affordable housing developments on the City's Kerr ~~Street~~ Avenue properties.

The Annual Action Plan has been developed by the City of Urbana in accordance with its Citizen Participation Plan. The city's Community Development Commission sponsored numerous public hearings to obtain input prior to and during plan preparation. Various formats, times and locations were utilized in order to encourage a greater amount of public participation by the broadest audience possible.

Date	Format	Target Audience	Location	Morn.	Eve.
10/12/04	Open House	Neighborhood Residents/ all Urbana citizens	Prairie Elementary School		✓
10/13/04			Anita Purves Nature Center		✓
10/14/05			King Elementary School*		✓
10/19/04	Open Meeting	Social Service Agencies	Urbana City Building	✓	✓
3/8/05-4/6/05	Public Review & Comment	Urbana Citizens & all interested parties	Urbana Public Library	(Business Hrs)	
				✓	✓
			City Clerk's Office	✓	
			Community Development Services Office	✓	
3/22/05	Public Hearing	Urbana Citizens & all interested parties	Urbana City Building	✓	✓
* This meeting was scheduled to follow the monthly meeting of one of our Neighborhood Groups. This increased the convenience for the group, and the participation for the Open House.					

Amendment 1 to the 2005-2006 Annual Action Plan was drafted in February 2006. The draft version will be made available for public review and comment between February 27, 2006 and March 28, 2006. The table below summarized the availability of the draft of this plan for public review and comment.

Date	Format	Target Audience	Location	Morn.	Eve.
February 27, 2006	Public Review & Comment	Urbana Citizens & all interested parties	Urbana Public Library	(Business Hrs)	
				✓	✓
			City Clerk's Office	✓	
			Community Development Services Office	✓	
March 28, 2006	Public Hearing	Urbana Citizens & all interested parties	Urbana City Building	✓	✓

## NARRATIVE

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2005-2006 identifies activities to be implemented by the City of Urbana and members of the Urbana HOME Consortium during the period beginning July 1, 2005 and ending June 30, 2006. The Annual Action Plan budgets the use of two federal housing entitlement funds: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The CDBG portion of the Annual Action Plan identifies uses of CDBG entitlement funds by the City of Urbana. The HOME portion of the plan identifies uses of HOME funds by members of the Urbana HOME Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium).

The Annual Action Plan for FY 2005-2006 has been developed to further five-year strategies identified in the *Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2005-2009*. The Annual Action Plan identifies activities to be undertaken during the first year of the Consolidated Plan five-year planning period.

The following information is provided in response to Section 91.220 of the Consolidated Plan regulations (published January 5, 1995).

a) **Form Application**

See Standard Forms HUD-424.

b) **Resources**

The Annual Action Plan describes activities to be undertaken by the City of Urbana with CDBG funds and by Urbana HOME Consortium members with HOME funds.

The City of Urbana expects to receive \$535,412 in FY 2005-2006 CDBG entitlement funds. These funds will be combined with \$132,475 in recaptured funds and ~~\$508,152~~ **\$501,410** in funds carried over from FY 2004-2005 to create a total CDBG program budget of ~~\$1,178,789~~ **\$1,169,297**.

Leveraging is one of three primary objectives used by the city to determine how CDBG funds are to be used in Urbana (the other two objectives are impact on community and collaboration with other agencies). CDBG-funded activities involve leveraging of other public and private funds.

- CDBG funds for street and sidewalk improvement activities within targeted areas.
- CDBG funds for Frances Nelson, and PAID will provide at least 25% in matching funds.

The Urbana HOME Consortium expects to receive \$1,115,930 in FY 2005-2006 HOME funds. The Urbana HOME Consortium also expects to receive \$47,151 in FY 2005-2006 funds from the American Dream Downpayment Initiative. As with the CDBG program, many HOME-assisted activities involve leveraging non-HOME funds.

- HOME funds allocated to the Urban League of Champaign County Development Corporation for its lease purchase program will be leveraged by Urban League's credit counseling and related value-added homebuyer counseling services.
- ~~HOME funds allocated to the Homestead Corporation for a its affordable rental projects will be leveraged by commercial loans and other development subsidies for public and private sources.~~ The Homestead Corporation has indicated that the previously proposed affordable rental project is no longer financially viable due to the rapidly increasing costs to acquire housing. The Consortium is seeking out other organizations and opportunities to help provide affordable rental units with HOME funds. The Consortium will take into account the source and amount of leverage funds offered by agencies seeking these funds when considering new projects.

The HOME Program match requirement for Consortium Members will be satisfied through a number of eligible sources, including, but not exclusively, allocation of local government funds, utilization of Carry-over Match Contributions from prior years, and other non-federal funds. Community Housing Development Organizations will use non-Federal funds such as Illinois Affordable Housing Trust funds, funds from the Federal Home Loan Bank of Chicago and private loans to meet their HOME match requirements.

c) **Activities to be Undertaken**  
See Listing of Proposed Projects

d) **Geographic Distribution**  
Since 1985 the City of Urbana has targeted its Community Development Block Grant funds to improve conditions in its Community Development Target Area, which consists of Census Tracts 53, 54, and 55 in north and east central Urbana. For the Five-Year Program Year associated with the FY 2005-2009 Consolidated Plan, additional Block Groups have been added to the Community Development Target Area. The Block Groups are located in Census Tract 56 and include BG 1, ~~BG 2, BG 3, and BG 4.~~ A graphic depicting the new boundaries of Community Development Target Area is attached.

The following is a table identifying the Census Tracts and Block Groups contained in the new Target Area and percentage of low/moderate income persons within each.

Urbana Community Development Target Area		
CENSUS TRACT	BLOCK GROUP	LOW MOD INCOME%
53	1	64.1%
53	2	87.4%
53	3	81.0%
53	5	76.7%
54	4	79.3%
54	5	68.7%
54	6	51.5%
55	1	91.9%
55	3	69.5%
55	4	39.4%
55	5	48.1%
55	6	61.0%
56	1	58.7%

Urbana HOME Consortium funds are divided geographically by an intergovernmental agreement of the City of Urbana, City of Champaign, and Champaign County. Within each jurisdiction HOME funds are generally used to support affordable housing activities jurisdiction-wide without further geographic targeting.

e) **Homeless and Other Special Needs Activities**

Numerous activities proposed in the Annual Action Plan are designed to address needs of homeless persons with special needs.

The City of Urbana CDBG budget includes the following:

- \$47,248 to support the city's Transitional Housing Program for homeless families with children. This program has been operating for twelve years.
- \$3,000 to assist with the implementation of a Homeless Management Information System (HMIS), which will be coordinated with the Urbana-Champaign Continuum of Care.

f) **Other Actions 91.220**

The City of Urbana has utilized its allocation of CDGB and HOME funds to foster decent housing, address lead based paint, reduce number of persons below poverty level, and provided assistance in coordinating housing and service agencies. These funded activities are noted within the previous listing and budget for FY 2005-2006 projects.

The following is a listing of other proposed activities by the City of Urbana to address the HUD regulations 91.220(f).

**Fostering decent housing**

The City of Urbana will utilize \$3,098,000 in private activity bond authority to provide a variety of affordable housing opportunities to Urbana residents.

- Downpayment Assistance options: \$2,323,500 will be ceded to Stern Brothers to support AssistUrbana programs. These programs offer qualified individuals and families 4.25 % of the amount borrowed on a mortgage in the form of a non-repayable and non-taxable grant for down payment and closing costs. New or existing single-family houses, town homes, and condominiums meeting purchase price requirements are eligible properties.
- IHDA Special Programs: \$774,500 will be ceded to the Illinois Housing Development Authority. Funding can be used for the IHDA HELP Program (Downpayment assistance) and the IHDA MRB Program (below market interest rate).

The City will continue to work closely with the Community Reinvestment Group (CRG) in identifying and supporting efforts to increase homeownership. The CRG will sponsor its fifth Annual Housing Fair at Lincoln Square Village, Urbana. The event will be held May 14, 2005. Advertising and outreach will be stepped up this year to continue the increase in attendance to this popular event.

**Public housing improvements and resident initiatives**

City staff committed a significant amount of time and resources related to public housing improvements last year and anticipate a greater level of involvement in FY2005-2006.

The Housing Authority of Champaign County has indicated in the 2005 Annual Action Plan that they intend to demolish and redevelop the 99-unit Lakeside Terrace public housing apartment complex beginning in program year 2005.

City staff plans to continue to regularly meet and coordinate with the Housing Authority staff and their development partners in order to effectively plan for the implementation of this redevelopment project.

### **Evaluation and reduction of lead-based hazards**

Addressing new lead based paint hazard requirements is an ongoing concern for the coming year. The City staff continues to spend a considerable amount of time attending workshops, reviewing the rehabilitation manual and coordinating with contractors and environmental regulatory agencies.

In FY 2004-2005 the City continued to pursue activities to ensure compliance with Title X lead based paint regulations. The Grants Management Division staff is committed to meeting these obligations and doing so in the most cost-effective methods available. The following is a list of measures the City intends to pursue in FY 2005-2006:

- Continue to work with the City of Champaign and Champaign County to address best practices in meeting lead-based paint requirements. This will include but not be limited to attending HUD sponsored lead based paint training workshops, internet training applications and related HUD efforts to provide lead based paint hazard training.
- Continue coordination with the Illinois Department of Public Health (IDPH), Division of Environmental Health and the Champaign County Public Health District.
- Follow up on grant requests to the Illinois Department of Public Health for assistance and financial resources to address lead-base paint concerns. The City of Urbana expended \$19,000 dollars in grant funds from IDPH to address lead based paint hazards in two (2) units and has successfully closed out another grant award for \$30,000 to address lead based paint hazards in four (4) units. The City anticipates additional funding for FY 2005. This new program is anticipated to provide a level of funding that would address lead based paint hazards in twelve (12) units, over a four (4) year period.

