



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

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

**TO:** Bruce K. Walden, Chief Administrative Office

**FROM:** Elizabeth Tyler, AICP, City Planner/Director

**DATE:** January 2, 2003

**SUBJECT:** **A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County 2003 Annual Agency Plan**

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### **Description**

The Housing Authority of Champaign County (HACC) has indicated that in order to submit their 2003 Annual Action Plan (AAP), a Certification of Consistency must be executed by appropriate local officials, indicating that the AAP is consistent with the Consolidated Plan.

At this time, the HACC is requesting approval of this Certification of Consistency at the January 6, 2003 Council meeting.

### **Issues**

The principal issue is to determine that the Housing Authority of Champaign County's FY 2003 Annual Agency Plan (AAP) is consistent with the *City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2000-2004* and to adopt a resolution authorizing the mayor to execute the Certification of the PHA Plan's Consistency with the Consolidated Plan.

### **Background**

City Council discussion at the December 9, 2002 Committee of the Whole meeting resulted in the identification of additional provisions to the Resolution and related amendments to the HACC's FY 2002-2003 Annual Agency Plan. These additional provisions and amendments provided the necessary documentation for determining that the HACC's FY 2003 AAP is consistent with the *City of Urbana and Urbana HOME Consortium Consolidated Plan for Years 2000-2004*.

A December 12, 2002 Council Memorandum provided a staff recommendation of no action on the Resolution, pending the Housing Authority's efforts to update their Annual Agency Plan.

At the December 16, 2002 City Council meeting Mayor Satterthwaite indicated that the Housing Authority planned to incorporate all proposed changes and amendments provided by the Urbana City Council into the AAP and requested that the Council approve a resolution, approving the Certification of Consistency, without conditions.

Staff received the Final Draft of the Housing Authority's Annual Agency Plan the afternoon of

December 30, 2002. Staff review of the document indicates that generally all items requested by Council have been addressed. The following is an outline of City Council concerns and the reference to the amendments in the HACC's Annual Action Plan to address the specific concerns.

Item 1.

Page 3, Item (ii)(d.) will specify that plans for accomplishing unit replacement identify the need to maximize the provision of units that are made available to persons below 30% MFI, within an expanded redevelopment area and that those units not provided on site could be provided at scattered-sites, so that the no fewer than 80% of demolished units are replaced with permanent, subsidized housing units that will be affordable to extremely low-income families with children.

Page 3 Item i.d.) provides the narrative from the Consolidated Plan's specific policy regarding the redevelopment of Lakeside Terrace.

Item 2.

Page 8 contains a table titled *Housing Needs of Families in the Jurisdiction By Family Type*. This table should be updated to reflect updated and accurate information regarding the housing needs of families with disabilities and should indicate the number of these families with disabilities, that have housing needs and are very-low income (<30% MFI).

Page 9 Table *Housing Needs of Families in the Jurisdiction By Family Type* provides updated data regarding overall need and specifically incorporated data from PACE regarding the needs of families with disabilities.

Item 3.

The *Housing Needs of Families on the Waiting List* table on Page 10 will include persons on the wait list and those in different phases of eligibility determination that have applied to live in public housing.

Pages 10 Table *Housing Needs of Families on the Waiting (Section 8)* **does not** includes new data on all persons who are in various stages of eligibility determination. A revised table will be provided to City Council at the January 6, 2003 Council meeting.

Page 11 Table *Housing Needs of Families on the Waiting (Public Housing)* **does not** include data on all persons who are in various stages of eligibility determination. A revised table will be provided to City Council at the January 6, 2003 Council meeting.

Page 12 also includes an addition at the top of the page indicating that the Housing Authority has adopted a new policy which provides that once a person makes application for Public Housing they are immediately placed on the waiting list until such time the family is housed or denied.

Item 4.

Page 11 begins *Strategy 1. Maximize the number affordable units available to the PHA within its current resources b:*. This section should include reference to the efforts taken by the Housing Authority to increase the utilization of Section 8 Vouchers.

Page 13, the third checked box includes information on efforts to increase the number of landlords who will participate in the Section 8 program.

Item 5.

On Page 14 of the Plan, “Strategy: Target available assistance to families at or below 30% AMI” will also include the following additional strategies:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant –based section 8 assistance.

Page 14, Strategy 1: Target available assistance to families at or below 30% AMI, top two boxes were checked per Council’s request.

Item 6.

Page 13 begins the section of *Need: Specific Family Types: Families with Disabilities*. The Annual Action Plan should have a check on the “Other:” box and note that the Lakeside Terrace replacement units will be designed in a manner consistent with the City of Urbana Ordinance 2000-09-105, which provides for the design of visitability features in new construction of one- and two-family dwellings which are funded with financial assistance originating from or flowing through the City of Urbana. The Annual Action Plan should also address the need to provide units that are accessible to persons with disabilities commensurate with anticipated demand.

