



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: **Annual Action Plan - FY2006-2007**

Description

Included on the agenda for the March 28, 2006 meeting of the Community Development Commission is a final review of the Annual Action Plan for Fiscal Year 2006-2007. Staff is requesting that the Community Development Commission forward the Annual Action Plan for FY 2006-2007 to the Urbana City Council for approval.

Issues

The issue before the Community Development Commission (CDC) is to finalize a recommendation regarding the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan for FY2006-2007. The draft plan has been available for public review and comment since February 27, 2006. The changes requested by CDC at its February 28, 2006 meeting have been incorporated into the Plan.

Background

On January 18, 2006, formula allocations of HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds were announced by the Department of Housing and Urban Development (HUD). The City of Urbana has been awarded **\$481,651** in CDBG, and Urbana HOME Consortium has been awarded **\$1,049,488** in HOME funds. A separate allocation of **\$23,528** in HOME funds was awarded to Urbana for the American Dream Downpayment Initiative (ADDI) Program.

At its January 30, 2006 meeting CDC reviewed grant applications and approved funding of projects from the Community Development Block Grant and HOME Investment Partnership programs which were incorporated in the Draft Annual Action Plan FY2006-2007. Public hearings were conducted in various City neighborhoods to gather citizen input regarding the proposed Plan. The Annual Action Plan for 2006-2007 includes input received as a result of the public hearings.

At its February 28, 2006 meeting, CDC reviewed the Draft AAP FY2006-2007 and provided input which has been incorporated into the final version. A memorandum to CDC dated

February 24, 2006 included a breakdown of the projects and budgets for both the CDBG and HOME programs included in the Plan. A summary of that information is as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

For FY 2006-2007, the City of Urbana's CDBG allocation from HUD is **\$481,651**. This is the third consecutive year that CDBG entitlement allocations have decreased. The CDBG revenues are enhanced by an estimated **\$25,000** in program income from previous years. Anticipated carryover from previous years is estimated at **\$93,067**. The total CDBG budget resources, including carryover projects and program income, is estimated to be **\$599,718**.

Home Investment Partnership Act (HOME) Program

The Urbana HOME Consortium allocation from HUD is **\$1,049,488** for FY 2006-2007, a decrease of **\$66,542** from the previous year's allocation. HUD has also awarded **\$23,528** for the City's portion of the American Dream Downpayment Initiative (ADDI) program for FY2006-2007. The City of Urbana is required to provide 25% in local matching funds for the HOME program. A total of **\$87,002** in match is required, which includes FY2006-2007 match funds of **\$72,480** and carryover match funds of **\$14,522** from FY2005-2006.

Fiscal Impact

The proposed Annual Action Plan FY 2006-2007 includes revenue from HUD of **\$481,651** in CDBG funds and HOME and ADDI program revenue totaling **\$1,073,016**. Local matching funds of **\$87,002** are required for the HOME program. The matching funds are allocated in the CIP from City general funds.

Recommendation

Staff recommends that CDC forward the FY 2006-2007 Annual Action Plan to the Urbana City Council for approval.

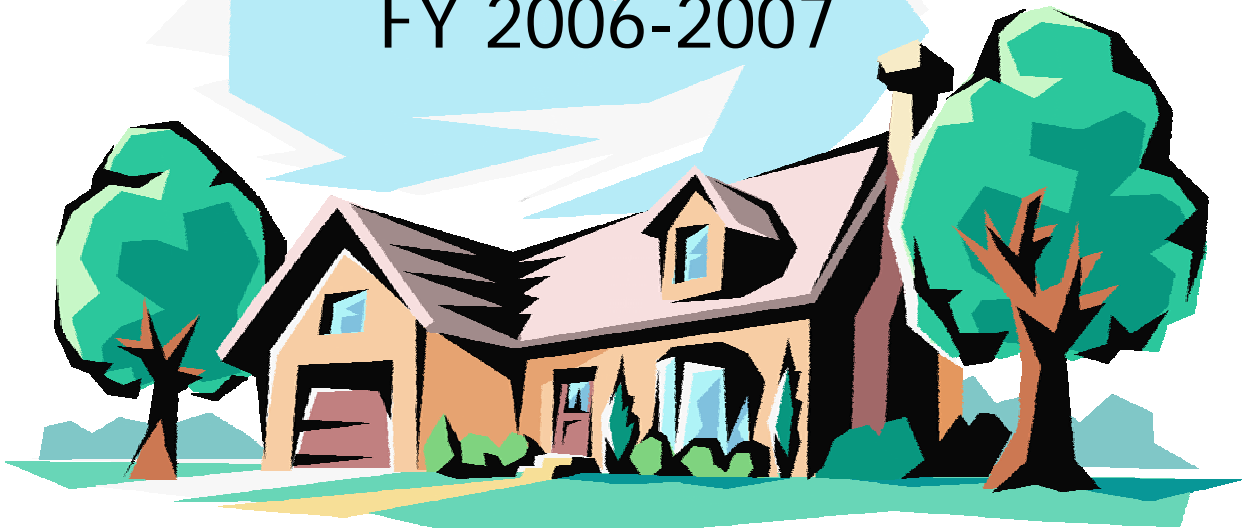
Prepared By: _____
John A. Schneider
Manager, Grants Management

Attachments: FY 2006-2007 ANNUAL ACTION PLAN



City of Urbana and Urbana HOME Consortium

Annual Action Plan FY 2006-2007



Prepared by:
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Approved by Urbana City Council Resolution No.

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Additional Attachments

- HUD Certifications
- CPMP Local Grantee Certifications
- CPMP Non-State Grantee Certifications

SF 424

Date Submitted	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
City of Urbana & Urbana HOME Consortium		IL177122 URBANA	
400 S. Vine St.		111969957 and 139435502	
0		0	
Urbana	Illinois	Community Development	
61801	U.S.A.	Grants Management Division	
Employer Identification Number (EIN):		Champaign	
37-6000524		7/1	
Applicant Type:		Specify Other Type if necessary:	
Consortia		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
\$CDBG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
John	A.	Schneider	
Division Manager	(217) 384-2441	(217) 384-2367	
jaschneider@city.urbana.il.us	www.city.urbana.il.us	Libby Tyler	
Signature of Authorized Representative		Date Signed	

CITY OF URBANA and URBANA HOME CONSORTIUM ANNUAL ACTION PLAN – FY 2006-2007

Introduction

The City of Urbana and the Champaign/Urbana/Champaign County HOME Consortium invite comments regarding their draft Annual Action Plan for the year beginning July 1, 2006. Please provide any comments regarding this Plan in writing to:

John A. Schneider, City of Urbana, Grants Management Division, at 217-384-2447 or by email at: jaschneider@city.urbana.il.us

DRAFT FY 2006-2007 Annual Action Plan:

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2006-2007 identifies activities that are planned to be implemented by the City of Urbana and the members of the Urbana HOME Consortium during the period beginning July 1, 2006 and ending June 30, 2007.

This Annual Action Plan budgets the use of two federal housing entitlement funds, Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Program. The Annual Action Plan for FY 2006-2007 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 that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the second year of the five-year Consolidated Plan period.

The CDBG portion of the Annual Action Plan identifies the planned uses of CDBG entitlement funds by the City of Urbana for FY 2006/2007.

The HOME portion of the Annual Action plan identifies uses of HOME funds by members of the Urbana HOME Consortium. The members of the Urbana Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium) are the City of Urbana, the City of Champaign, and Champaign County.

The Annual Action Plan will be on file and made available for public review and comment during the period beginning February 27, 2006 and ending March 28, 2006. On March 28, 2006 the City of Urbana will hold a public hearing to obtain comments regarding the draft Annual Action Plan. The hearings will be 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, will be included in the Annual Action Plan.

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

John A. Schneider, City of Urbana, Grants Management Division, at 217-384-2447 or by email at: 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 by email at 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 by email at srose@ccrpc.org

EXECUTIVE SUMMARY

The FY 2006-2007 Urbana HOME Consortium and the City of Urbana Annual Action Plan identifies housing and community development activities to be implemented during the second 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, 2006, 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 entitlement recipient and lead entity of the Urbana HOME Consortium. The Urbana City Council will be asked to approve the Annual Action Plan at a regular meeting in April 2006. Prior to approving the Annual Action Plan, the City of Urbana will obtain concurrence from the City of Champaign and Champaign County regarding the use of HOME funds by the Consortium members.

Activities in this Annual Action Plan address strategies identified in the five-year Consolidated Plan 2005-2009.