- Update: The City of Urbana received an award in the amount of \$66,994 from the Illinois Department of Public Health through the "Get the Lead Out (GLO)" program. This funding will allow the City to address lead based paint hazards in eight (8) units. Work will take place between Fall 2005 and April 2008.
- Continue to sponsor educational and training events for local government, contractors, public health officials and other concerned parties on lead-based paint concerns.
- Continue efforts to coordinate activities in meeting HUD and IDPH lead based paint requirements with the City of Urbana, Community Development Services Department, Building Safety Division. These activities will pay large dividends as the City begins to institutionalize lead based paint hazard protocols.

### **Reducing the number of persons below poverty level**

Urbana and Cunningham Township will provide over \$200,000 to social service agencies. Most of funded projects are designed to assist lower-income households and persons below poverty level.

Urbana will also continue to operate a HUD funded Supportive Housing Program and two (2) Shelter Plus Care programs. While non-profit agencies deliver services, the City staff administers the program and aids in structuring strategic initiatives that enhance program opportunities.

City staff provides technical assistance to other non-profit organizations whose mission is to assist persons below poverty level.

City staff also serves on a number of voluntary boards and commissions whose mission is to assist in reducing the numbers of persons below poverty level.

### **Developing institutional structures/enhancing coordination between housing and services agencies**

Urbana staff is an acknowledged resource for information on housing and service agencies. Staff takes dozens of calls each week and makes referrals to appropriate housing and service agencies. These efforts will continue in the coming year, with an emphasis on increasing



communication between agencies and updating information. Internet website applications continue to aid in this effort.

In FY 2003-2004 the City of Urbana made programmatic changes to its HOME-funded Tenant Based Rent Assistance (TBRA) program. The goal of these changes is to increase the level of participation in the program. Ongoing refinements to the program will focus on the longer-term outcomes of the program, such as self-sufficiency, (housing) stability, and eventually homeownership (where appropriate).

### **Assisting troubled public housing agencies**

The City of Urbana works closely with the Housing Authority of Champaign County (HACC).

This year the City has continued to partner with the Housing Authority to pursue the rehabilitation of the Lakeside Terrace PHA property in Urbana. Staff has spent considerable time providing technical assistance and planning services. \$40,000 in CDBG funds were allocated to provide architectural and engineering services related to this rehabilitation project.

City staff has participated in HACC committees to procure a developer to redevelop certain public housing rental properties and a consultant to assist the HACC with improving management systems and to hire a new executive director.

During the next year, Urbana HOME Consortium members will continue to work closely with the two community housing development organizations (CHDO) to improve their capacity to deliver affordable housing. Development of private non-profit housing development capacity is identified in the Consolidated Plan as a primary community goal. To this end, Consortium members will continue to work with other area organizations to further develop their potential as CHDOs.

Currently, officially designated CHDOs are the Homestead Corporation and the Urban League of Champaign County Development Corporation. HOME Consortium members will continue to support affordable housing efforts on the part of these two (2) organizations and encourage applications for CHDO designation by other organizations.

#### **g) Program Specific Requirements**

Proposed CDBG- and HOME-funded activities are described in the Listing of Proposed Projects and in the accompanying narrative.

Recapture/Resale Requirements pursuant to Section 92.254(a)(5) of the HOME Regulations:

The Participating Jurisdictions (PJ) of the Urbana HOME Consortium and designated Community Housing Development Organizations agree that they shall utilize recapture/resale provision to enforce the HUD HOME affordability period restrictions. Consortium members will identify the recapture or resale provision for each program funded in an Annual Action Plan. This will allow the Consortium and its members to customize the specific provisions in HOME agreements to meet the particular circumstances of project or program.

The recapture provision will address the recapture of HOME funds in the event of a sale of a HOME-assisted unit, or if the housing that was assisted, does not continue to be the principal place of residence of the family who received HOME assistance for the duration of the affordability period. The Urbana HOME Consortium Technical Committee will determine what constitutes primary residence. The Committee may request that the program participant provide evidence of utility billing, driver's license, etc. The Committee may also consider exemptions to and remedies to the primary residence requirements for instances involving military leave and related concerns.

~~The Urbana HOME Consortium members may utilize the following options to recapture HOME funds:~~

~~1. Recapture the entire amount of HOME assistance~~

~~The PJ may recapture the entire amount of the HOME investment from the homeowner.~~

~~2. Reduction during the affordability period~~

~~The PJ may reduce the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the house measured against the required affordability period.~~

~~3. Shared net proceeds~~

~~If the net proceeds are not sufficient to recapture the full amount of the HOME investment (or a reduced amount as referenced above) and enable the homeowner to recover the amount of the homeowner's Downpayment and any capital improvements investment made by the owner since purchase, the PJ may share the net proceeds. The net proceeds are the sale price minus loan repayment (other than HOME funds) and closing costs. The proceeds may be divided proportionally as set forth in the following mathematical formulas:~~

$$\frac{\text{HOME Investment}}{\text{HOME investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{Recaptured HOME Funds}$$

$$\frac{\text{Homeowner Investment}}{\text{HOME investment} - \text{Homeowner investment}} \times \text{Net Proceeds} = \text{Amount to homeowner}$$

#### ~~4. Owner investment returned first.~~

~~The PJ may permit the homebuyer to recover the homebuyer's entire investment (Downpayment and capital improvements made by the owner since purchase) before recapturing the HOME investment.~~

~~To the extent allowable by law, a warranty deed, mortgage and promissory note and/or land use restriction agreement shall be prepared and executed for any housing property receiving HOME funds and shall include a provision for the capture of HOME funds.~~

~~The resale provision will address the resale, or other transfer, of a HOME-assisted unit, if the housing that was assisted, does not continue to be the principal place of residence of the family for the duration of the affordability period. The Urbana HOME Consortium members may utilize the following options for the resale of a HOME-assisted project:~~

~~The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, a warranty deed, mortgage and promissory note and/or land use restriction agreement shall be prepared and executed for any housing property receiving HOME funds and shall include a provision restricting subsequent sales of any house to a family having income at or below 80 percent of area median family income for a period of affordability which is determined in the HOME regulations as a function of HOME funds invested in said housing property.~~

~~The Consortium may find it necessary to request a waiver from HUD on a program basis that, in the event of foreclosure involving homebuyers assisted under its previous program design, would limit the PJ's repayment obligation to the amount that it is able to obtain through the foreclosure.~~

### **RECAPTURE - HOME Assisted Home-Ownership (Direct Buyer Assistance).**

For HOME-assisted, homeownership units, wherein HOME funds are utilized to provide direct assistance to the home buyer, the Urbana HOME Consortium members may utilize one of two net sales proceeds formulas to recapture HOME funds in the event that affordability requirements are not met for the full term of the affordability period due to a sale of the property or foreclosure.

If the net proceeds resulting from the sale or foreclosure of a HOME assisted property are not sufficient to recapture the full amount of the HOME investment and enable the

homeowner to recover the amount of the homeowner's down payment and any capital investment made by the owner since purchase, the PJ will share the net proceeds. The net proceeds are the sale price minus loan repayment (other than HOME funds) and closing costs.

The net sales proceeds may be divided proportionately as set forth in one of the following mathematical formulas:

$$\frac{\text{HOME Investment}}{\text{HOME investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{Recaptured HOME Funds}$$

$$\frac{\text{Homeowner Investment}}{\text{HOME investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{Amount to homeowner}$$

The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, to secure the HOME funds, a mortgage and promissory note shall be executed for any HOME funded homeownership property and shall be recorded against the title to the property. The mortgage and promissory note shall include the prescribed net sales proceeds provision for the recapture of HOME funds as stated above.

### **RESALE – Other HOME Assisted Projects:**

For other HOME assisted projects, to ensure compliance with the prescribed affordability period requirements, a resale restriction will be utilized. The resale restriction shall be in effect for the duration of the prescribed affordability period based on the amount of HOME assistance provided and will transfer to any future owners of the assisted property should the property be sold before the expiration of the affordability period.

The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, a mortgage and promissory note and a land use restriction agreement shall be prepared, executed, and recorded against the title to the property for all other projects assisted with HOME funds as required.

The mortgage, note and land use restriction agreement shall include a provision restricting subsequent sales of any house to a family having income at or below 80 percent of area median family income for the period of affordability which is determined in the HOME regulations as a function of HOME funds invested in said housing property. The mortgage, note, and land use restriction shall be recorded against the title to the property. For rental projects, the mortgage, promissory note and land use restriction

agreement shall include rent and occupancy restrictions depending upon the amount of HOME funds invested per unit.

#### h) Monitoring

The City of Urbana and the Urbana HOME Consortium will utilize monitoring standards and procedures provided in existing publications and guidebooks. Specifically, *HUD-2030-CPD Monitoring HOME Program Performance* and *CDBG Basics* prepared by TONYA, Inc. will be utilized. A key consideration in the monitoring activities will be to insure compliance with program requirements, including the timeliness of expenditures.

