



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Elizabeth H. Tyler, FAICP, Community Development Director

FROM: John A. Schneider, Manager, Grants Management Division

DATE: January 21, 2011

SUBJECT: AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBANA AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2006-2007, FY 2007-2008, AND FY 2008-2009 ANNUAL ACTION PLANS (Community Elements TBRA FY 2010-2011)

Description

On the agenda of the January 25, 2011 meeting of the Urbana Community Development Commission is an Ordinance Approving Further Modifications to the City of Urbana and Urbana HOME Consortium Annual Action Plans for Fiscal Years 2006-2007, 2007-2008, and 2008-2009. As lead agency for the Urbana HOME Consortium, City of Urbana staff has worked with the other Consortium members, the City of Champaign and Champaign County, to identify changes that need to be made to the City of Urbana and Urbana HOME Consortium Annual Action Plans for multiple fiscal years.

The proposed amendment has been on display and available for public review and comment at the City Clerk's office, the Department of Community Development Services office, and the Urbana Free Library since January 20, 2011.

Issues

The issue is whether the Community Development Commission should forward the Ordinance to the Urbana City Council with a recommendation for approval.

Background

The proposed amendment is needed to reflect project funding and program changes that have occurred since the approval of the Annual Action Plans (AAP) and subsequent Amendments for FY 2006-2007, 2007-2008, and FY 2008-2009. The Department of Housing and Urban Development (HUD) regulations require that in the event significant changes to projects or

programs described in the Annual Action Plans occur, the plans shall be amended to reflect the changes.

The City of Urbana and Urbana HOME Consortium Consolidated Plan for FY 2010-2014 sets forth a process that must be followed in order to amend Annual Action Plans. The City is required to give notice of the public hearing regarding a substantial amendment. In order to provide an opportunity for the public comment, a public hearing regarding the proposed amendment will be held in the Urbana City Council Chambers on February 18, 2011.

The proposed amendment reallocates Champaign County HOME FY 2006-2007, FY 2007-2008, and FY 2008-2009 carryover funds from its Housing Rehabilitation Program to a Tenant Based Rental Assistance (TBRA) Program run by Community Elements (formerly Mental Health Center). Reallocating these funds will maintain program viability and compliance with HUD commitment deadlines. Following is a summary of the proposed HOME Program Amendment:

Champaign County Whole House Rehabilitation Program

Champaign County will reallocate its unobligated FY 2006-2007, FY 2007-2008, FY 2008-2009 HOME funding, which was previously designated for its Whole House Rehabilitation Program, to the Community Elements Tenant Based Rental Assistance Program. This reallocation includes Champaign County’s program and program delivery funding totals.

~~\$237,686 (\$190,149 HOME; \$47,537 Match)~~

| Champaign County HOME Funds | Current | Proposed |
|--|----------------|-----------------|
| FY 06-07, 07-08, 08-09 Carryover Funds | \$ 190,149 | \$ -0- |

Community Elements Tenant Based Rental Assistance (TBRA) Program

The County’s HOME funds will be used by Community Elements to run its Tenant Based Rental Assistance Program. Community Elements will provide affordable housing assistance to low-income residents of Champaign County, in conjunction with supportive services, within the boundaries of the Urbana HOME Consortium. The participating clients will be required to follow a plan for achieving self-sufficiency. Participating clients make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

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| Community Elements HOME Funds | Current | Proposed |
|--------------------------------------|----------------|-----------------|
| FY 10-11 TBRA Program | \$ -0- | \$ 190,149 |

Options

1. Forward the Ordinance to the Urbana City Council with a recommendation for approval.
2. Forward the Ordinance to the Urbana City Council with a recommendation for approval, with suggested changes.
3. Do not recommend that City Council approve the Ordinance.

Fiscal Impacts

The proposed amendments to the Annual Action Plans will not change the amount of HOME funding provided to the Urbana Consortium by HUD. There is no fiscal impact to the City budget.

Recommendations

Staff recommends that the Community Development Commission forward the Ordinance to the Urbana City Council with a recommendation for approval.