Through its **CDBG program** the City of Urbana proposes to:

- Conserve housing stock through rehabilitation
- Provide improvements necessary to remove barriers to accessibility to persons with disabilities and alleviate hazardous conditions that pose a threat to health and safety of residents (Access/Emergency Grants).
- Provide funds for home maintenance repair for elderly and very-low income households (Senior Repair Grants).
- Provide technical assistance and funding to redevelop Lakeside Terrace, formerly a public housing complex, into a new, affordable, rental housing development.
- Provide funding to develop a new facility for the Frances Nelson Health Care Center.
- Provide funding to Development Services Center to make a Group Home more accessible to its residents with special needs.
- 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 in the target areas.
- Provide assistance to single-family owner-occupied income qualified residents to offset special assessment for storm water mitigation.

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 provide homeownership units for low-and very-low income households (Habitat for Humanity.)
- Provide technical assistance to the Ecological Construction Laboratory to build capacity to further the objective of constructing affordable housing that will incorporate energy saving design, and a passive solar system.
- Rehabilitate owner-occupied housing in Champaign, Urbana and in the unincorporated areas of Champaign County.
- Contribute funds for the process of planning and designing affordable, sustainable housing on City-owned property.

The Draft Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan. The Urbana Community Development Commission sponsored public hearings to obtain input prior to and during plan preparation. In order to encourage public participation by the broadest audience possible, the City held public hearings and solicited citizen input at various times and locations throughout the City.

NARRATIVE

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2006-2007 identifies activities to be implemented by the City of Urbana and members of the Urbana HOME Consortium during the period beginning July 1, 2006 and ending June 30, 2007. 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.

The Annual Action Plan for FY 2006-2007 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).

Form Application

See Standard Forms HUD-424.

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 \$481,651 in FY 2006-2007 CDBG entitlement funds. These funds will be combined with an estimated \$25,000 in program income and an estimated \$93,067 in funds carried over from FY 2005-2006 to create a total estimated CDBG program budget of \$599,718.

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). Numerous CDBG-funded activities involve leveraging of other public and private funds.

- CDBG funds for infrastructure improvement activities within the targeted area will leverage other city resources and in one cases, federal funds for the project.
- CDBG funds for Frances Nelson will provide at least 25% in matching funds.
- All CDBG subrecipients have pledged non-CDBG funds for delivery of their CDBG funded activities.

The Urbana HOME Consortium expects to receive \$1,049,488 in FY 2006-2007 HOME funds. These funds are combined with \$115,102 in Local Match funds and an estimated \$171,104 in funds carried over from FY 2005-2006 resulting in an estimated total HOME budget of \$1,335,694 for FY 2006-2007.

The Urbana HOME Consortium also expects to receive \$23,528 in FY 2006-2007 funds from the American Dream Downpayment Initiative (ADDI). This will be combined with ADDI carryover of \$124,353 for a total ADDI budget of \$147,881.

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 Habitat for Humanity for development of four affordable owner occupied homes that will be leveraged by Habitat's volunteer participation, material donations, monetary donations and long-term financing provided to each homeowner.

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.

Activities to be Undertaken

See Listing of Proposed Projects (CDBG...page 20 & HOME Program...page 27)

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:

- \$46,997 to support the city's Transitional Housing Program for homeless families with children. This program has been operating for twelve years and may be scaled back in the upcoming year.

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 Years associated with the FY 2005-2009 Consolidated Plan, the Community Development Target Area Target area expanded to include Block Group 1 of Census Tract 56. A graphic (map) depicting the expanded boundary of Community Development Target Area is attached as Attachment II.

The following table identifies the City of Urbana Census Tracts and Block Groups contained in the expanded Target Area and the percentage of low/moderate income persons within each Block Group.

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 through an intergovernmental agreement among the City of Urbana, City of Champaign, and Champaign County. Within the boundaries of each entity, HOME funds are generally used to support affordable housing activities jurisdiction-wide without further geographic targeting

Citizen Participation

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan as provided in the 2005-2009 Consolidated Plan. The Urbana Community Development Commission sponsored public hearings to obtain input prior to and during plan preparation. In order to encourage public participation by the broadest audience possible, the City held public hearings and solicited citizen input at various times and locations throughout the City.

Date	Format	Target Audience	Location	Morn.	Eve.
1/09/06	Neighborhood Meeting	Neighborhood Residents/ all Urbana citizens	Prairie Elementary School		✓
1/11/06			Anita Purves Nature Center		✓
1/12/06			King Elementary School*		✓
	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	✓	
3/28/06	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.					

Comments Received –Citizen Participation

Comments received in January 2006 regarding the Annual Action Plan are in support of the City continuing support of Consolidated Social Service Programs and the funding for Public Facility improvements. Meeting minutes and attendance sheets are included as Appendix IV to this Action Plan.

In order to broaden public participation in the Consolidated Plan/Action Plan process, the City provided notice of neighborhood meetings and public hearings as follows:

- Included all meeting information in a newsletter which is sent to all residents of the City's target area
- Provided public notice by advertising in local, widely read newspaper
- Provided announcements via a City operated public access television channel which is available to residents of the broader community (City of Urbana, City of Champaign and Champaign County)

Developing Institutional Structures

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. The City will utilize available Internet website applications to continue to aid in this effort.

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 ensure compliance with program requirements, including the timeliness of expenditures.

The Urbana Grants Management Division staff, the Urbana Community Development Commission, and the Urbana City Council will monitor progress toward meeting Consolidated Plan goals and objectives. 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 on a monthly basis 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 all subrecipient agreements. The Grants Management Division will submit performance reports to the appropriate funding agencies in accordance with program guidelines.

Lead Based Paint

The City will continue to address lead based paint hazard requirements. In order to be current with developing standards, City staff continues to attend workshops, review and revise the rehabilitation manual and coordinate with contractors and environmental regulatory agencies.

The Grants Management Division of the City will continue to ensure compliance with Title X lead based paint regulations. The Grants Management Division staff is committed to meeting these obligations and will do so in the most cost-effective methods available. The following list describes the measures to address lead based paint hazards the City intends to pursue in FY 2006-2007:

- 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 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.
- Continue its participation in the Illinois Department of Public Health's *Get The Lead Out (GLO)* program. As part of Phase Four of this program, the City has been awarded \$66,994 in GLO program funding. These funds, in combination with CDBG funds, will be used to address lead based paint hazards in eight (8) households over the next three years.
- 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.

HOUSING

Housing activities to be undertaken in FY2006-2007 are selected based on the needs of the community, as reflected in the Housing Needs Table (see Appendix V).

Rehabilitation

The City will provide housing rehabilitation assistance to low- and moderate-income residents of the Target Area in order to address deferred maintenance and stabilize property values. The City will also provide assistance to income qualified residents to address health and safety hazards in their homes. Access grant funds will be used to retrofit homes of income-qualified persons with disabilities and senior residents to remove barriers and allow for a more accessible home environment.

Homeownership

The American Dream Downpayment Initiative (ADDI) program will continue to provide down payment assistance to increase homeownership. The City will be working with local non-profit Community Development Housing Organizations (CHDO) to develop affordable, energy efficient homeownership opportunities for low- and moderate income residents. The City and CHDOs will work to augment City funds for homeownership by seeking grant funding from the Illinois Housing Development Authority and the Federal Home Loan Bank. Any funds acquired through such grants will be used to offset the costs of developing affordable housing.

Needs of Public Housing

Over the last few years, City of Urbana staff has spent a significant amount of time and resources related to public housing improvements and anticipates a greater level of involvement in FY2006-2007. City staff attends the regular meetings of the board of directors of the Housing Authority of Champaign County. Staff also works with the Housing Authority to provide input and foster coordination and cooperation between the two entities.

The Housing Authority will proceed with its plan to demolish the 99-unit Lakeside Terrace public housing apartment complex in program year 2006 in preparation for new construction estimated to begin construction in July 2007. In 2006, the Housing Authority of Champaign County began the demolition process by removing asbestos hazards from the structures. The City has developed an internal plan to assist in the redevelopment of Lakeside Terrace housing complex. City staff intends 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.

As part of its Lakeside Redevelopment Plan, the City will continue to provide technical assistance to the Housing Authority and has allocated CDBG funds to the project for three consecutive fiscal years. The Urbana City Council has pledged to work with the Housing Authority to identify opportunities to provide replacement-housing units to low-income residents, in addition to the proposed affordable units resulting from redeveloping Lakeside Terrace.

In addition to working with the Housing Authority, outreach has been targeted directly to public housing residents and Section 8 voucher holders. Several Section 8 voucher holders have become homeowners with the assistance of the ADDI program over the last year. The Consortium intends to continue to work with both the Housing Authority and the voucher holders to improve the housing conditions and opportunities for these residents.