Progress toward meeting Consolidated Plan goals and objectives will be monitored by the Urbana Grants Management Division staff, the Urbana Community Development Commission, and the Urbana City Council. The Community Development Commission is appointed by the Mayor and the City Council to provide recommendations and oversight regarding the City's Community Development Block Grant Program, the HOME Consortium, and other housing-related programs. The Commission meets monthly at the Urbana City Building Complex to review staff progress toward housing goals. The Commission recommends the annual CDBG and HOME applications to the Urbana City Council and reviews requests for other housing-related funds.

The City of Champaign and Champaign County will also monitor their HOME funded programs.

Work processes and checklists are in place to insure compliance with HOME program requirements related to housing code concerns.

Sub-recipients will be monitored at least once a year. Programmatic expectations regarding monitoring will be detailed in subrecipient agreements.

The Grants Management Division will submit performance reports to the appropriate funding agencies in accordance with program guidelines.

**CITY OF URBANA  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
FY 2005 –2006**

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The following terms and abbreviations are used throughout the Annual Action Plan:  
 Citation = FEDERAL CITATION FOR AUTHORIZATION  
 Environmental = ENVIRONMENTAL REVIEW STATUS

A summary listing of Specific Housing and Community Development Objectives is attached for reference.

Resources-Federal:

2005-2006 Grant	\$535,412
Recapture Funds (RF)	\$132,475
Obligated Carryover	<u>\$510,902</u>

Resources-Non Federal:

Neighborhood Improvement Fund	\$1,250
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**TOTAL FEDERAL RESOURCES** **\$1,178,789**

**ADMINISTRATION**

**General Administration Activities**

Personnel and Other Administrative Expenses **\$107,082**

<del>Division Manager @ 50%</del>	
<del>Grants Coordinator II @ 50%</del>	
<del>Secretary @ 15%</del>	
<del>TH Coordinator @ 20%</del>	
<del>IMRF/FICA</del>	
<del>Insurance</del>	

~~\$75,000~~

**Goal 1, Strategy 1**

Citation - [24 CFR 570.206(a)]

Environmental – EXEMPT

~~Other Administrative Expenses~~

<del>Books &amp; Periodicals</del>	<del>\$200</del>
Office Supplies	\$1,528
Dues & Subscriptions	\$500

<del>Travel &amp; Conference</del>	<del>\$1,500</del>
Postage	\$500
<del>Recording Fees</del>	<del>\$300</del>
<del>Audits</del>	<del>\$500</del>
<del>Program Overhead</del>	<del>\$22,000</del>

~~Specific Objective Q-2~~  
~~Citation - [24 CFR 570.206(a)]~~  
~~Environmental - EXEMPT~~

~~Public Information (Newsletter)~~ ~~\$5,000~~

**Goal 1, Strategy 1**

Citation - [24 CFR 570.206(b)]  
Environmental - EXEMPT

**Neighborhood Organization Grant (NOG) Program X (FY05/06)**

Funds will be contributed towards the capacity-building activities of a neighborhood organization, United Citizens and Neighbors (UCAN). **(\$1,250 NIF)**

**TOTAL ADMINISTRATION EXPENSE (CDBG only) \$107,082**  
**(20% Cap)**

# AFFORDABLE HOUSING PROGRAM

## 1. Program Delivery

Personnel – ~~Administrative costs~~ **to deliver programs**

~~Manager @ 10%~~

~~Grants Coordinator II @ 10%~~

~~Housing Rehab. Coordinator @ 50%~~

~~Secretary @ 50%~~

~~IMRF/FICA~~

~~Insurance~~

**\$72,000**

~~Specific Objective Q 3~~

Citation - [24 CFR 570.202(b)(9)]

Environmental - EXEMPT

## 2. Case Preparation

Title work and related front-end expenses associated with affordable housing initiatives.

**\$4,000**

~~Specific Objective Q 3~~

Citation - [24 CFR 570.202(b)(9)]

Environmental - EXEMPT

**TOTAL PROGRAM DELIVERY EXPENSE**

**\$76,000**



# **I. NEW FUNDING ACTIVITIES**

## **A. HOUSING REHABILITATION ACTIVITIES**

### **1. Emergency Grant, Access Grant, and Get the Lead Out Match Programs (FY 05-06)**

Funds will be contributed toward three programs:

1. Providing repairs necessary to alleviate hazardous conditions, which pose a threat to the health and safety of a homeowner. Homeowners earning less than 50% of the Median Family Income for Champaign County are eligible for the Emergency Grant Program.
2. General improvements necessary to remove barriers to accessibility by persons with disabilities. The Access Grant Program is available for homeowners or renters who earn less than 80% of Median Family Income.
3. Matching funds for the Illinois Department of Public Health Get the Lead Out Program, which will fund efforts to address lead based paint hazards in eligible housing units.

All programs are available citywide. All work activities will be accomplished through contract arrangements.

**\$113,000**

~~Specific Objectives B-1 & C-4~~

**Goal 1, Strategy 1; Goal 3, Strategy 3; Goal 7, Strategy 2**

Citation - [24 CFR 570.202(a)(1)] [24 CFR 570.202(b)(10) & (11)]

Environmental - CATEGORICALLY EXCLUDED

### **2. Urbana Senior Repair Service (FY 05/06)**

Funds will be contributed to a home maintenance repair program for very low-income homeowners 62 years old or older and for very low-income homeowners with disabilities (any age). To be eligible for this program a family must earn less than 50% of the Median Family Income as established annually by HUD. This program is available citywide.

**\$25,000**

~~Specific Objectives L-1 & L-3~~

**Goal 1, Strategy 1**

Citation - [24 CFR 570.202(a)(1) & (b)(10)]

Environmental - EXEMPT

### **3. Clearance of Slum and Blighted Conditions**

Funds will be used for clearance of buildings and structures that create health and safety concerns.

~~\$35,356~~ **\$31,356**

~~Specific Objectives B-6~~

**Goal 9, Strategy 4**

Citation – [24CFR 570.201(a)(1) & (b)(10)]  
Environmental - CATEGORICALLY EXCLUDED

#### **4. PAID Homebuyer Assistance**

Funds will be used to provide Downpayment assistance to persons participating in the PAID Program. If funding is not utilized in a timely manner, funds will revert to un-programmed status for allocation.

**\$8,000**

~~Specific Objective C-1~~

**Goal 2, Strategy 2**

Citation - [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

Environmental - ENVIRONMENTAL ASSESSMENT

#### ~~5. Unprogrammed~~

~~\$35,000~~

~~Funds remain unprogrammed until specific projects are identified and included in an amendment to the FY2005-2006 AAP. As part of Amendment One to this Annual Action Plan, these funds have been allocated to the Frances Nelson Health Center project. See below for further details.~~

## **B. PUBLIC FACILITIES AND IMPROVEMENTS**

### **1. Street Improvements to Support HomeBuild 2 (Sunset Drive)**

Funds will be used to improve the street surface and provide improved drainage by installing curb and gutter. Funds will be set-aside in annual increments for two (2) years to accomplish this commitment. FY 2005-2006 would provide \$155,000 toward this project. Project is scheduled to begin in the 2005 construction season

~~\$205,000~~ **\$165,000** (~~\$115,000~~ **\$125,000** carry-over funding) Total Project-\$290,000

~~Specific Objective K-2~~

**Goal 8, Strategy 1 and Strategy 2**

Citation - [24 CFR 570.201(c)]

Environmental - ENVIRONMENTAL ASSESSMENT

### **2. Frances Nelson Health Care Facility**

Funds will be used for the development of a new facility for the Frances Nelson Health Care Center in Champaign. If funding is not utilized in a timely manner, funds will revert to un-programmed status for allocation.

**An additional \$35,000 has been reallocated from "Unprogrammed Funds" to this project.**

~~\$20,000~~ **\$55,000**

~~Specific Objective A 3~~

**Goal 5, Strategy 4**

Citation – [24CFR 570.201 (c)]

Environmental – ENVIRONMENTAL ASSESSMENT

NOTE: Davis Bacon Labor Requirements

## C. PUBLIC SERVICE

### 1. Transitional Housing for Homeless Families With Children (FY 05-06)

Funds will be contributed to the City of Urbana's transitional housing program. Five dwellings are available for homeless families with children. Rent receipts will be another source of revenue. Properties acquired by the City through a federal funding source will be properly mowed and cleaned according to city ordinance as long as they are the responsibility of the City.

\$30,248 (personnel)

\$17,000 (programming)

**\$47,248**

~~Specific Objective A 1 & C 1~~

**Goal 6, Strategy 2**

Citation - [24 CFR 570.201(b)&(e)]

Environmental - EXEMPT

### 2. Public Service Activities under Consolidated Social Service Funding Program (FY 05-06)

The balance of available funding @ 15% of the current entitlement will be allocated for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission has designated the priorities to be considered by the Urbana City Council for public service funding under the CDBG. These are antipoverty and homelessness, with an emphasis on youth.

Champaign County Regional Planning Commission (RPC), Court Diversion Services \$5,000.00,

Champaign County RPC, Senior Services \$4,000.00

Crisis Nursery \$3,600.00

Mental Health Center of Champaign County, Homeless Youth Program \$4,600.00

Frances Nelson – Community Health Improvement Center \$7,000

**\$24,200**

~~Specific Objectives 1 1, O 1 & O 2~~

Goal 5, Strategy 3; Goal 5, Strategy 4; Goal 5, Strategy 5; Goal 5, Strategy 7;  
Goal 6, Strategy 1; Goal 6, Strategy 2

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

\*Specific programs to be determined via Social Service Funding Program Applications.

### **3. Neighborhood Clean-Up (FY 05-06)**

One-day neighborhood clean-up activities will be held in fall, 2005, and spring, 2006, in the Community Development Target Area. Activities will include disposal of junk, debris, and recyclable metal. The program will be co-sponsored by the UCAP Committee.