Memorandum Prepared By:

Jen Gonzalez
HOME Grant Coordinator

Attachments:

1. AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBANA AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2006-2007, 2007-2008, AND FY 2008-2009 ANNUAL ACTION PLANS (Community Elements TBRA FY 2010-2011)
2. PROPOSED AMENDMENT TO CITY OF URBANA and URBANA HOME CONSORTIUM FY 2006-2007, FY 2007-2008, and FY 2008-2009 ANNUAL ACTION PLANS (Community Elements TBRA FY 2010-2011)

ORDINANCE NO. _____

AN ORDINANCE APPROVING FURTHER MODIFICATIONS TO THE CITY OF URBANA AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM FY 2006-2007, FY 2007-2008, AND FY 2008-2009 ANNUAL ACTION PLANS (Community Elements TBRA FY 2010-2011)

WHEREAS, the City of Urbana has been designated an entitlement city under the Federal Housing and Community Development Act of 1974, as amended, and as such is eligible for Community Development Block (hereinafter "CDBG") and Home Investment Partnership Funds (hereinafter "HOME") funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter "HUD"); and

WHEREAS, the Urbana City Council previously approved ordinances authorizing submittal to HUD of the Annual Action Plans for FY 2006-2007, FY 2007-2008, and FY 2008-2009 that included proposed budgets for the HOME Programs and HUD subsequently approved the said Annual Action Plans; and

WHEREAS, the Urbana City Council previously approved ordinances approving amendments to the FY 2006-2007, FY 2007-2008, and FY 2008-2009 Annual Action Plans;

WHEREAS, on January 21, 2011, the City of Urbana published on the City website a notice of a 30-day public review period regarding said proposed budgetary amendments to the Annual Action Plans for FY 2006-2007, FY 2007-2008, and FY 2008-2009; and

WHEREAS, on February 18, 2011 the City of Urbana, the Grants Management Division of the Community Development Services Department, as lead entity for the Urbana HOME Consortium, held a public hearing on the proposed amendments; and

WHEREAS, the City Council now finds it necessary and appropriate to further amend the City of Urbana and Champaign/Urbana/Champaign County HOME

Consortium Annual Action Plans for FY 2006-2007, FY 2007-2008, and FY 2008-2009.

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

Section 1. That the City of Urbana, as lead entity for the Urbana HOME Consortium, hereby approves the amendments to the City of Urbana and Champaign/Urbana/Champaign County HOME Consortium Annual Action Plans for FY 2006-2007, FY 2007-2008, and FY 2008-2009, in substantially the same form as such amendments are referenced in the attachment hereto.

Section 2. That the Mayor of the City of Urbana is hereby designated as the authorized representative of the City of Urbana to take any action necessary in conjunction with said attached amendments to the Annual Action Plans for FY 2006-2007, FY 2007-2008, and FY 2008-2009, and any prior approved Annual Action Plan or Amendment, including, without limitations, to execute any documents necessary to commit applicable HOME funds to the projects, submittal of the Annual Action Plan Amendment to the HUD Regional Field Office and provision of such additional information as may be required.

PASSED by the City Council this _____ day of _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
_____.

Laurel Lunt Prussing, Mayor

City of Urbana and Urbana HOME Consortium



Proposed Amendment to
FY 2006-2007
FY 2007-2008
FY 2008-2009
Annual Action Plans
(Community Elements TBRA FY 2010-2011)

Prepared by:
City of Urbana
Community Development Services
Grants Management Division
400 South Vine Street
Urbana, IL 61801
217.384.2447

Approved by Urbana City Council Ordinance No. _____

**PROPOSED AMENDMENT TO CITY OF URBANA and URBANA HOME
CONSORTIUM FY 2006-2007, FY 2007-2008, and FY 2008-2009 ANNUAL
ACTION PLANS (Community Elements TBRA FY 2010-2011)**

The Urbana HOME Consortium proposes to amend the HOME Program budget for Champaign County in the FY 2006-2007, FY 2007-2008, and FY 2008-2009 Annual Action Plans to allocate unobligated available HOME funding to the project budget outlined below.

CHAMPAIGN COUNTY – HOME Program

Champaign County Whole House Rehabilitation Program

Champaign County will reallocate its unobligated HOME funding from FY 2006-2007, FY 2007-2008, and FY 2008-2009, which was previously designated for its Whole House Rehabilitation Program to the Community Elements Tenant Based Rental Assistance Program. This reallocation includes Champaign County’s program and program delivery funding totals.

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