Addressing Barriers to Affordable Housing

The cost of housing within the Consortium is not significantly affected by public policies. The City of Champaign, the City of Urbana, and Champaign County have policies on taxation, land use, zoning, building codes, fees, etc., that are conventional and similar to other downstate Illinois and Midwest communities. Housing costs are influenced by the large number of transient tenants and homebuyers who are attending the University of Illinois. This high demand for housing has resulted in increased housing costs, especially in the rental housing market.

Additionally, the strong national housing market has affected housing costs throughout the entire Consortium area. With high demand for large single family homes on the fringes of the Cities, there is very little affordable housing being built within the Consortium Area.

In response to the above-mentioned market influences that affect the entire Consortium, the City of Urbana has enacted the following actions to reduce any remaining barriers to affordable housing:

- The Urbana City Council periodically reviews its land development code and zoning ordinance to identify development guidelines that may unnecessarily restrict or add to housing development costs.
- The City of Urbana has not implemented incentives to develop, maintain or improve housing that have created barriers to affordable housing.
- The City of Urbana has adopted a Human Rights Ordinance that does not allow housing discrimination based on the person's source of income. This has aided persons who are provided with housing assistance to more easily identify housing opportunities.

- The City of Urbana has also prepared and adopted an Analysis of Impediments to Fair Housing. This analysis did not identify any public policies that create barriers to affordable housing.
- The City of Urbana Community Development Department, when considering changes in housing related policies, will consider the potential impact any policy changes might have in creating barriers to affordable housing.
- The City will continue to seek and support educational and training opportunities, which focus on eliminating barriers to affordable housing.
- The City will support tenant advocacy and education efforts by agencies such the C-U Tenant Union.
- 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.
- Continue to implement strategies included in the City of Urbana Analysis of Impediments to Fair Housing Choice 2003-2004

Home Investment Partnership Act (HOME)

The Urbana HOME Consortium invests all HOME funds as described in §92.205(b).

RESALE/RECAPTURE PROVISIONS

Recapture Option - Homeownership (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 improvements investment made by the owner since purchase, the Participating Jurisdiction 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:

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

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

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 Option – 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.

Refinancing a HOME Funded Project

Refinancing of a project may occur only if specifically authorized in an Annual Action Plan approved by the Urbana City Council, and then only if conditions of the refinancing are clearly stated in the Plan. To be eligible for refinancing a project must meet the following conditions:

- Refinancing cannot be the primary purpose of the HOME investment. Refinancing is only appropriate when HOME funds are loaned to rehabilitate the property for which refinancing is being requested and then only when necessary to permit or ensure continued affordability. To demonstrate that rehabilitation is the primary activity for which HOME funds have been expended in connection with the

property, at least \$5,000 per unit average in HOME funds must have been provided for rehabilitation of the property.

- The project sponsor requesting HOME funds for debt refinancing must demonstrate, and the City must confirm, that disinvestment in the property has not occurred, long-term needs of the project can be met through the refinancing, and servicing the targeted population over an extended affordability period is feasible.
- Refinancing may be approved either to maintain current affordable units or to create additional affordable units.
- Properties for which refinancing is approved may be located anywhere within the Urbana corporate limits.
- Properties for which refinancing is approved are subject to an affordability period of at least 15 years starting on the date the refinancing is closed.
- HOME funds cannot be used to refinance multiple-family loans made or insured by any other federal program, including but not limited to, the Community Development Block Grant Program.

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: down payment 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 down payment 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-unit 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 down payment assistance for such residents, tenants and families. Efforts may include but not be limited to the following:

Placing of 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.

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, and reduce number of persons below poverty level, and has provided assistance in coordinating housing and service agencies. These funded activities are noted within the previous listing and budget for FY 2005-2006 projects.

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 its private activity bonding authority toward the development of senior housing in Urbana. The 92-unit Senior Retirement Center has been approved and certified by the State of Illinois as a "Supportive Living Facility." This certification both permits the State Medicaid program to pay a portion of rent and expenses for the residents, and contributes to the overall affordability of the project by allowing the project to use tax exempt bonds issued with City of Urbana cooperation.

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 sixth Annual Housing Fair at Lincoln Square Village, Urbana. The event will be held April 8, 2006. Advertising and outreach will be stepped up this year in an effort to continue the increase in attendance to this popular event.

HOMELESS

Homeless and Other Special Needs Activities

The City participates in the Urbana-Champaign Continuum of Care group in a cooperative effort to maximize the resources of the local municipalities (Urbana, Champaign, Champaign County and Rantoul) and the local agencies that provide assistance to the homeless and special needs population.

The activities proposed in the Annual Action Plan that are designed to address needs of homeless persons with special needs include:

- The City of Urbana CDBG budget provides \$47,248 to support the City's Transitional Housing Program for homeless families with children. This program has been operating for thirteen years.
- The City will work with local agencies that provide services to the homeless through the Continuum of Care to assist with grant applications and help facilitate interagency cooperation in address and preventing chronic homelessness in the community. The Continuum regularly reviews and evaluates the needs of the community for homeless and homeless prevention.
- The City may provide support to emergency and transitional shelters through the Consolidated Social Service Pool funding allocations. Obstacles to providing services to the homeless include a reduction of state and federal

funding accessible to the agencies who work directly with the homeless population.

- Urbana will also continue to operate a HUD funded Supportive Housing Program and two (2) Shelter Plus Care programs. However, because of a reduction in staff due to retirement, the City may need to transfer the Shelter Plus Care programs to another agency which has sufficient staff to effectively administer the program. While non-profit agencies deliver services, City staff currently administer the program and aid in structuring strategic initiatives that enhance program opportunities. If the program is transferred, services would remain the same and the administering agency would continue to work with non-profits to deliver services of the program.

Emergency Shelter Grants (ESG)

This section is *Not Applicable*, as the City of Urbana does not receive ESG funding.

Antipoverty Strategy

Reducing the number of persons below poverty level

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

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.

In the upcoming year, it is anticipated that new commercial development and commercial redevelopment in the City will provide additional job opportunities, which could help reduce the number of persons below poverty level. The City of Urbana is involved in (non-CDBG) economic development activities through which job opportunities have been and continue to be developed in the community. In the past year, job opportunities have been created by the addition of a major retail store and a discount food store on the east side of Urbana. This trend is expected to continue as a major building materials supplier recently purchased land in the area where it will develop a retail store in the near future. The Comprehensive plan calls for the use of Tax Increment Financing to promote new development and redevelopment opportunities in the downtown area.

NON-HOMELESS SPECIAL NEEDS HOUSING

The City of Urbana, in cooperation with the Urbana-Champaign Continuum of Care and its member agencies, periodically conducts surveys throughout the community in order to gauge the needs of the special needs population. A Community-Wide Needs Assessment was completed in 2004. Data from these two sources of information is reflected the Non-Homeless Special Needs Table which serves as a guide for funding decisions (see Appendix V).

The City will allocate its private activity bond cap to assist with development of a 92-unit Supportive Living Facility to provide housing to seniors of the community. The City has allocated funding to Developmental Services center to improve accessibility for a group home.

The City will allocate funds to the Developmental Services Center to purchase and install one automatic door opener at the Developmental Services Center group home in order to provide easier accessibility for consumers who reside there. The Developmental Services Center enhances the lives of individuals with developmental disabilities by providing services and support that enable them to live, work, learn and participate in their communities.

Consolidated Social Service Funding may be set aside 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 include antipoverty and homelessness, with an emphasis on youth and special needs.

Housing Opportunities for People with AIDS

This section is *Not Applicable*, as the City of Urbana does not receive HOPWA funding.

COMMUNITY DEVELOPMENT (from CMPC tool)

Priority Non-Housing Community Development Needs

The HUD-prescribed Community Development Needs Table located in Appendix V highlights the City of Urbana's community development needs and priorities

Basis for Assigning the Priority Given to Each Category of Priority Needs.

The basis for assigning priority to community development needs is a function of the following:

- Perceived need in the community.
- Available funding.
- Special circumstances that provide for strategic opportunities.
- Relationship to the City's community development goals and Comprehensive Plan.

Specific Goals and Strategies

CDBG funds can be contributed for the following projects identified in the City's Capital Improvement Plan:

Project	Funding	Timeframe
Harvey Street and sidewalks	\$145,000	2006
Illinois Street (Cottage Grove-Glover)	\$200,000	2007
Matthews (Church - Ellis)	\$75,000	2008
Park (Lincoln - Coler)	\$45,000	2009
Bradley (Lincoln - Coler)	\$310,000	2010
Division (Oakland - Thompson)	\$275,000	2012

These projects are eligible for CDBG funding as the location of the projects meet HUD regulations that at least 51% of the persons benefiting from the project must be below 80% of the community's median family income.