**\$9,000**

~~Specific Objectives J-1 & L-2~~

Goal 8, Strategy 1

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

### **4. Homeless Management Information System (FY05-06)**

This computer based information management system that was purchased in coordination with the Champaign County Continuum of Care. This funding will fund Urbana's share of HMIS membership fee and the balance will be used to help develop a web-based database of homeless assistance services.

**\$3,000**

Specific Objectives A-5

Goal 6, Strategy 2

Citation - [24 CFR 570.201(e)]

Environmental - Exempt

**TOTAL PUBLIC SERVICE EXPENSE**

**\$83,448**  
**(15% w/PI)**

## **II. CARRYOVER ACTIVITIES**

The following is an estimate of CDBG funding that will be carried over to the FY 2005-2006 in order to complete projects and activities previously funded.

A complete fiscal analysis of funds to be carried over in the next fiscal year will be contained in the amended Annual Action Plan that is prepared after July 1, 2005, when accounting for FY 2004-2005 is complete.

### **A. HOUSING REHABILITATION ACTIVITIES**

#### **1. Property Acquisition in Support of New Construction and Relocation/Clearance/Disposition Activities (FY04-05)**

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, and 55. Projects and utilization of the properties may include the following:

- Donation to non-profit housing developers for new housing construction.
- City sponsored rehabilitation and re-sale to qualified homebuyers.
- Donation to other organizations to support CDBG-eligible programs.

Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds that might become subject to foreclosure or related events that would jeopardize the projects ability to benefit low/moderate income persons.

If necessary, lots will be cleared of substandard structures or debris. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties acquired through the City's federal and non-federal funding sources will be properly maintained as long as they are the responsibility of the City and until they may be contributed to a non-profit housing developer for new construction of affordable housing.

**\$148,980**

~~Specific Objective C-1~~

**Goal 1, Strategy 1, Goal 2 Strategy 1**

Citation – [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

Environmental – ENVIRONMENTAL ASSESSMENT

#### ~~**2. Habitat for Humanity New Housing Construction**~~

~~Funds will be used for site and infrastructure improvements to support the development of new/affordable housing.~~

~~\$5,000 (\$5,000)~~

~~Specific Objective C-1~~

~~Citation~~ – [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

~~Environmental~~ – ENVIRONMENTAL ASSESSMENT

## B. PUBLIC FACILITIES AND IMPROVEMENTS

### 1. Developmental Services Center Training and Employment Center (FY 03-04)

Funds will be used to assist with renovating a Training and Employment Center for the Developmental Services Center's Vocational Services Program. Funds will be targeted for improvements to make the building accessible.

**\$99,172 (\$99,172)**

~~Specific Objective B 7 & P 3~~

**Goal 3, Strategy 1; Goal 5, Strategy 1**

Citation – [24 CFR 570.(a)(3)]

Environmental - Environmental Assessment

Note: Davis Bacon Labor Requirements

### 2. ~~New Construction of Transitional Housing and Educational Facility for Center for Women in Transition (FY 02-03)~~

~~A total of \$100,000 in CDBG funds will be contributed over a period of two years towards the new construction of a facility to be located at 504 East Church Street, Champaign, Illinois. Such facility will accommodate an educational/meeting area to be located on the first floor and a transitional housing program on the second floor to serve 2-4 homeless families. Other funds contributed to this project include a \$100,000 grant from United Parcel Service, and a contribution from the City of Champaign. While this project is located outside the City's CDBG jurisdiction, it is necessary to its community development and Consolidated Plan objectives. This project will benefit the City by expanding much needed services to homeless women and children.~~

~~**\$100,000**~~

~~Specific Objective A 7~~

~~**Goal 5, Strategy 7, Goal 6, Strategy 2**~~

~~Citation – [24 CFR 570.309]~~

~~Environmental – SECOND TIER ENVIRONMENTAL REVIEW~~

~~Note: Davis Bacon Labor Requirements~~

### 3. ~~King Park Neighborhood Center (FY 02-03)~~

~~Funds will be allocated towards development of a neighborhood community center to be located in Census Tract 53. Efforts will be concentrated towards identification of a timeframe for execution of this project, identifying the stakeholders, and developing partnerships to secure additional funding. It is possible that additional monies will be allocated to this activity in future fiscal years to replace the recaptured funding.~~

~~**\$2,750**~~

~~Specific Objective J 4~~

~~Citation – [24 CFR 570.201(c)] – Environmental – EXEMPT~~

<b>2005-2006 Community Development Block Grant (CDBG)</b>			
	<b>2005-2006</b>	<b>2004-2005</b>	<b>Difference</b>
<b>05-06 Grant</b>	<b>\$535,412</b>	<b>\$565,000</b>	<b>-\$29,588</b>
03-04 Program Income	\$30,575		
Recaptured funding FY 03-04	\$16,126	\$121,000	
Un-obligated previous years	\$85,774		
<b>TOTAL TO ALLOCATE</b>	<b>\$667,887</b>	<b>\$686,000</b>	<b>-\$18,113</b>
Carry-Over	\$510,902	\$262,622	\$248,280
<b>TOTAL</b>	<b>\$1,178,789</b>	<b>\$948,622</b>	<b>\$230,167</b>
<b>ADMINISTRATION (20%)</b>	<b>\$107,082</b>	<b>\$113,000</b>	<b>-\$5,918</b>
Personnel	\$75,000	\$80,000	-\$5,000
Other Administration	\$32,082	\$33,000	-\$918
Books Periodicals	\$200		
Office Supplies	\$1,582		
Dues/Subscriptions	\$500		
Travel/Conference	\$1,500		
Postage	\$500		
Recording Fees	\$300		
Audits	\$500		
Program Overhead	\$22,000		
Neighborhood Organization Grant (NOG)	\$1,250 NIF \$		
Public Information/Newsletter	\$5,000		
	\$107,082	\$113,000	-\$5,918
<b>PUBLIC SERVICE (15%)</b>	<b>\$83,448</b>	<b>\$88,200</b>	<b>-\$4,752</b>
Transitional Housing personnel	\$30,248	\$29,000	\$1,248
Transitional Housing programming	\$17,000	\$17,000	\$0
Neighborhood Clean Up	\$9,000	\$15,000	-\$6,000
Homeless Management Info System	\$3,000	\$3,000	\$0
Consolidated Social Service Fund	\$24,200	\$24,200	\$0
<b>AFFORDABLE HOUSING PROGRAMS</b>	<b>\$292,356</b>	<b>\$159,000</b>	<b>\$133,356</b>
Program Delivery	\$76,000	\$64,000	\$12,000
Personnel	\$72,000	\$60,000	\$12,000
Manager	tbd	tbd	
Grants Coordinator	tbd	tbd	
Housing Rehabilitation Coordinator	tbd	tbd	
Secretary	tbd	tbd	
IMRF/FICA	tbd	tbd	
Insurance	tbd	tbd	
Case Preparation	\$4,000	\$4,000	\$0
Housing-Related Programs	\$216,356	\$95,000	\$121,356
Emergency/Access/GLO Programs	\$100,000	\$80,000	\$20,000
Urbana Senior Repair	\$20,000	\$15,000	\$5,000
NEW -Address Neighborhood Slum and Blight	\$35,356	\$0	\$35,356
NEW -Code Enforcement for Target Area	\$53,000	\$0	\$53,000
NEW -PAID Program for Homeownership	\$8,000		
	\$292,356	\$95,000	\$197,356
<b>PUBLIC FACILITIES AND IMPROVEMENT</b>	<b>\$185,000</b>	<b>\$137,000</b>	<b>\$48,000</b>
Street Improvements (Sunset Drive)	\$155,000	\$115,000	\$40,000
Sidewalk Improvements (Harvey Street Area)	\$10,000	\$10,000	\$0
NEW -Frances Nelson Health Care Center	\$20,000	\$0	\$20,000
Other		\$12,000	
	\$185,000	\$137,000	\$48,000
<b>TOTAL</b>	<b>\$667,886</b>	<b>\$497,200</b>	<b>\$170,686</b>
<b>2005-2006 Community Development Block Grant (CDBG)</b>			
	<b>2005-2006</b>		
<b>TOTAL CARRY-OVER FUNDING</b>	<b>\$510,902</b>		
DSF	\$99,172		
CWIT	\$100,000		
Sunset Drive	\$115,000		

**AMENDED FY 2005-2006 CDBG BUDGET**

<b>CDBG Budget FY 2005-2006</b>	<b>2005-2006</b>
05-06 Grant	\$ 535,412
03-04 Program Income	\$ 30,575
Recaptured funding FY 03-04	\$ 16,126
Un-obligated previous years	\$ 85,774
<b>TOTAL TO ALLOCATE</b>	<b>\$ 667,887</b>
Carry-Over	\$ 501,410
<b>TOTAL</b>	<b>\$1,169,297</b>
<b>ADMINISTRATION (20%)</b>	<b>\$ 107,082</b>
Personnel	\$ 75,000
Other Administration	\$ 32,082
Program Overhead	\$ 22,000
Public Information/Newsletter	\$ 5,000
<b>PUBLIC SERVICE (15%)</b>	<b>\$ 83,448</b>
Transitional Housing personnel	\$ 30,248
Transitional Housing programming	\$ 17,000
Neighborhood Clean Up	\$ 9,000
Homeless Management Info System	\$ 3,000
Consolidated Social Service Fund	\$ 24,200
<b>AFFORDABLE HOUSING PROGRAMS</b>	<b>\$ 257,356</b>
Program Delivery	\$ 76,000
Personnel	\$ 72,000
Case Preparation	\$ 4,000
Emergency/Access/GLO Programs	\$ 113,000
Urbana Senior Repair	\$ 25,000
NEW-Address Neighborhood Slum and Blight	\$ 31,356
PAID Homebuyer Assistance	\$ 8,000
<b>PUBLIC FACILITIES AND IMPROVEMENTS</b>	<b>\$ 220,000</b>
Street Improvements (Sunset Drive)	\$ 165,000
Frances Nelson Health Care Center	\$ 55,000
<b>TOTAL CARRY-OVER FUNDING</b>	<b>\$ 501,410</b>
DSC	\$ 99,172
Sunset Drive	\$ 125,000
Property Acquisition	\$ 110,000
Property Maintenance	\$ 14,373
Property Acquisition	\$ 52,865
Property Acquisition	\$ 6,742
<b>TOTAL CDBG Budget</b>	<b>\$1,069,296</b>



**Urbana HOME Consortium  
HOME Investment Partnership Program  
Fiscal Year 2005 – 2006**

A summary listing of *Goals, Strategies and Activities* is attached for reference as Appendix II. The applicable Goal, Strategy and Activity is included for each of the Projects listed below.

