



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: December 8, 2004

SUBJECT: **Updated Information Concerning A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five Year Plan FY 2005-2009 and the Annual Plan Fiscal Year 2005**

Description

At the December 6, 2004 Urbana City Council Meeting, Council members agreed to request that the Housing Authority of Champaign County make a number of changes to their Five Year Plan FY 2005-2009 and the Annual Plan Fiscal Year 2005. The Housing Authority staff indicated they would consider the requested changes and provide the Urbana City Council a new draft of their Annual Plan for consideration at the December 13, 2004 Council meeting.

Issues

The principal issue is to determine that the Housing Authority of Champaign County's (HACC) Five Year Plan FY 2005-2009 and Annual Plan FY 2005 is consistent with the City of Urbana and Urbana HOME Consortium Consolidated Plan and to adopt a resolution authorizing the mayor to execute the Certification of the Public Housing Agency (PHA) Plan's Consistency with the Consolidated Plan.

Background

At the December 6, 2004 City Council Meeting, the Urbana City Council requested that that Housing Authority make a number of changes to their Five Year Plan FY 2005-2009 and the Annual Plan Fiscal Year 2005. The following is an outline list of the requested changes and narrative on each.

Five Year Plan – Page 1

A. Mission

The Urbana City Council requested that the Housing Authority of Champaign County adopt the same mission statement as that of the Department of Housing and Urbana Development (HUD).

The new draft of the Annual Plan indicates that HUD's mission statement will also be selected as the mission statement for the Housing Authority of Champaign County. This provides that the Housing Authority's mission is also *to provide economic opportunity and a suitable living environment free from discrimination.*

B. PHA Goal

The Urbana City Council was concerned about the narrative concerning the demolition and redevelopment of public housing properties.

The following is the statement that will be included in the new draft of the Five Year Plan:

Any Public Housing demolition or redevelopment activities will follow similar processes designed for the Burch Village and Lakeside Terrace redevelopment projects. The goal of the Housing Authority of Champaign County is not to negatively impact the availability of affordable housing in Champaign County through the demolition and redevelopment of its Public Housing sites. Redevelopment activities helping to replace units serving Public Housing residents would involve the use of several funding sources including, but not limited to, HUD Replacement Housing Funds, IHDA Tax Credits, HOME Funds, private/corporate contributions and commercial financing.

Public Housing Demolition and redevelopment projects located in Urbana, Illinois will be consistent with the City of Urbana's Consolidated Plan. Specifically, no fewer than 80% of any demolished Public Housing units will be provided as replacement units for families/individuals with income below 30% AMI and will follow a similar process to the one used for the Lakeside Terrace project.

Public Housing Demolition and redevelopment projects located in Champaign, Illinois will be consistent with the City of Champaign's Consolidated Plan. The Burch Village Redevelopment/Douglas Square process and goals will be used as a template for any demolition and redevelopment efforts located in Champaign, Illinois.

The Urbana City Council requested that the language in paragraph c.) be adjusted to reflect consistency with the City of Urbana Consolidated Plan, which focuses on providing housing for below 30% of the Median Family Income (MFI).

The Housing Authority staff has provided the following text for this section of the Annual Plan:

The HACC is in the final phases of planning and predevelopment for the redevelopment of Burch Village and Lakeside Terrace. The two family sites will undergo redevelopment that will include the total demolition of the existing buildings and the development of new housing units that will be financed under HUD's Mixed-Finance approach. The Mixed-Finance approach will include the use of several funding sources, of which many require that families with a variety of incomes occupy units. 25% of the units will continue to serve the same population as public housing units while others will be required to be rented to persons between 30% to 60% of the AMI. With regard to replacement units in conjunction with Lakeside Terrace in Urbana and to maintain consistency with the City of Urbana's Consolidated Plan the HACC recognizes the need to maximize the number of units that will be made available for families below 30% AMI. The HACC will provide for the maximum number of units for families at or below 30% AMI within the expanded redevelopment area.

FY 2004 Annual Plan – Page 7

Table for Housing Needs of Families in the Jurisdiction by Family Type

The Urbana City Council requested that Persons Assuming Control of Their Environment (PACE) be contacted in order to complete the column in the table concerning housing needs for families with disabilities.

The Housing Authority contacted PACE and they have provided the necessary data. The data indicates that 5,449 families with disabilities have housing needs.

FY 2005 Annual Plan – page 34

The Urbana City Council expressed concern the Annual Plan indicated that Dorsey Homes, Dunbar Court, and Columbia Place were planned for demolition/disposition.

The Housing Authority has indicated that this language has been removed from their Annual Plan.

Enclosed is a letter dated December 7, 2004 from Mr. Ed Bland, Executive Director of the Housing Authority, that outlines the changes noted above. Attached to the letter are revised pages of the Housing Authority's Five Year Plan and Annual Plan.