**CITY OF URBANA
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
FY 2006 –2007**

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

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

Resources-Federal:

2005-2006 Grant	\$481,651
Recapture Funds (RF)	\$ 25,000
Obligated Carryover	<u>\$ 93,067</u>

TOTAL FEDERAL RESOURCES **\$ 599,718**

ADMINISTRATION

General Administration Activities

Personnel - Administrative	\$72,000
Other Administrative Expenses	\$24,330
Goal 1, Strategy 1	
Citation - [24 CFR 570.206(a)]	
Environmental – EXEMPT	

TOTAL ADMINISTRATION EXPENSE (CDBG only) **\$ 96,330.20**
(20% Cap)

AFFORDABLE HOUSING PROGRAM

1. Program Delivery

Personnel **\$72,000**
 Citation - [24 CFR 570.202(b)(9)]
 Environmental - EXEMPT

2. Case Preparation \$ 4,000

Title work and front-end expenses associated with affordable housing initiatives.
 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 06-07)

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 renters or homeowners 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.

\$100,000

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 06-07)

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

\$20,000

Goal 1, Strategy 1

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

Environmental - EXEMPT

3. Clearance of Slum and Blighted Conditions (FY 06-07)

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

\$7,500

Goal 9, Strategy 4

Citation – [24CFR 570.201(a)(1) & (b)(10)]

Environmental - CATEGORICALLY EXCLUDED

4. Property Acquisition (FY 06-07)

Funds will utilized to purchase and maintain properties and structures primarily in Census Tracts 53, 54, and 55. Projects and utilization of the properties may include:

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

Funds may also be used to purchase of homes previously assisted with CDBG or HOME Consortium funds subject to foreclosure or related events jeopardizing project benefit to low/moderate income persons. Lots may be cleared of substandard structures or debris. If relocation is necessary, the Federal Uniform Relocation Act will govern. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties acquired through federal and non-federal funding sources will be properly maintained while they are the responsibility of the City.

\$ 6,685

Goal 2, Strategy 1; Goal 9, Strategy 4

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

ENVIRONMENTAL ASSESSMENT

B. PUBLIC FACILITIES AND IMPROVEMENTS

1. Frances Nelson Health Care Facility (FY 06-07)

Funds will be used for the development of a new facility for the Frances Nelson Health Care Center in Champaign.

\$20,000 (Total Project - \$2,500,000)

Goal 5, Strategy 4

Citation – [24CFR 570.201 (c)]

Environmental – ENVIRONMENTAL ASSESSMENT

2. Scottswood Neighborhood Drainage Assessment (FY 06-07)

Funds will be used to offset the special assessment to homeowners in the City's Target Area and to low- and moderate-income homeowners in non-Target areas within the City and drainage district. The assessment is being issued to recover costs to repair storm sewers and provide detention in an area with a history of flooding.

\$60,000 (Total Project-\$ 2,300,000)

Goal 8, Strategy 1; Goal 8, Strategy 2

Citation - [24 CFR 570.201(c)]

Environmental - ENVIRONMENTAL ASSESSMENT

3. Developmental Services Center (FY 06-07)

Funds will be used to purchase and install one automatic door opener in a group home in order to provide easier accessibility for consumers who reside there. The Developmental Services Center enhances the lives of individuals with developmental disabilities by providing services and support that enable them to live, work, learn and participate in their communities.

\$2,888

Goal 3, Strategy 1; Goal 5, Strategy 1

Citation - [24 CFR 570.201(c)]

Environmental – EXEMPT

4. Webber – Anderson Street Lights (FY 06-07)

Funds will be used to install streetlights in the Webber/ Anderson area between Washington and Oregon Streets to improve resident visibility and safety.

\$40,000

Goal 8, Strategy 1

Citation - [24 CFR 570.201(c)]

Environmental – EXEMPT

C. Public Service Activities

1. Transitional Housing for Homeless Families With Children (FY 06-07)

Funds will be contributed to the City of Urbana's transitional housing program. Three to Five dwellings will be 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.

\$ 29,997 (personnel)

\$ 17,000 (programming)

\$46,997

Goal 6, Strategy 2

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

Environmental - EXEMPT

2. Public Service Activities under Consolidated Social Service Funding Program (FY 06-07)

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 strategies and address homelessness, with an emphasis on youth.

\$20,000

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 -Social Service Funding Process.

3. Neighborhood Clean-Up (FY 06-07)

One-day, neighborhood clean-up activities will be held in Fall, 2006, and Spring, 2007, 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

Goal 8, Strategy 1

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

II. CARRYOVER ACTIVITIES

Following is an *estimate* of CDBG funding that will be carried over to the FY 2006-2007 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 provided in the

amended Annual Action Plan that will be prepared after July 1, 2006, after the accounting for FY 2005-2006 is complete.

A. HOUSING 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 to build affordable housing.
- 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 subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures or debris as needed. 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 will be properly maintained while they are the responsibility of the City.

\$ 43,067

Goal 2, Strategy 1; Goal 9, Strategy 4
[24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]
ENVIRONMENTAL ASSESSMENT

2. Lakeside Terrace Redevelopment (FY 05-06).

Funds will be allocated toward the redevelopment of affordable rental housing units at the former site of Lakeside Terrace public housing. The project must be consistent with affordable housing goals as outlined in the 2005-2009 Consolidated Plan, the 2005 Comprehensive Plan, and the 2004 Lakeside Redevelopment Plan, and must comply with applicable local, state and federal regulations, including but not limited to HOME regulations.

\$50,000

Goal 2, Strategy 1
Citation - [24 CFR 92.205(a)(1)]
Environmental – Assessment Required

B. PUBLIC FACILITIES AND IMPROVEMENTS -

At the time of this DRAFT there are no Public Facilities and Improvement projects anticipated to be carried over to FY 2006-2007.

Federal Allocation (Grant) FY 2006-2007	\$ 481,651.00
Previous year Program Income (estimate)	\$ 25,000.00
Recaptured funding (previous year)	
Un-obligated previous years	-0-
TOTAL TO ALLOCATE	\$ 506,651.00
ADMINISTRATION (20%)	\$ 96,330.20
Personnel	\$ 72,000.00
Other Administration	\$ 24,330.20
PUBLIC SERVICE (15%)	\$ 75,997.65
Transitional Housing personnel	\$ 29,997.65
Transitional Housing programming	\$ 17,000.00
Neighborhood Clean Up	\$ 9,000.00
Homeless Management Info System	
Consolidated Social Service Fund	\$ 20,000.00
AFFORDABLE HOUSING PROGRAMS	\$ 210,185.15
Program Delivery	\$ 76,000.00
Personnel	\$ 72,000.00
Case Preparation	\$ 4,000.00
Housing-Related Programs	\$ 134,185.15
Emergency/Access/GLO Programs	\$ 100,000.00
Urbana Senior Repair	\$ 20,000.00
Address Neighborhood Slum and Blight	\$ 7,500.00
Property Acquisition	\$ 6,685.15
PUBLIC FACILITIES AND IMPROVEMENTS	\$ 124,138.00
NEW - Frances Nelson Health Care Center	\$ 20,000.00
NEW - Development Services Center	\$ 2,888.00
NEW - UCAN NOG	\$ 1,250.00
Scottswood Drainage Project	\$ 60,000.00
Webber/Anderson Street lights	\$ 40,000.00
TOTAL FY2006-2007	\$ 506,651.00

**Urbana HOME Consortium
HOME Investment Partnership Program
FY 2006 –2007**

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:
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Resources-Federal

2006-2007 HOME Grant:	\$1,049,488
2006-2007 ADDI	\$23,528
Carry-over Funds: ADDI	\$124,353
Carry-over Funds: CHDO Project	\$113,016
Carry-over Funds: Urbana Project Funds	\$58,088

Resources-Other

Local Match HOME:	\$115,102
TOTAL REVENUES	\$1,483,575

A. ADMINISTRATION (10% SET-ASIDE, NO MATCH REQUIREMENT)

FY06-07 Allocation:	\$104,949
Admin Carry-over:	\$ <u>0</u>
Total Available Funds:	\$104,949

Administration Activities:

Personnel
Supplies and other expenses
Citation - [24 CFR 92.206(d)]
Environmental – EXEMPT

City of Urbana	\$ 90,040
City of Champaign	\$ 11,302
Champaign County	\$ <u>3,607</u>
TOTAL EXPENSE	\$104,949

**B. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
(CHDO) RESERVE SET-ASIDE (15¹% SET-ASIDE, MATCH PROVIDED
BY CHDO)**

FY06-07 Allocation:	\$ 0
Carry-over:	<u>\$113,016</u>
Total Available Funds:	\$113,016

Funds are allocated to Affordable Housing Projects for which locally certified CHDOs will act as owner, sponsor or developer.