The following terms and abbreviations are used throughout the Annual Action Plan:  
Citation = FEDERAL CITATION FOR AUTHORIZATION  
Environmental = ENVIRONMENTAL REVIEW STATUS

Resources-Federal

<b>2005-2006 HOME Grant:</b>	<b>\$1,115,930</b>
<b>Carry-Over Funding</b>	<b>\$50,134</b>
<b>2005-2006 ADDI</b>	<b>\$47,151</b>
<b>City of Champaign Program Income (anticipated)</b>	<b>\$22,750</b>

Resources-Other

<b>Local Match HOME:</b>	<b>\$249,229</b>
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<b>TOTAL REVENUES</b>	<b>\$1,485,194</b>
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**ADMINISTRATION**

General Administration Activities

Personnel:

- Manager@ 35%
- GCI@ 80%
- Secretary@20%
- Intern
- IMRF
- FICA
- Insurance

**\$92,933**

Citation - [24 CFR 92.206(d)]

Environmental - EXEMPT

Other Administrative Expenses

<del>Conference/Training</del>	<del>\$5,000</del>
<del>Audit</del>	<del>\$1,000</del>
<del>Printing/Publication</del>	<del>\$1,000</del>
<del>Postage</del>	<del>\$ 200</del>
<del>Office Supplies</del>	<del>\$5,000</del>
<del>Dues &amp; subscriptions</del>	<del>\$1,000</del>
<del>Program Overhead</del>	<del>\$11,186</del>

	<b>\$24,386</b>
<b>City of Champaign</b>	<b>\$14,086</b>
<b>Champaign County</b>	<b>\$4,695</b>
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>\$136,100</b>
Admin Set-Aside FY2005-2006 (10%)	\$111,593
Admin Carry-Over (FY2002-2003)	\$ 24,508
<b>TOTAL ADMIN FUNDS AVAILABLE</b>	<b>\$136,101</b>

Citation - [24 CFR 92.206(d)]  
Environmental – EXEMPT

**A. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS  
(CHDO) PROJECT SET-ASIDE (15% MINIMUM)**

**1. Urban League Lease Purchase Program (FY 05-06)**

Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase of four (4) single-family homes and related improvements to meet local codes. Two (2) units will be in Urbana and two (2) units will in Champaign. Either jurisdiction may forego a unit, should the Urban League find a buyer that desires a home in the unincorporated area of Champaign County. During the leasing period, a low-income family will undergo homebuyer counseling. Upon successful completion, the home will be sold to the low-income family.

Total Project Budget

**\$100,000 (\$80,000 HOME; \$20,000 Match Provided By CHDO)**

~~Specific Objective C-5~~

**Goal 2, Strategy 3, Activity 3**

Citation - [24 CFR 92.206(c)]

Environmental - CATEGORICALLY EXCLUDED

Resale

**2. Homestead Rental Housing Development (FY 05-06)**

~~Funds will be provided to the Homestead Corporation to assist with the purchase and rehabilitation of eleven (11) homes within the Consortium's jurisdiction to serve as replacement housing units for those that will be lost at Lakeside Terrace.~~

~~Due to a number of factors that might impact the viability of this project, the funding is divided into two (2) phases. This arrangement will also be reflected in the development agreement. The intent is ensure that the project is performing as anticipated before committing additional funding.~~

~~Phase I~~

~~\$54,619 (\$43,695 HOME, \$10,924 Match Provided by CHDO)~~

~~Phase II~~

~~\$54,619 (\$43,695 HOME, \$10,924 Match Provided by CHDO)~~

~~Total Project Budget~~

~~\$109,238 (\$87,390 HOME, \$21,848 Match Provided by CHDO)~~

~~Specific Objective C-7~~

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

~~Environmental CATEGORICALLY EXCLUDED~~

~~Recapture Provision~~

The Homestead Corporation has indicated that this project is no longer financial viable and as such Homestead will not be able to undertake this project. The Consortium is seeking out other organizations and opportunities to help provide affordable rental units with HOME funds. The funds previously allocated to this project will be designated as unprogrammed CHDO funds and will be allocated to eligible projects at the appropriate time.

**3. Un-programmed CHDO Funds (current and previous fiscal years)**

Funds will be provided to an eligible CHDO organization and project. Funds will be allocated to a project that has demonstrated success in creating affordable housing opportunities and can utilized the funding in a timely manner. Additional funds reallocated from canceled Homestead Affordable Rental Project.

Total Project Budget

~~\$32,032 (\$25,626 HOME, \$6,406 Match Provided by CHDO)~~

**\$141,270 (\$113,016 HOME; \$28,254 Match Provided by CHDO)**

Recapture Provision

**Project Expenses:**

**\$193,016 HOME**

**\$ 48,254 Match**

**\$241,270 Total**

**B. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) OPERATING SET-ASIDE (5% MAXIMUM)**

**1. Homestead Corporation**

Funds will be allocated to Homestead Corporation for operating expenses.

**\$30,797 (\$30,797 HOME; \$0 Match)**

~~Specific Objective C-2~~

**Goal 2, Strategy 1, Activity 5**

Citation - [24 CFR 92.208(a)]

Environmental - EXEMPT

**2. Urban League Development Corporation of Champaign County**

Funds will be allocated to Urban League for operating expenses

**\$25,000 (\$25,000 HOME; \$0 Match)**

~~Specific Objective C-2~~

**Goal 2, Strategy 1, Activity 5**

Citation - [24 CFR 92.208(a)]

Environmental - EXEMPT

<b>CHDO Operating Expenses:</b>	<b>\$55,797 HOME</b>
	<b><u>\$0 Match</u></b>
	<b>\$55,797 Total</b>

## **C. CITY OF CHAMPAIGN**

### **1. Owner-Occupied Housing Rehab**

Funding will be used to continue the Full Home Improvement program. HOME funds are combined with Federal Home Loan Bank and private loan funding to assist low-income homeowners with major home repairs. Grants and low-interest loans in the amount of \$25,000-\$30,000 per household are intended to address code deficiencies, major renovation needs, and lead-based paint hazards.

**\$300,000 (\$240,000 HOME; \$60,000 Local Match from the Federal Home Loan Bank)**

~~Specific Objective C-4~~

**Goal 1, Strategy 1, Activity 3**

Citation - [24 CFR 92.206(a)(2)]

Environmental - CATEGORICALLY EXCLUDED

Recapture Provision

### **2. Rental Rehabilitation Program**

Funding will be used to assist in the renovation of deteriorated rental properties in Planning Areas where property values are not keeping pace with citywide averages. Eligible properties will be occupied by tenants at or below 80% of the area median family income. Long-term affordability restrictions will apply to units renovated through this program, in accordance with the level of HOME subsidy provided.

**\$167,018 (\$120,000 HOME; \$52,705 Match (Owner Contribution))**

~~Specific Objective C-7~~

**Goal 2, Strategy 1**

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

Environmental - CATEGORICALLY EXCLUDED

Resale Provision

### **3. Program Delivery**

Funds will be allocated for coordination and delivery of HOME projects funded with the City of Champaign's share of HOME Consortium funds.

**\$50,000 (\$50,000 HOME; \$0 Match)**

~~Specific Objective C-4~~

**Goal 1, Strategy 1, Activity 3**

Citation - [24 CFR 92.207]

Environmental – EXEMPT

4. **Acquisition/Redevelopment Activities**

Funding may be used to acquire vacant deteriorated structures for demolition and clearance. Land will be used for the redevelopment of affordable single-family homes. Properties to be acquired will be located in the City's low-income neighborhoods. The funding may also be used to acquire properties containing structures still suitable for renovation. Homes will be purchased by the City, rehabbed, and sold to low-income households.

**\$40,821 HOME (\$40,821 HOME; \$0 Match)**

~~Specific Objective C-9~~

**Goal 9, Strategy 4, Activity 1**

Citation – 24CFR92.206(d)

Environmental – Assessment Required

Recapture

<b>Total City of Champaign Expenses:</b>	<b>\$450,821 HOME</b>
	<b><u>\$112,705 Match</u></b>
	<b>\$563,526 Total</b>

## **D. CHAMPAIGN COUNTY**

### **1. Housing Rehabilitation**

Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties as well as single-family owner-occupied projects. It is anticipated the primary program focus will be on single-family owner-occupied rehabilitation.

