

ORDINANCE NO. 2007-10-113

AN ORDINANCE APPROVING AN AMENDMENT TO AN URBANA HOME CONSORTIUM
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

(Urban League of Champaign County Development Corporation Lease-Purchase
Program FY 2007-2008)

WHEREAS, The City Council of the City of Urbana, Illinois, has found and determined that execution of the attached Amendment to a Community Housing Development Organization Amendment is desirable and necessary to carry out one of the corporate purposes of the City of Urbana, to wit: implementation of Strategies and Objectives to Address the Affordable Housing Needs of Low and Moderate Income Households described in the City of Urbana and *Urbana HOME Consortium Consolidated Plan for Program Years 2005-2009*,

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

Section 1. That AN AMENDMENT TO A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION DEVELOPER AGREEMENT BETWEEN THE URBANA HOME CONSORTIUM AND THE URBAN LEAGUE OF CHAMPAIGN COUNTY DEVELOPMENT CORPORATION (Lease-Purchase Program FY 2007-2008), in substantially the form of the copy of said Amendment attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is authorized to attest to said execution of said Amendment as so authorized and approved for and on behalf of the City of Urbana, Illinois.

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

**AN AMENDMENT TO A COMMUNITY HOUSING DEVELOPMENT
ORGANIZATION DEVELOPER AGREEMENT BETWEEN THE URBANA
HOME CONSORTIUM AND THE URBAN LEAGUE OF CHAMPAIGN COUNTY
DEVELOPMENT CORPORATION**

(Lease-Purchase Program FY 2007-2008)

This Amendment is made this _____ day of _____, **2007**, between the CITY OF URBANA, an Illinois Municipal Corporation, acting as lead entity for the Urbana HOME Consortium (hereinafter the “**GRANTOR**”), and **the Urban League of Champaign County Development Corporation**, an Illinois Not-For-Profit Organization (hereinafter “**DEVELOPER**”).

WITNESSETH:

WHEREAS, the City of Urbana, the City of Champaign, and Champaign County have been jointly designated as a Participating Jurisdiction by the U.S. Department of Housing and Urban Development (hereinafter “HUD”) for purposes of receiving HOME Investment Partnership (hereinafter “HOME”) Program funds in the name of the Urbana HOME Consortium under provisions of Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (42 U.S.C. 12701 *et seq.*) (hereinafter the “National Affordable Housing Act”); and

WHEREAS, the Urbana HOME Consortium has received HOME Program funds from HUD for the period beginning July 1, 2007, and ending June 30, 2008, to increase affordable housing opportunities for low-income residents of Urbana, Champaign, and unincorporated Champaign County; and

WHEREAS, the GRANTOR, as the administrator of a HOME Program, has authority of the under the provisions of the HOME Program to amend the HOME Agreements; and

WHEREAS, on July 9, 2007 the Urbana City Council passed Ordinance No. 2007-07-070 approving a Community Housing Development Organization Agreement (Urban League Of Champaign County Development Corporation -- Lease-Purchase Program, FY 2007-2008).

WHEREAS, the City and the DEVELOPER desire to amend said Agreement to clarify certain conditions,

NOW, THEREFORE, for and in consideration of the premises and of the mutual covenants and agreements herein contained, the parties agree to the following changes to the Agreement:

- 1) The DEVELOPER and CITY agree that ARTICLE I: HOME REQUIREMENTS Section 1: Use of HOME Funds, c) is changed as follows:

“DEVELOPER shall own or purchase the real property for the PROGRAM in the following locations: one (1) units in the City of Champaign, one (1) units in the City of Urbana, with the option that the properties be located in the unincorporated area of Champaign County. Additional real property purchased or owned for the PROGRAM may be located in any area within the Urbana HOME Consortium boundaries including the City of Champaign, the City of Urbana and unincorporated areas of Champaign County.”

- 2) The DEVELOPER and the CITY agree that all references to the ten year duration of the period of affordability or affordability period throughout the Agreement are hereby changed to a five year duration for the period of affordability or affordability period as they are referred to throughout the Agreement, including, but not limited to, the following specific areas of the Agreement:

- a) ARTICLE I: HOME REQUIREMENTS
Section 2: Affordability

- b) Attachment 4a: Urban League Lease-Purchase Program
REAL ESTATE INSTALLMENT CONTRACT FOR
LEASE-PURCHASE PROGRAM
4. Forgivable Grant

- c) Attachment 5: Mortgage and Note
URBANA HOME CONSORTIUM INDIRECT HOMEBUYER
ASSISTANCE - Urban League Lease-Purchase Program

- 3) The DEVELOPER and CITY agree that the maximum amount of HOME funding provided for each Lease Purchase Program assisted unit shall not exceed \$14,999.00. The DEVELOPER and CITY agree that the Sample Documents provided as Attachments to the Agreement shall be modified accordingly to reflect the maximum amount of assistance of \$14,999.00.

- 4) The Developer and City agree that any balance of HOME funds from the FY 2006-2007 PROGRAM may be combined with FY 2007-2008 HOME funds allocated to the PROGRAM in order to further the goals of the PROGRAM.

All other provisions of said Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and corporate seals affixed hereto, all on the day and year first above written.

CITY

SUBGRANTEE

By: _____
Mayor

By: _____

Date: _____

Attest: _____

Attest: _____

SEAL