1. Urban League Lease Purchase Program (FY 06-07)

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. 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

\$80,000 HOME (Additional \$20,000 Match must be provided by CHDO)

Goal 2, Strategy 3, Activity 3

Citation - [24 CFR 92.206(c)]

Environmental – Assessment Required

Recapture

2. Un-programmed CHDO Funds

Funds will be provided to an eligible CHDO project proposed by an organization that has demonstrated success in creating affordable housing opportunities and utilized funding in a timely manner.

Total Project Budget

\$33,016 HOME (Additional \$8,254 Match must be provided by CHDO)

Project Expenses:

Lease-Purchase Program	\$ 80,000
Un-programmed Funds	<u>\$ 33,016</u>
TOTAL EXPENSE	\$113,016

¹ HUD requires that 15% of the cumulative grant funds awarded to a Participating Jurisdiction be set aside for CHDO Projects.

C. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) OPERATING SET-ASIDE (5% MAXIMUM SET-ASIDE, NO MATCH REQUIREMENT)

FY06-07 Allocation: \$52,474

Funds are allocated to locally certified CHDOs for eligible operating expenses that support the capacity building efforts of the organization and that are likely to lead to its fiscal independence and stability.

Goal 2, Strategy 1, Activity 5
 Citation - [24 CFR 92.208(a)]
 Environmental - EXEMPT

Ecological Construction Laboratory (e-co lab)	\$20,000
Homestead Corporation	\$16,237
Urban League of Champ. Cty Development Corp.	<u>\$16,237</u>
Total CHDO Operating Expenses	\$52,474

D. CITY OF CHAMPAIGN

FY06-07 Allocation: \$489,744
Match Funds: \$ 0²
Total Available Funds: \$489,744

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.

\$400,000 HOME

Goal 1, Strategy 1, Activity 3
 Citation - [24 CFR 92.206(a)(2)]
 Environmental – Assessment Required
 Recapture Provision

² Champaign will use excess Match contributed in prior years to fulfill current year Match obligations (in the amount of \$122,436).

2. 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.

\$25,000 HOME

Goal 1, Strategy 1, Activity 3

Citation - [24 CFR 92.207]

Environmental – EXEMPT

3. Unprogrammed Project Funds

The City of Champaign will allocate these funds to eligible projects at such time that an appropriate project is identified. The City may elect to 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.

\$64,744 HOME

Rehab	\$400,000
Program Delivery	\$ 25,000
Unprogrammed Funds	<u>\$ 64,744</u>
TOTAL EXPENSE	\$489,744

E. CHAMPAIGN COUNTY

FY06-07 Allocation:	\$112,400
Match Funds:	<u>\$ 28,100</u>
Total Available Funds:	\$140,500

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.

\$123,000 (\$94,900 HOME; \$28,100 Match)

Goal 1, Strategy 1, Activity 3

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

Environmental – Assessment Required

Recapture

2. Program Delivery

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

\$17,500 HOME

Citation - [24 CFR 92.207]

Environmental – EXEMPT

Recapture

Rehab	\$123,000
Program Delivery	<u>\$ 17,500</u>
TOTAL EXPENSE	\$140,500

F. CITY OF URBANA

FY06-07 Allocation:	\$289,921
Carry-over Funds:	\$ 58,088
Match Funds:	<u>\$ 87,002</u>
Total Available Funds:	\$435,011

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.

\$140,000 (\$112,000 HOME; \$28,000 Match)

Goal 1, Strategy 1, Activity 3

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

Environmental – Assessment Required

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.

\$83,864 (\$67,091 HOME; \$16,773 Match)

Goal 1, Strategy 1, Activity 3

Citation - [24 CFR 92.207]

Environmental – EXEMPT

3. City Redevelopment Programs

Funds may be allocated to existing programs, such as the Purchase-Rehab-Resale or Property Acquisition programs, other programs currently under development, or programs that may be proposed, that further the affordable housing goals and mission of the City, Council and Grants Management Division. Programs must comply with applicable local, state and federal regulations, including but not limited to HOME regulations.

\$86,152 (\$68,922 HOME; \$17,230 Match)

Goal 2, Strategy 1

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

Environmental – Assessment Required

4. Lakeside Redevelopment

Funds will be allocated toward the redevelopment of affordable rental housing units at the former site of Lakeside Terrace public housing. The project must be consistent with affordable housing goals as outlined in the 2005-2009 Consolidated Plan, the 2005 Comprehensive Plan, and the Lakeside Redevelopment Plan, and must comply with applicable local, state and federal regulations, including but not limited to HOME regulations.

\$50,000 (\$40,000 HOME; \$10,000 Match)

Goal 2, Strategy 1

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

Environmental – Assessment Required

5. Habitat for Humanity 2007 Homebuilder Blitz

Funds will be provided to Habitat for Humanity of Champaign County for site preparation expenses associated with the construction of five (5) new, affordable owner-occupied housing units in Urbana. Construction of these homes will take place in June 2007.

\$74,995 (\$59,996 HOME; \$14,999 Match)

Goal 2, Strategy1, Activity 1

Citation – 24CFR92.206(d)

Environmental – Assessment Required

Recapture

Rehab	\$140,000
Program Delivery	\$ 83,864
City Redevelopment Programs	\$ 86,152
Lakeside Redevelopment	\$ 50,000
2007 Homebuilder Blitz	<u>\$ 74,995</u>

TOTAL EXPENSE**\$435,011****G. AMERICAN DREAM DOWNPAYMENT INITIATIVE**

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.

	City of Champaign	Champaign County	City of Urbana	Grand Total
FY06-07 Allocation:	\$12,917	\$2,965	\$7,647	\$23,528
Carry-over Funds:	<u>\$58,203</u>	<u>\$20,742</u>	<u>\$45,422</u>	<u>\$124,367</u>
Total Available:	\$71,120	\$23,707	\$53,069	\$147,895

*Carry-over amounts based on funds disbursed as of 2/20/2006.

H. BUDGET SUMMARY

	2006-2007	Comments	
Program Area	Budget		
Funds Available	FY06-07 HOME Funds	\$1,049,488	
	FY06-07 ADDI Funds	\$23,528	
	Carryover funds - ADDI	\$124,353	ADDI funds available FY03-04, FY04-05, FY05-06
	Carryover funds - CHDO Project	\$113,016	05-06 AAP allocations toward Homestead rental project and as unprogrammed funds.
	Carryover funds - Urbana Funds	\$58,088	
	Local Match	\$115,102	
	Total Budget	\$1,483,575	
Standard Set Aside Amounts	Administration (10%)	\$104,949	
	City of Urbana	\$90,040	
	City of Champaign	\$11,302	
	Champaign County	\$3,607	
		\$104,949	
	CHDO Project Funds	\$113,016	Carryover from FY05-06
	Urban League Lease-Purchase	\$80,000	
	Unprogrammed CHDO Funds	\$33,016	Match obligation \$8,254
		\$113,016	
	CHDO Operating (5%)	\$52,474	
	Urban League	\$16,237	14.37%
	Homestead	\$16,237	14.37%
	e-co lab	\$20,000	17.70%
		\$52,474	
	ADDI	\$147,881	
	FY06-07 Champaign - 54.9%	\$12,917	Total of new allocation and carryover funds. Each year, allocation is distributed among Consortium members based on the established ratio. Carryover amount differs for each member based on the number of ADDI transactions completed within each jurisdiction.
	Carryover Champaign	\$58,195	
FY06-07 County - 12.6%	\$2,965		
Carryover County	\$20,740		
FY06-07 Urbana - 32.5%	\$7,647		
Carryover Urbana	\$45,418		
	\$147,881		
Sub-Total	Subtotal Allocated Funds	\$418,320	
	Remaining Funds for Allocation	\$950,153	