**\$104,167 (\$79,365 HOME; \$24,802 Match)**

~~Specific Objective C-4~~

**Goal 1, Strategy 1, Activity 3**

Citation - [24 CFR 92.206(a)(2)]

Environmental - PREVIOUSLY ASSESSED

Recapture

### **2. Program Delivery**

Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program.

**\$19,841 (\$19,841 HOME; Match provided through completion of one rehabilitation project)**

Citation - [24 CFR 92.207]

Environmental – EXEMPT

Recapture

Total Champaign County Expenses:	<b>\$99,206 HOME</b>
	<b><u>\$24,802 Match</u></b>
	<b>\$124,008 Total</b>

## **E. CITY OF URBANA**

### **1. Owner-Occupied Housing Rehabilitation**

Funds will be allocated for the rehabilitation of five (5) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.

**\$112,000 (\$89,600 HOME; \$22,400 Match)**

~~Specific Objective C-4~~

**Goal 1, Strategy 1, Activity 3**

Citation - [24 CFR 92.206(a)(2)]

Environmental - CATEGORICALLY EXCLUDED

Recapture

### **2. Program Delivery**

Funds will be allocated for coordination and delivery of HOME projects funded with the City of Urbana's share of HOME Consortium funds.

**\$74,000 (\$59,200 HOME; \$14,800 Match)**

~~Specific Objective C-4~~

**Goal 1, Strategy 1, Activity 3**

Citation - [24 CFR 92.207]

Environmental – EXEMPT

### **3. ~~Affordable Rental Development (Homestead Corporation)~~**

~~Funds will be allocated to assist with the development of affordable rental units. These units will be developed in support of the redevelopment of Lakeside Terrace, a public housing apartment complex in Urbana.~~

~~**\$72,610 (\$58,088 HOME; \$14,522 Match)**~~

~~Specific Objective C-7~~

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

~~Environmental – CATEGORICALLY EXCLUDED~~

~~Recapture~~

#### **Unprogrammed Project Funds**

**The Homestead Corporation has indicated that it is not in a position to carry out this project. The funds previously allocated to this project will be designated as Unprogrammed Project funds. The City of Urbana may use these funds to continue and/or expand existing projects furthering affordable housing opportunities, or may allocate them to new eligible projects. The allocation of these funds will meet HUD prescribed timeliness guidelines.**

**\$72,610 (\$58,088 HOME; \$14,522 Match)**



**4. Kerr Street Development Planning**

Funding will be used to begin planning efforts to begin site planning for 401, 401 ½ and 403 Kerr Street. Use of the funds might include but not be limited to market studies, site planning and architectural/engineering services.

**\$33,733 (\$26,986 HOME; \$6,747 Match)**

~~Specific Objective C-7~~

**Goal 2, Strategy 1**

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

Environmental - CATEGORICALLY EXCLUDED

**5. Ecological Construction Laboratory**

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

**\$25,000 (\$20,000 HOME; \$5,000 Match)**

~~Specific Objective C-9~~

**Goal 2, Strategy1, Activity 1**

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non-Categorically Excluded

Recapture

**Total Urbana Expenses:**

**\$253,874 HOME**

**\$63,469 Match**

**\$317,343 Total**

**F. AMERICAN DREAM DOWNPAYMENT INITIATIVE**

The American Dream Downpayment Initiative (ADDI) was signed into law on December 16, 2003. In September 2004, the Urbana HOME Consortium launched a local ADDI program.

**Purpose**

Funds will be used to increase the homeownership rate within the geographic area of the Urbana HOME Consortium, especially among lower income and minority households, and to revitalize and stabilize communities. Funding will help first-time homebuyers with the biggest hurdle to homeownership: downpayment and closing costs. Rehabilitation carried out in conjunction with the assisted home purchase may also be considered.

### Type of Assistance, Use of Funds and Eligible Expenses

ADDI will provide downpayment and closing costs to eligible individuals. The amount of ADDI assistance provided will not exceed the lesser of \$10,000 or five percent of the purchase price of the home.

### Eligible Customers

To be eligible for ADDI assistance, individuals must be first-time homebuyers interested in purchasing single-family housing. A first-time homebuyer is defined as an individual and his or her spouse who have not owned a home during the three-year period prior to the purchase of a home with ADDI assistance. ADDI funds may be used to purchase one- to four- family housing, condominium unit, cooperative unit, or manufactured housing. Additionally, individuals who qualify for ADDI assistance must have incomes not exceeding 80% of area median income.

### Plan for Conducting Targeted Outreach

The Urbana HOME Consortium will make efforts to conduct targeted outreach to residents and tenants of public and manufactured housing and other families assisted by public housing agencies, for the purpose of ensuring that ADDI funds are used to provide downpayment assistance for such residents, tenants and families. Efforts may include but not be limited to the following:

- Placing brochures, posters and other informational material in the offices, facilities of such housing opportunities and other social service agencies frequented by the families assisted by public housing agencies.

- Provide program information to social service agencies that provide services to families assisted by public housing agencies.

- Place information on local public access television stations.

- Place information on appropriate websites.

### Activities Taken to Ensure the Suitability of Families Receiving ADDI Assistance to Undertake and Maintain Homeownership

The Urbana HOME Consortium will require that recipients of ADDI Assistance complete a homebuyer class that will be offered on a regular basis on the Urbana- Champaign community.

Efforts will be also made to incorporate additional information and instruction on home maintenance within the specific home that the participant is purchasing.

### Funding

Funding available to the members of the Urbana HOME Consortium is as follows:

<del>American Dream Downpayment</del>	<del>\$47,151</del>
<del>Downpayment (ADDI) FY 05-06</del>	<del>=</del>
<del>City of Champaign</del>	<del>\$25,886</del>
<del>Champaign County</del>	<del>\$5,941</del>
<del>City of Urbana</del>	<del>\$15,324</del>

<b>American Dream Downpayment Initiative (ADDI)</b>						
<b>Jurisdiction</b>	<b>FY2003-2004</b>	<b>FY2004-2005</b>	<b>Funds Disbursed*</b>	<b>Carryover</b>	<b>FY2005-2006</b>	<b>Total Available</b>
<b>City of Champaign</b>	\$38,401	\$45,314	\$51,398	\$32,317	\$25,886	\$58,203
<b>Champaign County</b>	\$8,899	\$10,502	\$4,600	\$14,801	\$5,941	\$20,742
<b>City of Urbana</b>	\$22,774	\$26,874	\$19,550	\$30,098	\$15,324	\$45,422
<b>Total</b>	<b>\$70,074</b>	<b>\$82,691</b>	<b>\$75,548</b>	<b>\$77,216</b>	<b>\$47,151</b>	<b>\$124,367</b>

\*Funds disbursed as of 2/20/2006.

The Urbana HOME Consortium Technical Committee submit that the funding be pro-rated using the same allocation as the HOME funding. This could allow the members of the Consortium to pursue individual homebuyer programs or pool their respective funding if they desire.

