

**City of Urbana
and
Urbana HOME Consortium**



**Proposed
HOME Amendment

Annual Action Plans
FY 2013-2014 & FY 2014-2015**

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Approved by Urbana City Council Resolution No. _____

**PROPOSED AMENDMENTS TO CITY OF URBANA & URBANA HOME CONSORTIUM
FY 2013-2014 & FY 2014-2015 ANNUAL ACTION PLANS**

The City of Urbana, as lead entity for the Urbana HOME Consortium, proposes to amend the City's HOME Program budget in the FY 2013-2014 AAP and FY 2014-2015 AAP. A transfer from the City of Urbana's allocation of HOME funds from the Owner-Occupied Housing Rehabilitation program to City Redevelopment Funds is proposed to provide necessary support for the development of Highland Green (formerly Kerr Avenue Sustainable Development), which is a 33-unit affordable housing development on City-owned property at 401-403 East Kerr Avenue in Urbana. These funds will be provided to the development team and will be supplemented by CDBG funds to total \$500,000 in assistance.

URBANA HOME CONSORTIUM PROPOSED HOME AMENDMENT:

<u>HOME Budget Item</u>	<u>Current</u>	<u>Proposed Amended</u>
City of Urbana Housing Rehab FY 13-14	\$158,362.26	-0-
City of Urbana Housing Rehab FY 14-15	\$149,981.00	\$16,763.26
TOTAL CHANGE (DECREASE)		\$291,580.00
City of Urbana City Redevelopment Program - Kerr Avenue Sustainable Development	-0-	\$291,580.00
TOTAL CHANGE (INCREASE)		\$291,580.00

Following is the HOME Program language and/or budget changes for the FY 2013-2014 Annual Action Plan found on page 39:

CITY OF URBANA

FY 13-14 Allocation: ~~\$149,981.00~~ \$16,763.26

1. Owner-Occupied Housing Rehabilitation

Funds will be allocated for the rehabilitation of four-seven (4-7) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household that are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

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

Environmental – Assessment Required

Recapture

~~\$149,981.00~~ \$16,763.26 HOME

Objective: Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Total amount of households served. Amount of funding leveraged through local match.

2. City Redevelopment Programs

Funds may be allocated to programs such as Down Payment Assistance, Acquisition-Rehab, Purchase-Rehab-Resale, Rental Rehab, Kerr Avenue Sustainable Development, and/or other programs currently under development or 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.

Goal 2, Strategy 1

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

Environmental – Assessment Required

\$133,217.74 HOME

Objective: Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Total amount of households served. Amount of funding leveraged through local match.

Following is the HOME Program language and/or budget changes for the FY 2014-2015 Annual Action Plan found on page 40:

CITY OF URBANA

FY 14-15 Allocation: \$ 158,362.26

1. Owner-Occupied Housing Rehabilitation

Funds will be allocated for the rehabilitation of four-seven (4-7) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household that are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

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

Environmental – Assessment Required

Recapture

~~\$158,362.26~~ \$0.00 HOME

Objective: Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Total amount of households served. Amount of funding leveraged through local match.

2. City Redevelopment Programs

Funds, including carryover funds, may be allocated to programs such as Down Payment Assistance, Acquisition-Rehab, Purchase-Rehab-Resale, Rental Rehab, Kerr Avenue Sustainable Development, Lot Acquisition/Demolition, and/or other programs currently under development or 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.

Goal 2, Strategy 1

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

Environmental – Assessment Required

~~\$158.362.26~~ HOME

Objective: Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Total amount of households served. Amount of funding leveraged through local match.