		2006-2007	Comments
	Program Area	Budget	
Member Split	City of Champaign - 54.9%	\$489,744	Individual member allocations are determined by applying the established ratio to the FY2006-2007 Allocation, less current year set-asides.
	Champaign County - 12.6%	\$112,400	
	City of Urbana - 32.5%	\$289,921	
Champaign Budget Detail	ADMINISTRATION		
	<i>Personnel & admin expenses</i>	\$11,302	
	CITY PROJECTS		
	HOME Funds Available	\$489,744	Champaign will use excess Match contributed in prior years to fulfill current year Match obligations (in the amount of \$122,436).
	Match Amount	\$0	
	Total Funds Available	\$489,744	
	Owner Occupied Rehab	\$400,000	
	Program Delivery	\$25,000	
	Unprogrammed Funds	\$64,744	
	<i>Subtotal</i>	\$489,744	
County Budget Detail	ADMINISTRATION		
	<i>Personnel & admin expenses</i>	\$3,607	
	COUNTY PROJECTS		
	HOME Funds Available	\$112,400	
	Match Amount	\$28,100	
	Total Funds Available	\$140,500	
	Owner Occupied Rehab	\$123,000	Entire Match obligation is provided through contributions to project expenses from County general funds.
	Program Delivery	\$17,500	
<i>Subtotal</i>	\$140,500		
Urbana Budget Detail	ADMINISTRATION		
	<i>Personnel & admin expenses</i>	\$90,040	
	CITY PROJECTS		
	HOME Funds Available	\$348,009	FY06-07 allocation + FY05-06 Carryover
	Match Amount	\$87,002	
	Total Funds Available	\$435,011	
	Program Delivery	\$83,864	Match obligation \$16,773
	Owner Occupied Rehab	\$140,000	Match obligation \$28,000
	City Redevelopment Programs	\$86,152	Match obligation \$17,230
	Lakeside Redevelopment	\$50,000	Match obligation \$10,000
	Habitat for Humanity 2007 Blitz	\$74,995	Match obligation \$14,999
<i>Subtotal</i>	\$435,011		
SUMMARY			
	Total Available Funds	\$1,483,575	
	Total Allocated Funds	\$1,483,575	
	<i>Balance</i>	\$0	

Project Worksheets

HUD prescribed project worksheets will be inserted into final version sent to HUD.

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 4: 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 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.

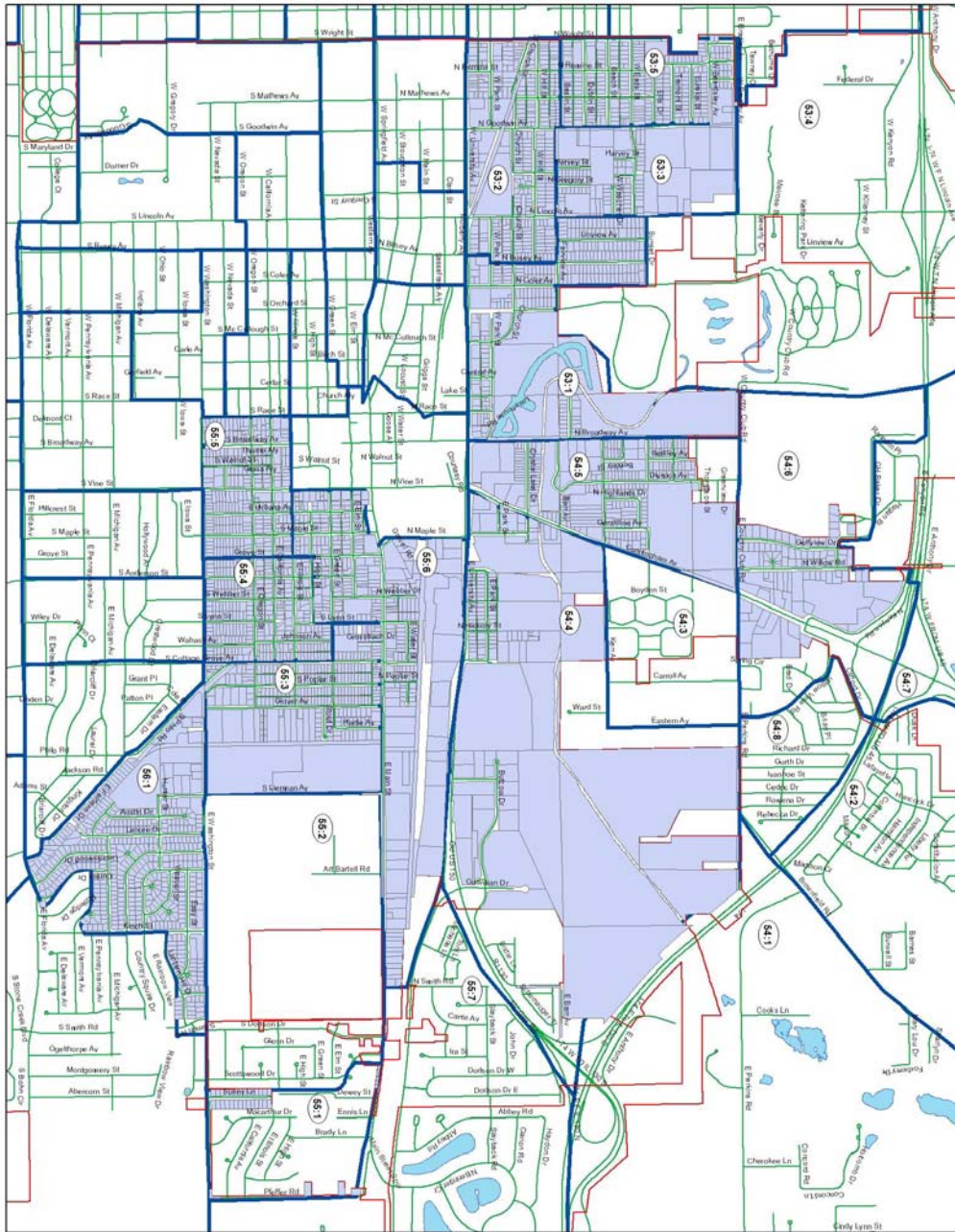
Activity 1: Using CDBG monies, fund a Neighborhood Organization Grant program to encourage the creation and development of local groups concerned with furthering the interests of the neighborhood. The primary purpose of this program would be to assist such groups to accomplish non-profit status by obtaining 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.

Community Development Target Area

Effective July 1, 2005



Legend

- Urbana Corporate Boundary
- Roads
- Lakes
- CD Target Area
- Census Block Group Boundary
- 55:1
Census Tract 55
Block Group 1

Citizen Participation and Public Input

ANNUAL ACTION PLAN FY 2006-2007 PUBLIC HEARING

**Monday, January 9, 2006, 7:00 p.m.
Prairie Elementary School
2102 E. Washington St., Urbana IL 61802**

Minutes

Present: Erin Bullok and Kelly Hartford, City of Urbana.

Ms. Bullok and Ms. Hartford were prepared to receive interested citizens at 7:00 p.m.

As no citizens attended, the meeting was not officially called to order.

Staff remained available for visitors until 8:00 p.m.

Respectfully Submitted

Erin J. Bullok, HOME Grants Coordinator

ANNUAL ACTION PLAN FY 2006-2007 PUBLIC HEARING

**Tuesday, January 10, 2006,
10:00 a.m.
City Council Chambers
City of Urbana,
400 S. Vine St. , Urbana, IL 61801**

Minutes

Present: Erin Bullok and John Schneider, City of Urbana; see attached list for names of additional attendees.

John Schneider called the meeting to order at 10:00 a.m. and provided a brief explanation of the Annual Action Plan Process.

Ms. Bullok provided an overview of the HOME Programs and ADDI program including an explanation of the types of projects eligible to receive funding under these programs. Mr. Schneider provided an overview of the CDBG programs including explanation of the types of eligible activities that could receive CDBG funding.

After explaining the public input process and the importance of gaining input from the public and local agencies regarding the Annual Action Plan, Mr. Schneider then opened the floor for comments, concerns, and discussion.

Sheryl Bautch, executive director of Family Service of Champaign County expressed her gratitude to the City for its strong commitment to assist local agencies through Consolidated Social service grants and public facility grants. Ms. Bautch urged continued commitment to these programs stating that although the City is experiencing funding cutbacks, the funding secured through other grants is insufficient. In addition, continued City investment in social services is critical to their success in delivering much needed assistance to persons in need.

There was a brief discussion regarding match requirements for federal grants and that the largest portion of Consolidated Social Service funding provided by the City is local.

Wendy Sage of Developmental Services Center reiterated previously stated comments regarding City assistance. Ms. Sage explained how the City assistance in the past has helped to provide training and employment for special needs population. Ms. Sage also urged continued City support of their programs and mentioned the possibility of expanding assistance to developmentally disabled through added support.

Lauren Axe indicated her support as well.