Page 15 the “Other:” box is checked and a narrative at the top of the page indicates that redevelopment of Lakeside Terrace will be done in a manner consistent with the City’s Visitability Ordinance and provide units that are accessible to persons with disabilities commensurate with anticipated demand.

Item 7.

Page 14 includes *Strategy 2. Conduct activities to affirmatively further fair housing*. The “Other:” box should be checked and listed below should be reference to HACC’s efforts to educate landlords about the Section 8 Program and Fair Housing/discrimination provisions applicable to rental housing.

This activity is referenced on Page 15 by checking the “Other:” box under *Strategy 2: Conduct activities to affirmatively further fair housing* and including information on

efforts to educate landlords about Section 8 program and Fair Housing provisions applicable to rental housing.

Item 8.

Page 34 B. HOPE V and Public Housing Development and Replacement Activities (Non-Capital Fund, the section of the Plan that addresses plans to redevelop Lakeside Terrace), should more accurately reflect the City's involvement in predevelopment planning efforts at Lakeside Terrace and the provisions in the Consolidated Plan. Goals of the redevelopment should include encouraging the maximum number of affordable units within the Lakeside Terrace redevelopment area and providing additional housing off-site in scattered site developments for persons below 30% MFI, so that the no fewer than 80% of demolished units are replaced with permanent, subsidized housing units that will be affordable to extremely low-income families with children, irrespective of their income.

Page 36 narrative includes the requested, specific provisions from Consolidated Plan regarding the redevelopment of Lakeside Terrace.

Item 9.

Page 36 refers to the *Demolition/Disposition of Lakeside Terrace Apartments* and a project start date of August 2004. Provisions should be included in the Annual Agency Plan to reflect that the demolition of these units will not be initiated without a viable redevelopment plan, which is consistent with the provisions of the Consolidated Plan for the replacement of these units.

Page 38 near the top of the page is a provision indicating that the demolition of Burch Village and Lakeside Terrace will not be initiated without a viable redevelopment plan, which is consistent with the Consolidated Plan.

## **Fiscal Impacts**

No fiscal impact has been identified, as no city funds are committed to strategies outlined in the FY 2003 Annual Agency Plan.

## **Recommendations**

Community Development Services staff has determined that by including the provisions and Amendments referenced by City Council into the Housing Authority's 2003 Annual Agency Plan, the AAP is generally consistent with the strategies outlined in the Consolidated Plan. Staff recommends that City Council approve the resolution authorizing the mayor to execute HUD Form 50075, Certification by State or Local Official of the PHA Plans Consistency with the Consolidated Plan at their January 6, 2003 regular meeting.

Memorandum Prepared By:

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Bob Grewe, AICP  
Grants Management Division, Manager

Attachments:

[PHA Plans](#)

5-Year Plan for Fiscal Years 2000-2004

Annual Plan for Fiscal Years 2003

A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County 2003 Annual Agency Plan.

HUD Form 50075 Certification by State or Local Official of the PHA Plans Consistency with the Consolidated Plan

RESOLUTION NO. 2002-12-031R

**A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County 2003 Annual Agency Plan.**

WHEREAS, the City of Urbana has been designated lead entity for the Urbana HOME Consortium in accordance with the Cranston-Gonzales National Affordable Housing Act of 1990, as amended; and

WHEREAS, on May 8, 2000 the Urbana City Council adopted the *URBANA HOME CONSORTIUM AND CITY OF URBANA CONSOLIDATED PLAN FOR PROGRAM YEARS 2000-2004*; and

WHEREAS, the U.S. Department of Housing and Urban Development, Office of Public and Indian Housing Notice: PIH-99-33 (HA) requires that state or local government certification of consistency must be made by the appropriate state or local officials that the PHA Plan is consistent with the Consolidated Plan; and

WHEREAS, the Urbana Community Development Services staff, have reviewed the Housing Authority of Champaign County's *PHA PLANS 5 Year Plan for Fiscal Years 2000-2004 (UPDATED)*, *Annual Agency Plan for Fiscal Year 2003* and found the Plan to be consistent with the *URBANA HOME CONSORTIUM AND CITY OF URBANA CONSOLIDATED PLAN FOR PROGRAM YEARS 2000-2004*.

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

Section 1. That HUD form 50075 Certification by State and Local Officials of PHA Plans Consistency with the Consolidated Plan, as attached hereto and incorporated herein by reference, is hereby approved, and

Section 2. That the Mayor is hereby designated as the authorized representative of the Urbana HOME Consortium to execute HUD form 50075 Certification by State and Local Officials of PHA Plans Consistency with the Consolidated Plan.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

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Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

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Tod Satterthwaite, Mayor

**Certification by State or Local Official of PHA Plans Consistency with  
the Consolidated Plan**

I, Tod Satterthwaite the Mayor of Urbana, Illinois certify  
that the Five Year and Annual PHA Plan of the Housing Authority of Champaign Coun is  
consistent with the Consolidated Plan of the Urbana HOME Consortium prepared  
pursuant to 24 CFR Part 91.

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Signed / Dated by Appropriate State or Local Official