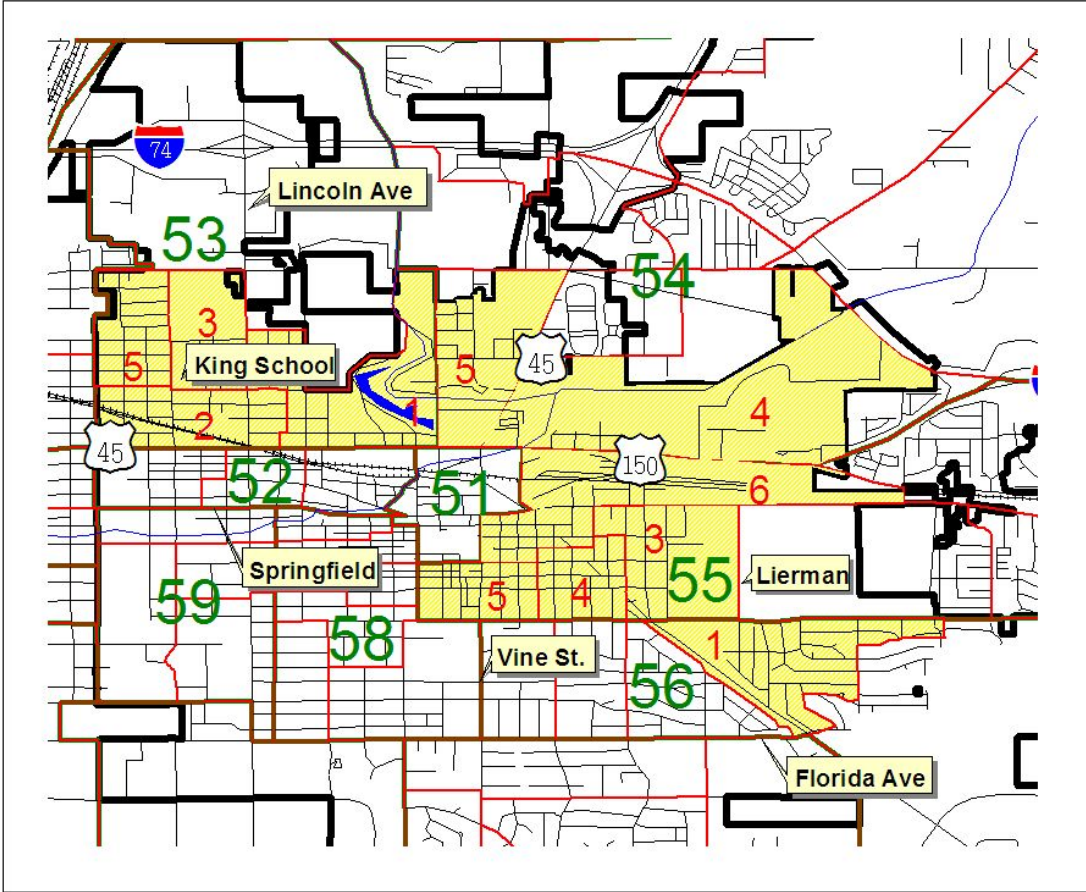
<b>FY 2005-2006 Home Investment Partnership Act (HOME)</b>				
	<b>Funds</b>	<b>2005-2006</b>	<b>2004-2005</b>	
<b>Program Area</b>	<b>Available</b>	<b>Budget</b>	<b>Budget</b>	<b>Difference</b>
<b>FY 2005-2006 Grant Allocation</b>	<b>\$1,115,930</b>	<b>\$1,115,930</b>	<b>\$1,180,274</b>	<b>-\$64,344</b>
<b>Carry-Over Funding (CHDO)</b>	<b>\$25,626</b>	<b>\$25,626</b>	<b>\$0</b>	<b>\$25,626</b>
<b>Carry-Over Funding (Administration)</b>	<b>\$24,508</b>	<b>\$24,508</b>		
<b>ADDI Funding</b>	<b>\$47,151</b>	<b>\$47,151</b>	<b>\$152,764</b>	<b>-\$105,613</b>
<b>Matching Funds</b>	<b>\$249,229</b>	<b>\$249,229</b>	<b>\$250,808</b>	<b>-\$1,579</b>
<b>City of Champaign Program Income</b>	<b>\$22,750</b>	<b>\$22,750</b>		
<b>FY 2005-2006 Total Available Resources</b>	<b>\$1,485,194</b>	<b>\$1,485,194</b>	<b>\$1,180,274</b>	<b>-\$145,910</b>
<b>Administration (10% per grant)</b>	<b>\$111,593</b>	<b>\$111,593</b>	<b>\$118,027</b>	<b>-\$6,434</b>
<b>Administration (FY02-03)</b>	<b>\$24,508</b>	<b>\$24,508</b>	<b>\$0</b>	<b>\$24,508</b>
City of Urbana	\$117,319	\$117,319	\$101,260	\$16,059
City of Champaign	\$14,086	\$14,086	\$12,710	\$1,376
Champaign County	\$4,695	\$4,695	\$4,057	\$638
	\$136,101	\$136,101	\$118,027	\$18,074
<b>CHDO (5%)</b>	<b>\$55,797</b>	<b>\$55,797</b>	<b>\$59,014</b>	<b>-\$3,217</b>
Urban League		\$25,000	\$29,507	-\$4,507
Homestead		\$30,797	\$29,507	\$1,290
		\$55,797	\$59,014	-\$3,218
<b>CHDO (15%)</b>	<b>\$167,390</b>	<b>\$167,390</b>	<b>\$177,041</b>	<b>-\$9,652</b>
<b>CHDO (Recaptured Funding)</b>	<b>\$25,626</b>	<b>\$25,626</b>	<b>\$0</b>	
<b>CHDO Match \$</b>	<b>\$48,254</b>	<b>\$48,254</b>		
Urban League (lease-purchase)		\$80,000	\$177,041	-\$97,041
Homestead Corp (new rental dev)		<del>\$87,390</del> <b>0.00</b>	\$0	<del>\$87,390</del>
Un-programmed CHDO Funding		<del>\$25,626</del> <b>\$113,016</b>		
	\$241,270	\$193,016	\$177,041	-\$9,651

	-	-	-	-
<b>Funding for Members</b>	<b>\$781,151</b>	<b>\$781,151</b>	<b>\$826,191</b>	<b>-\$45,040</b>
<b>City of Champaign HOME \$</b>	<b>\$450,821</b>	<b>\$450,821</b>	<b>\$452,753</b>	<b>-\$1,932</b>
54.8% Match \$	\$112,705	\$112,705	\$113,188	-\$483
Total	\$563,526	\$563,526	\$565,941	-\$2,415
<b>Champaign County HOME \$</b>	<b>\$99,206</b>	<b>\$99,206</b>	<b>\$104,926</b>	<b>-\$5,720</b>
12.7% Match \$	\$24,802	\$24,802	\$26,232	-\$1,430
Total	\$124,008	\$124,008	\$131,158	-\$7,150
<b>City of Urbana HOME \$</b>	<b>\$253,874</b>	<b>\$253,874</b>	<b>\$268,512</b>	<b>-\$14,638</b>
32.5% Match \$	\$63,469	\$63,469	\$67,128	-\$3,659
Total	\$317,343	\$317,343	\$335,640	-\$18,297
Program Delivery		\$74,000	\$65,000	\$9,000
O/O Rehab		\$112,000	\$84,000	\$28,000
<del>Homestead Lakeside Terrace</del> <b>Unprogrammed</b>		\$72,610	\$0	
Kerr Street Development Planning		\$33,733	\$0	
Ecological Construction Laboratory		\$25,000	\$20,000	
Tenant Based Rent Assistance		\$0	\$40,000	
Other			\$126,640	
Total	\$317,343	\$317,343	\$335,640	-\$18,297

**FY 2005-2006 Home Investment Partnership Act (HOME)**

	<b>Funds</b>	<b>2005-2006</b>	<b>2004-2005</b>	
<b>Program Area</b>	<b>Available</b>	<b>Budget</b>	<b>Budget</b>	<b>Difference</b>
<b>ADMINISTRATION</b>	<b>\$136,101</b>	<b>\$136,101</b>	<b>\$118,027</b>	<b>\$18,074</b>
<b>Personnel</b>		<b>\$92,933</b>	<b>\$83,120</b>	\$9,813
<b>Other Administration</b>		<b>\$24,386</b>	<b>\$18,140</b>	\$6,246
conference/training		\$5,000	\$3,000	\$2,000
audit		\$1,000	\$1,000	\$0
printing/publications		\$1,000	\$1,000	\$0
postage		\$200	\$200	\$0
office supplies/management software		\$5,000	\$754	\$4,246
dues/subscriptions		\$1,000	\$1,000	\$0
<b>Program Overhead</b>		<b>\$11,186</b>	<b>\$11,186</b>	\$0
		\$24,386	\$18,140	\$6,246
<b>URBANA TOTAL</b>	<b>\$117,319</b>	<b>\$117,319</b>	<b>\$101,260</b>	<b>\$16,059</b>
<b>CITY OF CHAMPAIGN TOTAL</b>	<b>\$14,086</b>	<b>\$14,086</b>	<b>\$12,710</b>	<b>\$1,376</b>
<b>CHAMPAIGN COUNTY TOTAL</b>	<b>\$4,695</b>	<b>\$4,695</b>	<b>\$4,057</b>	<b>\$638</b>
<b>TOTAL ADMINISTRATION</b>	<b>\$136,101</b>	<b>\$136,100</b>	<b>\$118,027</b>	<b>\$18,073</b>
<b>American Dream Downpayment</b>	<b>\$47,151</b>	<b>\$47,151</b>	<b>\$87,593</b>	<b>-\$40,442</b>
<b>Downpayment (ADDI) FY 05-06</b>				
City of Champaign	\$25,886	\$25,886	\$48,001	-\$22,115
Champaign County	\$5,941	\$5,941	\$11,124	-\$5,183
City of Urbana	\$15,324	\$15,324	\$28,468	-\$13,144

# City of Urbana Community Development Target Areas



- C D Target Area
- City of Urbana Boundary
- Census Tract Label
- Block Group Label



56 Census Tract  
1 Block Group



## NOTICE OF PUBLIC HEARINGS AND NEIGHBORHOOD OPEN HOUSES



The City of Urbana and the Urbana HOME Consortium seek citizen input on the preparation of the City of Urbana and Urbana HOME Consortium Consolidated Plan for Fiscal Years 2005-2009.

The Consolidated Plan is a comprehensive five-year planning document that identifies the community's affordable housing and community development needs, outlines available programs and resources, identifies strategies to meet community needs, and establishes a planning process for prioritizing the strategies. Additional information can be obtained at the HUD website:  
<http://www.hud.gov/offices/cpd/about/conplan/index.cfm>

The City of Urbana will also use the input to establish budgets for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Programs for Fiscal Year 2005-2006. These needs will be considered in determining the use of City of Urbana CDBG and HOME Consortium funding. The Urbana HOME Consortium is comprised of the City of Urbana, City of Champaign, and Champaign County.

### NEIGHBORHOOD OPEN HOUSES/PUBLIC HEARINGS

- **Tuesday, October 12, 2004, 7:00 - 9:00 PM**  
Prairie School Gym, 2102 E. Washington Street, Urbana
- **Wednesday, October 13, 2004, 7:00 - 9:00 PM**  
Anita Purves Nature Center, 1505 N. Broadway Avenue, Urbana
- **Thursday, October 14, 2004, 7:00 - 9:00 PM**  
King School Library, 1108 W. Fairview Avenue, Urbana

### ***PUBLIC HEARINGS FOR NON-PROFIT AGENCIES AND ORGANIZATIONS***

- **Tuesday, October 19, 2004, 10:00 AM and 6:00 PM**  
City of Urbana Council Chambers, 400 S. Vine Street, Urbana

Persons with disabilities needing services or accommodations for these hearing should contact the Community Development Services Department at 384-2447, or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466, or TTY 384-2360.