Ms. Bautch stated appreciation for the way both Urbana and Champaign cooperate in providing funds to improve their facilities to help make them accessible and more energy efficient. Ms. Sage discussed similar assistance from both cities in the acquisition and rehabilitation of a new facility that is better suited to their workers needs and is more accessible to the special needs population for training and employment.

Eastern Illinois Food Bank representatives explained how CSS funding in the past has helped them supply pantry snack programs which helps to keep down costs to consumers in need. The food bank can acquire ten dollars worth of food for one dollar in cost. EIFB is looking forward to this year's process because, needs seem to have increased in the past year.

Staff explained related Consolidated Plan goals and indicated that the Annual Action Plan goals would be designed to be in line with the Consolidated Plan.

The meeting adjourned at 10:45 a.m.

Respectfully Submitted

John A. Schneider, Manager Grants Management

ANNUAL ACTION PLAN FY 2006-2007 PUBLIC HEARING

**Tuesday, January 10, 2006,
7:00 p.m.
2nd Floor Conference Room
City of Urbana,
400 S. Vine St., Urbana, IL 61801**

Minutes

Present: Erin Bullok and Randy Burgett, City of Urbana; see attached list for names of additional attendees.

Erin Bullok called the meeting to order at 7:05 p.m.

Ms. Bullok provided a brief overview of the CDBG and HOME Programs including an explanation of the types of projects eligible to receive funding under these programs. She also outlined the process of developing the Annual Action Plan, of which public meetings and citizen input are an important part.

Ms. Bullok then opened the floor for comments, concerns, and discussion.

One citizen asked about specific plans for HOME and CDBG funds for Fiscal Year 2006-2007. Ms. Bullok stated that no final funding decisions had been made, and referring back to explanation of the AAP process, provided further detail on projected dates for the availability of a draft of the plan and for decision making by the Community Development Commission and the City Council. She went on to explain that funds were designated to internal programs – both existing and newly proposed, and that there was an open invitation for funding requests for bricks-an-mortar projects, which would close January 13, 2006. Ms. Bullok and Mr. Burgett provided brief descriptions of the programs run by the City with these funds. Ms. Bullok also mentioned that proposed projects for which CDBG funds may be allocated included:

- continued support of Frances Nelson Health Center's new facility
- the Scottswood area drainage project
- a streetlight project within the Target Area

In response to further inquiries from the citizen, Ms. Bullok provided clarification on the proposed use of funds and beneficiaries in the Scottswood project, and indicated that the proposed streetlight project was for a section of Webber.

One citizen voiced concern about the rise in crime in the area around Washington and Lierman. She felt that the situation was a product of individuals moving into the rental units in this neighborhood from the Chicago area. She was also concerned that this

influx of former Chicago residents would create a burden on the Housing Authority of Champaign County and other community resources. She felt that priority should be given to Urbana residents with respect to Section 8 vouchers and other supportive services that are available in the community to low-income households.

Staff and citizen attendees also engaged in a brief discussion of affordable housing in general, what affordable housing options exist in this community, what "affordable" really means, etc. Concern was raised that individuals earned wages at or near minimum wage would have very limited housing options.

The meeting adjourned at 8:10 p.m.

Respectfully Submitted

Erin J. Bullok, HOME Grants Coordinator

ANNUAL ACTION PLAN FY 2006-2007 PUBLIC HEARING

**Wednesday, January 11, 2006, 7:00 p.m.
Anita Purves Nature Center
1505 North Broadway, Urbana, IL 61801**

Minutes

Staff Present: John Schneider, Ella Coleman

John Schneider called the meeting to order at 7:00 p.m.

One representative (reporter) of a local television station was present at the meeting. Mr. Schneider answered the reporter's brief questions about the purpose of the meeting and Annual Planning process. The reporter left the meeting.

There were no other attendees at the meeting.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted

Ella M. Coleman, TH Coordinator

ANNUAL ACTION PLAN FY 2006-2007 PUBLIC HEARING

**Thursday, January 12, 2006, 7:00pm
King School Library
1108 West Fairview, Urbana**

Minutes

Present: Randy Burgett, Kelly Hartford – City of Urbana; Nancy Greenwalt, Bob Leach, Gladys Robinson, Jerry Moreland, Carol Westfield, & Helen Kutz – United Citizens And Neighbors (UCAN).

Randy Burgett called the meeting to order at 7:00pm.

Both Randy Burgett & Kelly Hartford provided a brief overview of the CDBG and HOME Programs including explanation of the types of projects are eligible to receive funding under these programs.

a) Gladys Robinson brought up questions/comments regarding (1) the demolition of vacant houses/property, particularly 903 N. Harvey, Urbana; Leroy McCall – owner; (2) Streetlights needed in the Cottage Grove area; (3) Neighborhood Cleanup – is helpful to the neighborhood, like having twice a year; (4) Hazardous waste pickup needed, which Public Works does every 3-5 years.

b) Nancy Greenwalt brought up questions/comments regarding the King Park Community Center, as Family Video closed in the neighborhood, and the grocery store next door was not wanted in the neighborhood. It was suggested that the City of Urbana purchase the building next door to the closed Family Video and use it for the community center. Discuss arose regarding who would upkeep, etc.

c) Bob Leach brought up questions/comments regarding (1) Rehabilitation monies for Lakeside Terrace Redevelopment & if the City has seen the plans for construction; (2) more changes seen in housing in the last 10 years, i.e. a lot of new construction in area, which has been well received.

The meeting adjourned at 8:00pm.

Respectfully Submitted,

Kelly Hartford, Grants Coordinator II

CPMP Tables

Priority Housing Needs

Housing Needs Table		Grantee: City of Urbana & Urbana HOME Consortium* (data shown here for City of Urbana)																						
		Only complete blue sections. Do NOT type in sections other than blue.																		Households with a Disabled Member	Disproportionate Racial/Ethnic Need?	# of Households in Lead-Hazard Housing	Total Low Income, HIV/AIDS, Expenditures ^a	
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Current % of Households	Current Number of Households	3-5 Year Quantities										Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member							
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual				Cumulative	Actual		% of Goal	% HSHLD	# HSHLD		
																							Year 1	
Household Income <=30% MFI	Renter	NUMBER OF HOUSEHOLDS		100%	246														100%					
		Any housing problems		41.8	102				1	1	1	3	0	0%						0				
		Cost Burden > 30%		41.8	102							0	0	###										
		Cost Burden >50%		27.2	67							0	0	###										
		NUMBER OF HOUSEHOLDS		100%	518																			
		With Any Housing Problems		87.8	455			5	5	5	5	20	0	0%										
		Cost Burden > 30%		83	430							0	0	###										
		Cost Burden >50%		69.9	362							0	0	###										
		NUMBER OF HOUSEHOLDS		100%	63																			
		With Any Housing Problems		84.1	53			5	5	5	5	20	0	0%										
		Cost Burden > 30%		84.1	53							0	0	###										
		Cost Burden >50%		61.9	39							0	0	###										
	NUMBER OF HOUSEHOLDS		100%	2,284																				
	With Any Housing Problems		83.9	1,916							0	0	###											
	Cost Burden > 30%		83.2	1,901							0	0	###											
	Cost Burden >50%		76.6	1,749							0	0	###											
	NUMBER OF HOUSEHOLDS		100%	87																				
	With Any Housing Problems		83.9	73							0	0	###											
	Cost Burden > 30%		83.9	73							0	0	###											
	Cost Burden >50%		56.3	49							0	0	###											
	NUMBER OF HOUSEHOLDS		100%	26																				
	With Any Housing Problems		69.2	18							0	0	###											
	Cost Burden > 30%		69.2	18							0	0	###											
	Cost Burden >50%		69.2	18							0	0	###											
NUMBER OF HOUSEHOLDS		100%	15																					
With Any Housing Problems		100	15							0	0	###												
Cost Burden > 30%		100	15							0	0	###												
Cost Burden >50%		100	15							0	0	###												
NUMBER OF HOUSEHOLDS		100%	68																					
With Any Housing Problems		88.2	60							0	0	###												
Cost Burden > 30%		73.5	50							0	0	###												
Cost Burden >50%		58.8	40							0	0	###												
Household Income > 30 to <=50% MFI	Renter	NUMBER OF HOUSEHOLDS		100%	247														100%					
		With Any Housing Problems		49.4	122				1	2	2	5	0	0%						0				
		Cost Burden > 30%		49.4	122							0	0	###										
		Cost Burden >50%		21.5	53							0	0	###										
		NUMBER OF HOUSEHOLDS		100%	448																			
		With Any Housing Problems		77.2	346			2	3	5	5	15	0	0%										
		Cost Burden > 30%		73.2	328							0	0	###										
		Cost Burden >50%		7.1	32							0	0	###										
		NUMBER OF HOUSEHOLDS		100%	69																			
		With Any Housing Problems		63.8	44			2	3	5	5	15	0	0%										
		Cost Burden > 30%		49.3	34							0	0	###										
		Cost Burden >50%		0	0							0	0	###										
	NUMBER OF HOUSEHOLDS		100%	1,148																				
	With Any Housing Problems		87.9	1,009							0	0	###											
	Cost Burden > 30%		87.9	1,009							0	0	###											
	Cost Burden >50%		27.9	320							0	0	###											
	NUMBER OF HOUSEHOLDS		100%	199																				
	With Any Housing Problems		48.2	96				1	1		2	0	0%											
	Cost Burden > 30%		48.2	96							0	0	###											
	Cost Burden >50%		9	18							0	0	###											
	NUMBER OF HOUSEHOLDS		100%	78																				
	With Any Housing Problems		87.2	68				1	1		2	0	0%											
	Cost Burden > 30%		87.2	68							0	0	###											
	Cost Burden >50%		43.6	34							0	0	###											
NUMBER OF HOUSEHOLDS		100%	29																					
With Any Housing Problems		13.8	4					1		1	0	0%												
Cost Burden > 30%		13.8	4							0	0	###												
Cost Burden >50%		13.8	4							0	0	###												
NUMBER OF HOUSEHOLDS		100%	92																					
With Any Housing Problems		57.6	53				1	1		2	0	0%												
Cost Burden > 30%		57.6	53							0	0	###												
Cost Burden >50%		25	23							0	0	###												

