



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Sheila Dodd, Interim Community Development Services Director

DATE: February 3, 2022

SUBJECT: A Resolution Approving Amendment No. 1 to a City of Urbana Community Housing Development Organization Program Agreement (Habitat for Humanity of Champaign County, Inc.)

Description

On October 11, 2021, City Council approved a Resolution to fund a Community Housing Development Organization agreement (CHDO) with Habitat for Humanity of Champaign County, Inc. for \$24,802 for development of an affordable housing unit. Habitat for Humanity has requested \$14,698 in additional funding for construction costs. Council approval of the agreement is needed to allocate the additional funds.

Background and Discussion

Habitat for Humanity is requesting an increase of funding for the construction of a single family unit at 1112 N. Champaign Street, Champaign, IL. Habitat for Humanity has constructed 118 homes in Champaign County. The house is being built for a family with special needs, and the funds will help with the additional construction costs. The additional funds will bring the total allocation to \$39,500.

Options

1. Forward the Resolution to City Council on the consent agenda with a recommendation for approval.
2. Forward the Resolution to City Council on the consent agenda with recommended changes.
3. Do not forward the Resolution to allocate additional CHDO funds to Habitat for Humanity.

Fiscal Impacts

There will be no fiscal impact on the City General Fund, as the funding comes from HUD. CHDO funds are required to be allocated to a certified agency. Approving the allocation will help meet commitment deadlines for the grant.

Recommendation

At its January 25, 2022 Community Development Commission meeting, the Commission recommended forwarding the Resolution to the Urbana City Council with a recommendation of approval.

Attachments:

1. A Resolution Approving Amendment No. 1 to a City of Urbana Community Housing Development Organization Program Agreement (Habitat for Humanity of Champaign County, Inc.)
2. An Urbana HOME Consortium Subrecipient Agreement Amendment

RESOLUTION NO. _____

**A RESOLUTION APPROVING AMENDMENT NO. 1 TO A CITY OF URBANA
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION
PROGRAM AGREEMENT**

(Habitat for Humanity of Champaign Co. FY 2021-2022)

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Resolution constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, on October 11, 2021, the Urbana City Council passed Resolution No. 2021-09-043R approving the program agreement for Habitat for Humanity of Champaign County, Inc. authorizing certain activities under the CHDO Program; and

WHEREAS, the Habitat for Humanity of Champaign County, Inc. has requested an amendment to increase the program budget for 1112 N. Champaign Street to Thirty Nine Thousand Five Hundred and 00/100 dollars (\$39,500.00) in CHDO Reserve funds to provide additional support and resources to developing an affordable housing unit.

NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Urbana, Illinois, as follows:

Section 1. That an Agreement Amendment providing Thirty Nine Thousand Five Hundred and 00/100 dollars (\$39,500.00) in HOME CHDO reserve funds to Habitat for Humanity of Champaign County, Inc. to develop an affordable housing unit, in substantially the form of the copy of said Agreement Amendment is 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 Agreement 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:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Diane Wolfe Marlin, Mayor

AMENDMENT NO. 1 TO SUBGRANTEE AGREEMENT

(Habitat for Humanity of Champaign County)

Habitat for Humanity of Champaign County, Inc., an Illinois not-for-profit corporation (“Company”), and the City of Urbana, an Illinois municipal corporation (“City”), mutually agree to the following amendments to the Subgrantee Agreement for a Community Housing Development Organization funding (1112 N Champaign Project), authorized by Resolution No. 2021-09-043R, and entered into on October 11, 2021:

1. Section 3, is hereby amended with the underlined text indicating new language and the strikethrough text indicating deletions as follows:

Section 1: Use of HOME CHDO Funds

The GRANTOR agrees to provide the DEVELOPER an amount not to exceed ~~\$24,802~~ **\$39,500 (Urbana HOME Consortium CHDO PY 2021 and PY 2019 Set-Aside)** from its Federal HOME allocations to be used primarily for development subsidy as well as providing down payment assistance to low- to moderate-income households for homeownership opportunities.

In the event that all funds are not disbursed prior to the termination date of the Project, the remaining balance shall be retained by the City of Urbana to be reprogrammed for other eligible HOME Program activities.

Section 3: HOME Project Requirements

Project Requirements:

The GRANTOR shall provide HOME funds not to exceed ~~\$24,802~~ **\$39,500** in accordance with 24 CFR 92.205(b) for eligible costs as described in 24 CFR 92.206 and 92.207.

ARTICLE IV: CERTIFICATIONS

F. DEVELOPER acknowledges it shall match HOME Program funds disbursed by the GRANTOR and pursuant to this AGREEMENT in the amount of ~~\$24,802~~ **\$39,500** in non-federal funds as defined in 24 CFR Part 92.220.

2. The parties may sign this amendment in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Signatures delivered by email in Adobe Portable Document Format (PDF) will be deemed original signatures for all purposes.
3. All other terms and conditions of the agreement remain in full force and effect.
4. This amendment will take effect upon execution by the Company and the City.

The parties are signing this amendment on the dates indicated below their signatures.

Habitat for Humanity of Champaign Co, Inc.

City of Urbana, Illinois

By: _____
Chad Hoffman, Executive Director

By: _____
Diane Wolfe Marlin
Mayor

Date: _____, 2022

Date: _____, 2022

Attest:

Phyllis D. Clark
City Clerk
Resolution No. 2022-_____

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 2022,
by Chad Hoffman an authorized representative of Habitat for Humanity of Champaign Co,
Inc., an Illinois not-for-profit corporation, on behalf of the corporation.

Notary Public