**Goals, Strategies and Activities to Address  
Local Funding Priorities and Community Need**

**Goal 1:** Preserve and improve supply of affordable housing as a community resource.

**Strategy 1:** Continue and expand city's repair and rehab programs.

**Activity 1:** Sr. repair: Provide home repair service for approximately 175 very low-income elderly households over a five-year period to help maintain those households in their homes longer thus reducing demand for higher levels of sheltered care. In addition to home repair, the service would provide referrals to other home-care programs such as Meals on Wheels.

**Activity 2:** Emergency Grants: Provide emergency repair service for approximately 55 low-income residents over a five-year period to help maintain those households in their homes longer thus reducing demand for higher levels of sheltered care.

**Activity 3:** Whole House Rehab: Provide loans and grants for major home improvements for low-income homeowners to approximately 25 households over the next five years.

**Activity 4:** GLO: Provide lead hazard reduction for approximately 8 single family residences over the next five years, in coordination with the Champaign-Urbana Public Health District and the Illinois Department of Public Health.

**Activity 5:** Purchase Rehab Resale: Purchase housing that is structurally sound but in need of major code-related renovation, and rehabilitate property for sale as affordable housing to income-qualified households.

**Strategy 2:** Support and encourage home maintenance programs.

**Activity 1:** Encourage counseling and educational opportunities and resources, which teach homeownership maintenance skills.

**Goal 2:** Provide decent affordable housing opportunities for low- and moderate-income households

**Strategy 1:** Increase supply of affordable housing available to low and moderate income households.

**Activity 1:** Support new construction for homeownership sponsored by CHDOs and other nonprofits.

**Activity 2:** Support new construction of affordable rental units sponsored by CHDOs and other nonprofits.

**Activity 3:** Support and provide guidance for for-profit developers building new affordable renter and owner units.

**Activity 4:** Support construction of new affordable rental units through LIHTC, in compatible areas.

**Activity 5:** Encourage the development of non-profit housing development organizations eligible for CHDO status.

**Strategy 2:** Expand homeownership opportunities for low and moderate income households.

**Activity 1:** Support and encourage homeownership education programs.

**Activity 2:** Support the Housing Authority of Champaign County's Section 8 Homeownership program.

**Activity 3:** Support the Urban League of Champaign County's Lease Purchase Program.

**Activity 4:** Directly encourage homeownership through DP assistance programs such as the American Dream Downpayment Initiative, and programs funded with Private bond activity funds.

**Goal 3: Address barriers to obtaining affordable housing**

**Strategy 1:** Address issues faced by certain special populations, such as seniors and individuals in need of supportive service/ substance abuse treatment

**Strategy 2:** Provide assistance for affordable permanent housing for persons with targeted disabilities.

**Strategy 3:** Support efforts to increase accessible and visitable housing units for persons with disabilities

**Activity 1:** Encourage housing developers to include visitability/accessibility measures in new construction efforts.

**Activity 2:** Access Grants: Provide grants for approximately 25 low-income residents over a five-year period to increase the supply of accessible and visitable housing.

**Strategy 3:** The Urbana Human Relations Division will promote community awareness of the Urbana Human Rights Ordinance and will provide fair housing training for landlords and tenants.

**Activity 1:** Education and training opportunities, which focus on eliminating barriers to affordable housing, will be encouraged.

**Activity 2:** Encourage the Urbana Human Relations Division, the Building Safety Division, and PACE, Inc. to join forces in an effort to acquaint developers with local codes and fair housing laws to insure that handicapped units are produced when new housing is constructed.

**Activity 3:** Support tenant advocacy and educational efforts by agencies such as the C-U Tenant Union.

**Activity 4:** In conjunction with other local governments and community entities, a validated testing program to document possible discrimination against parties to real estates transactions will be developed and conducted.

**Goal 4: Work with HACC to improve conditions for residents of public housing.**

**Strategy 1:** Promote substantial upgrading of the living environment for residents of Urbana public housing, particularly family units.

**Activity 1:** The City will assist in developing a plan which partners with the private sector to use private dollars to leverage HOPE VI or other Federal funds, to replace the demolished units with a combination of new on-site units, scattered-site units and Section 8 rent subsidies. At least 80% of demolished units will be replaced with permanent, subsidized housing units that will be affordable to extremely low-income families with children, irrespective of their income.

**Strategy 2:** Encourage the Housing Authority of Champaign County to increase the number of affordable housing units available to extremely low-income households. Seek additional means of subsidizing very low-income households with rental assistance.

**Strategy 3:** Encourage the Housing Authority of Champaign County to increase the earning potential of extremely low-income households.

**Strategy 4:** Strongly encourage the Housing Authority of Champaign County to rehabilitate existing units and develop new units, which would be accessible to families, which include persons with disabilities.

**Strategy 5:** Encourage the Housing Authority of Champaign County to follow a similar process and design as the Burch Village and Lakeside Terrace redevelopment projects for the demolition or redevelopment of any other Public Housing units.

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

**Strategy 1:** Encourage appropriate area social service agencies to provide additional economic assistance for persons who pay out-of-pocket expenses for medical and psychological services, perhaps by developing a centralized process to contact pharmaceutical companies with requests for donations of medicines.

**Strategy 2:** Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults

**Strategy 3:** 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.

**Strategy 4:** 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.

**Strategy 5:** Support efforts by local service providers to area youth to increase supportive services available to at-risk youth.

**Strategy 6:** Encourage existing childcare facilities to expand services to late night/overnight and weekend hours.

**Strategy 7:** Support development of a program(s) by areas agencies to provide transitional housing services and/or foster care to teen parents of young children.

**Strategy 8:** Encourage current and newly created companies to hire low-income persons by providing public incentives linked directly to hiring local residents.

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

**Strategy 1:** Support the existing network of local homeless services.

**Activity 1:** Continue to provide leadership and support of Continuum of Care.

**Activity 2:** Provide support to emergency and transitional shelters through Consolidated Social Service Pool fund allocations.

**Strategy 2:** Improve and expand the existing network of local homeless services.

**Activity 1:** Support and encourage local efforts to acquire additional grant funding.

**Activity 2:** Support accurate and comprehensive data management through the Homeless Management Information System (HMIS) and annual surveys.

**Activity 3:** Encourage expansion of transitional housing for women and children.

**Activity 4:** Encourage development of emergency shelter services or transitional housing for homeless two-parent households with children.

**Activity 5:** Encourage development of transitional living facilities for adults and youth with substance abuse issues.

**Activity 6:** Encourage the development of a shelter facility to provide emergency services for elderly persons who are victims of domestic violence.

**Strategy 3:** Regularly review and evaluate the needs of the community for homeless and homeless prevention service, and encourage local agencies to match service provided to community needs.

**Activity 1:** Encourage and support area agencies to develop services such as Supportive Housing and Safe Havens for targeted populations such as homeless teens, teen parents, families, persons with disabilities, etc.

**Strategy 4:** Take steps to stabilize households at risk of homelessness.

**Activity 2:** Develop and support rental assistance programs, with and without supportive services for extremely low and very low income persons.

**Activity 3:** Support programs offering permanent housing solutions for low and extremely low income households (see Goal 1)

**Activity 4:** Support educational services including financial literacy, homeowner education and debt management.

**Goal 7:** Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes

**Strategy 1:** Coordinate public and private efforts to reduce lead poisoning hazards and protect young children

**Activity 1:** Encourage Private Funding

**Activity 2:** Expand Childhood Testing

**Activity 3:** Prevention Education

**Strategy 2:** Reduce lead-based paint hazards in residential housing, particularly homes occupied by young children

**Activity 1:** Lead Assessment in Housing Assistance Programs

**Activity 2:** Preserve and Expand Funding for Lead Hazard Reduction Activities

**Activity 3:** Temporary Relocation of Occupants during Lead Hazard Work

**Activity 4:** Lead Contractor Incentives

**Activity 5:** Distribution of Lead Contractor List

**Goal 8:** Support infrastructure improvements in Urbana's Community Development Target Area

**Strategy 1:** The majority of CDBG funds will be targeted toward improvements in and services to the City's Community Development Target Area.

**Strategy 2:** The City shall allocate to its designated Community Development Target Area its proportionate share of City capital improvement funds for upgrading infrastructure. CDBG funds may be set-aside during one fiscal year for infrastructure projects scheduled in another fiscal year in order to fulfill a commitment to a scheduled project.

**Goal 9:** Preserve and support Urbana's neighborhoods as vibrant places to live.

**Strategy 1:** Explore the creation of a Neighborhood Revitalization Strategy for low-income Urbana neighborhoods.

**Strategy 2:** Clearly identify and document designated Brownfields and seek additional funding sources to alleviate same.

**Strategy 3:** Through its Neighborhood Organization Grant Program, the City shall support development of private non-profit organizations to deliver programs on the neighborhood level.

**Activity 1:** Using CDBG monies, fund a Neighborhood Organization Grant program to encourage the creation and development of local groups concerned with furthering the interests of the neighborhood. The primary purpose of this program would be to assist such groups to accomplish non-profit status by obtaining a 501(c)3 designation, thereby making them eligible for additional funding.

**Strategy 4:** Acquire and clear deteriorated housing and vacant lots for donation to non-profit home construction programs. Acquisition and clearance efforts will be

focused on the King Park Neighborhood in accordance with the King Park Neighborhood Plan.

**Activity 1:** Using HOME/CDBG funds acquire vacant properties and deteriorated and/or substandard structures that will be cleared as necessary, for donation to a non-profit housing developer for the purpose of new construction of affordable housing. The City will properly maintain such properties until transfer of ownership occurs.