Priority Housing Needs (Cont')

Household Income > 50 to <= 80% MFI																			
		100%												100%					
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	107															
		With Any Housing Problems	41.1	44							0	0	###						0
		Cost Burden > 30%	31.8	34							0	0	###						
		Cost Burden >50%	9.3	10							0	0	###						
	Small Related	NUMBER OF HOUSEHOLDS	100%	589															
		With Any Housing Problems	31.6	186							0	0	###						
		Cost Burden > 30%	18.2	107							0	0	###						
		Cost Burden >50%	0.7	4							0	0	###						
	Large Related	NUMBER OF HOUSEHOLDS	100%	79															
		With Any Housing Problems	49.4	39							0	0	###						
		Cost Burden > 30%	12.7	10							0	0	###						
		Cost Burden >50%	0	0							0	0	###						
All other household	NUMBER OF HOUSEHOLDS	100%	1,131																
	With Any Housing Problems	27.8	314							0	0	###							
	Cost Burden > 30%	26.5	300							0	0	###							
	Cost Burden >50%	1.6	18							0	0	###							
Elderly	NUMBER OF HOUSEHOLDS	100%	262																
	With Any Housing Problems	24	63					1		1		2	0	0%					
	Cost Burden > 30%	24	63									0	0	###					
	Cost Burden >50%	0	0									0	0	###					
Small Related	NUMBER OF HOUSEHOLDS	100%	247																
	With Any Housing Problems	23.9	59			1		2		1		1	5	0	0%				
	Cost Burden > 30%	23.9	59									0	0	###					
	Cost Burden >50%	4	10									0	0	###					
Large Related	NUMBER OF HOUSEHOLDS	100%	54																
	With Any Housing Problems	55.6	30					1		1		1	3	0	0%				
	Cost Burden > 30%	37	20									0	0	###					
	Cost Burden >50%	0	0									0	0	###					
All other household	NUMBER OF HOUSEHOLDS	100%	132																
	With Any Housing Problems	40.9	54			1		2		1		1	5	0	0%				
	Cost Burden > 30%	40.9	54									0	0	###					
	Cost Burden >50%	7.6	10									0	0	###					
Total Any Housing Problem						0	0	16	0	26	0	31	0	27	0	100	0		
Total 215 Renter																			
Total 215 Owner																			
Total 215						0	0	0	0	0	0	0	0	0	0	0	0		
												Total Disabled		0					
												Tot. Elderly		1439					
												Tot. Sm. Related		2602					
												Tot. Lg. Related		379					
												Total Lead Hazard		0					
												Total Renters		11714					
												Total Owners		1387					

Homeless Needs Table

CPMP Version 1.3																									
Continuum of Care Homeless Population and Subpopulations Chart																									
Part 1: Homeless Population		Sheltered		Un-sheltered	Total	City of Urbana & Urbana HOME Consortium																			
		Emergency	Transitional			Data Quality (A) administrative records																			
1.	Homeless Individuals	33	58	23	114																				
2.	Homeless Families with Children	14	28	1	43																				
	2a. Persons in Homeless with Children Families	50	95	2	147																				
Total (lines 1 + 2a)		83	153	25	261																				
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality (A) administrative records																			
		Emergency	Transitional																						
1.	Chronically Homeless		52	2	54																				
2.	Severely Mentally Ill		38	0	38																				
3.	Chronic Substance Abuse		49	0	49																				
4.	Veterans		8	0	8																				
5.	Persons with HIV/AIDS		24	0	24																				
6.	Victims of Domestic Violence		19	0	19																				
7.	Youth (Under 18 years of age)		114	0	114																				
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other					
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal								
					Goal	Compl ete	Goal	Compl ete	Goal	Compl ete	Goal	Compl ete	Goal	Compl ete											
Beds	Emergency Shelters	120	28	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	M	N	NOFA
	Transitional Housing	181	186	-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	H	N	NOFA
	Permanent Supportive Housing	211	87	124	12	0	0	0	10	0	0	0	0	0	0	22	0	0%	0%	0	0	0%	H	N	NOFA
	Total	512	301	211	12	0	0	0	10	0	0	0	0	0	0	22	0	0%	0%						
Chronically Homeless		118	69																						
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other					
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal								
					Goal	Compl ete	Goal	Compl ete	Goal	Compl ete	Goal	Compl ete	Goal	Compl ete											
Beds	Emergency Shelters	39	22	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	M	N	NOFA
	Transitional Housing	177	136	41	0	0	20	0	0	0	0	0	0	0	20	0	0%	0%	0	0	0%	M	N	NOFA	
	Permanent Supportive Housing	44	46	-2	0	0	0	0	0	0	10	0	10	0	20	0	0%	0%	0	0	0%	M	N	NOFA	
	Total	260	204	56	0	0	20	0	0	0	10	0	10	0	40	0	0%	0%							

Non-Homeless Special Needs Table

Grantee Name:				City of Urbana & Urbana HOME Consortium									
Non-Homeless Special Needs	Needs	Currently Available	GAP	5 Year Goals						Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG, Other	
				Year 1	Year 2	Year 3	Year 4*	Year 5	Total				
Housing Needed	52. Elderly	1010	0	1010	45	40	0	0	0	45	H	Y	CDBG
	53. Frail Elderly	500	0	500	14	12	0	0	0	14	H	Y	CDBG
	54. Persons w/ Severe Mental Illness	406	0	406	0	0	0	0	0	0	M	N	
	55. Developmentally Disabled	257	0	257	8	7	0	0	0	8	M	Y	CDBG
	56. Physically Disabled	1477	0	1477	8	7	0	0	0	8	H	Y	CDBG
	57. Alcohol/Other Drug Addicted	400	0	400	0	0	0	0	0	0	M	N	
	58. Persons w/ HIV/AIDS & their families	56	0	56	0	0	0	0	0	0	M	N	
	59. Public Housing Residents	610	0	610	12	0	0	0	0	12	H	N	HOME
	Total	4716	0	4716	87	66	0	0	0	87			
Supportive Services Needed	60. Elderly	4033	0	4033	710	640	0	0	0	710	H	Y	CDBG
	61. Frail Elderly	1000	0	1000	60	52	0	0	0	60	H	Y	CDBG
	62. Persons w/ Severe Mental Illness	2044	0	2044	20	18	0	0	0	20	M	Y	CDBG
	63. Developmentally Disabled	900	0	900	8	7	0	0	0	8	M	Y	CDBG
	64. Physically Disabled	5000	0	5000	0	0	0	0	0	0	H	N	
	65. Alcohol/Other Drug Addicted	1331	0	1331	0	0	0	0	0	0	M	N	
	66. Persons w/ HIV/AIDS & their families	64	0	64	0	0	0	0	0	0	M	N	
	67. Public Housing Residents	1816	0	1816	0	0	0	0	0	0	H	N	
	Total	16188	0	16188	798	717	0	0	0	798			