The Urbana City Council also indicated an interest in the requirements for providing accessible units for the Lakeside Terrace Redevelopment Project. Attached is a copy of a section of the Code of Federal Regulations that provides the requirements for accessible housing units for new multi-family construction. It appears the requirement is a minimum of five percent (5%) of the new units must be accessible.

The Urbana City Council also inquired about what planning process is appropriate to address the concern about concentrating poverty in subsidized housing. Staff submits that the City of Urbana and Urbana HOME Consortium Five Year Plan might be appropriate. Staff has been working on data for the new Five Year Plan and will be providing the data and initial draft documents at the January 2005 CDC meeting.

Fiscal Impacts

No immediate fiscal impact has been identified, as no city funds are committed to strategies outlined in the FY 2005 Annual Agency Plan.

HOME and CDBG funding is designated in the Lakeside Terrace Redevelopment Plan.

Recommendations

With the changes provided by the Housing Authority of Champaign County, the Community Development staff recommends that the Urbana City Council approve the Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five -Year Plan FY 2005-2009 and the Annual Plan Fiscal Year 2005.

Memorandum Prepared By:

Bob Grewe, AICP
Grants Management Division, Manager

Attachments:

December 7, 2004 letter and revised pages of the Five Year Plan and Annual Plan

A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County 2005 Annual Plan.

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

Code of Federal Regulations: Title 24, Part 8, Subpart C Program Accessibility, New Construction



Housing Authority of Champaign County

205 W. Park Avenue – Champaign, IL 61820

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Executive Director
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December 7, 2004

Mayor Tod Satterthwaite
City of Urbana
400 S. Vine St.
Urbana, IL 61801

Re: Housing Authority of Champaign County
Five Year Plan (FY 2005-2009) and Annual Plan (FY 2005)

Dear Mayor Satterthwaite:

In response to the requests of the Urbana City Council at their December 6, 2004 meeting, please accept the following changes to the Housing Authority of Champaign County's Five Year Plan (FY 2005-2009) and Annual Plan (FY 2005):

Five Year Plan, Page 1 (A), Mission:

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is to also, provide a quality living environment as a foundation for individuals to achieve their full potential.

Five Year Plan, Page 1 (B), PHA Goal: Expand the Supply of Assisted Housing:

To address both of the comments received from the CDC and the City Council, the following statement will be inserted into the Five Year Plan.

Any Public Housing demolition or redevelopment activities will follow similar processes designed for the Burch Village and Lakeside Terrace redevelopment projects. The goal of the Housing Authority of Champaign County is not to negatively impact the availability of affordable housing in Champaign County through the demolition and redevelopment of its Public Housing sites. Redevelopment activities helping to replace units serving Public Housing residents would involve the use of several funding sources including, but not limited to, HUD Replacement Housing Funds, IHDA Tax Credits, HOME Funds, private/corporate contributions and commercial financing.

Public Housing Demolition and redevelopment projects located in Urbana, Illinois will be consistent with the City of Urbana's Consolidated Plan. Specifically, no fewer than 80% of any demolished Public Housing units will be provided as replacement units for families/individuals with income below 30% AMI and will follow a similar process to the one used for the Lakeside Terrace project.

Public Housing Demolition and redevelopment projects located in Champaign, Illinois will be consistent with the City of Champaign's Consolidated Plan. The Burch Village Redevelopment/Douglas Square process and goals will be used as a template for any demolition and redevelopment efforts located in Champaign, Illinois.

Annual Plan, Page 2 (ii)(c), Executive Summary of the Annual PHA Plan:

As recommended by the City Council, (c) will be edited to read as follows:

The HACC is in the final phases of planning and predevelopment for the redevelopment of Burch Village and Lakeside Terrace. The two family sites will undergo redevelopment that will include the total demolition of the existing buildings and the development of new housing units that will be financed under HUD's Mixed-Finance approach. The Mixed-Finance approach will include the use of several funding sources, of which many require that families with a variety of incomes occupy units. 25% of the units will continue to serve the same population as public housing units while others will be required to be rented to persons between 30% to 60% of the AMI. With regard to replacement units in conjunction with Lakeside Terrace in Urbana and to maintain consistency with the City of Urbana's Consolidated Plan the HACC recognizes the need to maximize the number of units that will be made available for families below 30% AMI. The HACC will provide for the maximum number of units for families at or below 30% AMI within the expanded redevelopment area.

Annual Plan, Page 7 (1)(A), Housing Needs of Families in the Jurisdictions Served by the PHA:

As requested by the City Council, PACE, Inc. was consulted and assisted with the compilation of the following additional information that will be inserted in the appropriate table:

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Families with Disabilities	5,449	5	4	3	5	3	4

Annual Plan, Page 34 (8), Demolition and Disposition:

The Demolition/Disposition Activity Descriptions for Dorsey Homes(Champaign, 67 units), Dunbar Court (Urbana, 26 units) and Columbia Place (Champaign, 16 units) have been removed.

If you have any further questions or comments, please contact me at either (217) 378-7100 ext. 102 or edwardb@hacc.net.

Sincerely,

Edward Bland
Executive Director

cc: City of Urbana City Council
City of Urbana Community Development Commission
Housing Authority of Champaign County Board of Commissioners

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
To provide a quality living environment as a foundation for individuals to achieve their full potential.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
Any Public Housing demolition or redevelopment activities will follow similar processes designed for the Burch Village and Lakeside Terrace redevelopment projects. The goal of the Housing Authority of Champaign County is not to negatively impact the availability of affordable housing in Champaign County through the demolition and redevelopment of its Public Housing sites. Redevelopment activities helping to replace units serving Public Housing residents would involve the use of several funding sources including, but not limited to, HUD Replacement Housing Funds, IHDA Tax Credits, HOME Funds, private/corporate contributions and commercial financing.

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- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

3. The assignment of specific personnel to each site have helped the staff to become more acquainted with the residents allowing the residents the opportunity to get to know the HACC staff that is directly responsible for their home.
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- c.) The HACC is in the final phases of planning and predevelopment for the redevelopment of Burch Village and Lakeside Terrace. The two family sites will undergo redevelopment that will include the total demolition of the existing buildings and the development of new housing units that will be financed under HUD's Mixed-Finance approach. The Mixed-Finance approach will include the use of several funding sources, of which many require that families with a variety of incomes occupy units. 25% of the units will continue to serve the same population as public housing units while others will be required to be rented to persons between 30% to 60% of the AMI. With regard to replacement units in conjunction with Lakeside Terrace in Urbana and to maintain consistency with the City of Urbana's Consolidated Plan the HACC recognizes the need to maximize the number of units that will be made available for families below 30% AMI. The HACC will provide for the maximum number of units for families at or below 30% AMI within the expanded redevelopment area.
 - d.) The HACC is currently in the process of reviewing its Admissions and Continued Occupancy Policy (ACOP), the Resident Handbook and the Resident Lease to make sure all three documents are consistent with the other. In addition, a complete review and evaluation is being conducted to determine if the governing documents meet the current needs of the residents and the HACC. Once complete HACC will hold public hearings for the purpose of receiving comments on the proposed changes to the above referenced documents.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	<i>Burch Village</i>
1b. Development (project) number:	<i>IL6-02</i>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>(01/01/05)</i>
5. Number of units affected:	<i>67</i>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: b. Projected end date of activity:

Demolition/Disposition Activity Description	
1a. Development name:	<i>Lakeside Terrace</i>
1b. Development (project) number:	<i>IL6-04</i>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>(08/12/04)</i>

5. Number of units affected: 99

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 12/01/04

b. Projected end date of activity: 02/01/06

RESOLUTION NO. 2004-12-031R

A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan FY 2005-2009 and the Annual Plan Fiscal Year 2005

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 *Annual Plan for Fiscal Year 2005* 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 City of Urbana and 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 _____,
_____.

Phyllis D. Clark, City Clerk

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

Tod Satterthwaite, Mayor

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

I, _____ the _____ certify
that the Five Year and Annual PHA Plan of the _____ is
consistent with the Consolidated Plan of _____ prepared
pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

[Code of Federal Regulations]

[Title 24, Volume 1, Parts 0 to 199]

[Revised as of April 1, 1998]

From the U.S. Government Printing Office via GPO Access

[CITE: 24CFR8.22]

[Page 90-91]

TITLE 24--HOUSING AND URBAN DEVELOPMENT

PART 8--NONDISCRIMINATION BASED ON HANDICAP IN FEDERALLY ASSISTED PROGRAMS AND ACTIVITIES OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT--Table of Contents

Subpart C--Program Accessibility

Sec. 8.22 New construction--housing facilities.

(a) New multifamily housing projects (including public housing and Indian housing projects as required by Sec. 8.25) shall be designed and constructed to be readily accessible to and usable by individuals with handicaps.

(b) Subject to paragraph (c) of this section, a minimum of five percent of the total dwelling units or at least one unit in a multifamily housing project, whichever is greater, shall be made accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in Sec. 8.32 is accessible for purposes of this section. An additional two percent of the units (but not less than one unit) in such a project shall be accessible for persons with hearing or vision impairments.

(c) HUD may prescribe a higher percentage or number than that prescribed in paragraph (b) of this section for any area upon request therefor by any affected recipient or by any State or local government or agency thereof based upon demonstration to the reasonable satisfaction of HUD of a need for a higher percentage or number, based on census data or other available current data (including a currently effective Housing Assistance Plan or Comprehensive Homeless Assistance Plan), or in response to evidence of a need for a higher percentage or number received in any other manner. In reviewing such request or otherwise assessing the existence of such needs, HUD shall take into account the expected needs of eligible persons with and without handicaps.

[53 FR 20233, June 2, 1988, as amended at 56 FR 920, Jan. 9, 1991]

<http://frwebgate.access.gpo.gov/cgi-bin/get-cfr.cgi?TITLE=24&PART=8&SECTION=22&YEAR=1998&TYPE=TEXT>