



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

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

**TO:** Elizabeth H. Tyler, AICP, City Planner/Director

**FROM:** Bob Grewe, AICP, Manager

**DATE:** November 21, 2003

**SUBJECT:** **An Ordinance Approving Modification to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2003-2004, FY 2002-2003 Annual Action Plan and FY 2001-2002 Annual Action Plan.**

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### **Description**

Staff has identified a number of necessary amendments that need to be made to the CDBG and HOME Programs referenced in the following Annual Action Plans (AAP):

Annual Action Plan for Fiscal Year 2001-2002

Annual Action Plan for Fiscal Year 2002-2003

Annual Action Plan for Fiscal Year 2003-2004

### **Issues**

Any substantial amendments to the City's Annual Action Plans must be approved by the Urbana City Council before submission to HUD. Staff requests that the Community Development Commission consider the proposed amendments and forward a recommendation to the Urbana City Council.

### **Background**

The Annual Action Plans referenced above were previously reviewed by the Community Development Commission and approved by the Urbana City Council. The proposed amendments are necessary to account for fiscal and administrative changes that occurred since the initial approval of the Annual Action Plans.

The amendments related to the HOME program stem from the decision by Homestead Corporation to no longer pursue their rental program. Homestead has indicated that their rental program business model needs to be improved and until they remedy their business model, they will not purchase additional rental units.

In light of this decision, Homestead has requested that they be allowed to use the HOME CHDO funds that were budgeted in the previous two Annual Action Plans for a new housing development project. Jim Rose, Executive Director of Homestead Corporation, has indicated that their organization's experience with completing the Eads at Lincoln Project will be very helpful in effectively utilizing the CHDO funds for a new housing development project.

Mr. Rose also attended the November 19, 2003 meeting of the Urbana HOME Consortium Technical Committee. There he shared with the Committee members a proposal to use HOME funds, which were previously allocated for their rental program, to pursue a new housing development project. Enclosed is a copy of this proposal.

Within the memo is heading for each Annual Action Plan and summary of the proposed changes. Also included is the HOME section of the Annual Action Plan with strike and underline editing.

The only amendment to the CDBG program is related to providing matching funds for a portion of the Federal Home Loan Bank grant that the City has been awarded. The grant proposal provides that Urbana would complete six (6) paint and siding projects. \$1,000 would come from the Federal Home Loan Bank grant funding and \$2,000 from the City's CDBG funding. Staff has identified \$12,000 for this opportunity from the FY 2002-2003 Annual Action Plan. In that plan, \$12,726 was budgeted as un-programmed funds. Staff recommends using these funds to create a new project in the amount of \$12,000, entitled the City of Urbana Paint and Siding Program. The balance of the funding, \$726, will be incorporated into FY 2004-2005 Annual Action Plan.

Text and budget changes are noted in the 2003-2004 section below. Also included is the CDBG section of the Annual Action Plan with strike and underline editing.

## **AAP Fiscal Year 2001-2002**

Listed below are the proposed HOME amendments to the FY 2001-2002 Annual Action Plan.

Homestead Corporation's Rental Housing Development project funding is decreased from \$100,000 to \$35,351. This reflects the fact that Homestead only spent \$64,649 from this account for rental units. Jim Rose of Homestead informed the Urbana City Council that Homestead will not pursue the purchase of additional rental units until they develop a better financial model for this type of affordable housing program. The following is the proposed amendment language:

**Rental Housing Development** Funds will be allocated to Homestead Corporation for the acquisition and rehabilitation of two (2) single-family homes for rent to low-income families.

These funds were previously allocated in FY1999-2000 to Homestead Corporation for refinancing debt for their single-room occupancy facility.

\$64,649.00 (\$51,719.20 HOME; \$12,929.80 Match)

*Specific Objective C-7 [24 CFR 92.205(a)(1)] CATEGORICALLY EXCEPT*

Since Homestead Corporation indicated they would not utilize the balance of funding for a rental acquisition program and as such returned the funds to the HOME account, staff desires to place this funding into a new project entitled New Housing Construction. Note that these funds are City of Urbana allocation of HOME funds, not CHDO HOME funds. As such, staff recommends that the funds be used for an Urbana specific project. The following is the proposed amendment language creates a new project entitled, New Housing Construction:

**New Housing Construction**

Funds will be used to facilitate the construction of new affordable owner-occupied and/or rental housing units. These funds may be used for land acquisition/improvement, development costs, professional services, management fees and downpayment assistance. \$35,351.00 (\$28,280.80 HOME; \$7,070.20 Match)

Specific Objective C-9

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non Categorically Excluded

Note that this funding can be used in conjunction with the New Housing Construction funding in the 2003-2004 Annual Action Plan in the amount of 112,704. This will help to increase the level of funding necessary to pursue a new development.

**AAP Fiscal Year 2002-2003**

The FY 2002-2003 AAP provided Homestead \$40,000 in CHDO funding to purchase rental units. As noted earlier, Homestead has indicated that they have ceased their rental acquisition program and desire to pursue a new housing development program. The following is the proposed amendment language:

**Community Housing Development Organizations (CHDO) 15% Set Aside**

Homestead Corporation New Housing Development Funds will be allocated to Homestead Corporation to facilitate the construction of new, affordable single-family homes (2 units) in the City of Champaign and one (1) unit in the City of Urbana for sale to income-qualified households. These funds may be used for land acquisition/improvements, development costs, professional services, management fees and downpayment assistance. \$50,000 (\$40,000HOME; \$10,000 Match Provided By CHDO) *Specific Objective C-7* [24 CFR 92.205(a)(1)]  
*CATEGORICALLY EXCLUDED*

**AAP Fiscal Year 2003-2004**

As noted earlier, the City of Urbana is participating in a Federal Home Loan Bank grant to provide paint and siding improvements to six (6) houses in Urbana. The following is the proposed amendment language to create a new project:

### **City of Urbana Paint and Siding Program (FY 03/04)**

Funds will be used as match for a Federal Home Loan Bank grant to facilitate painting and/or siding of exterior trim, gutters and downspouts at six (6) houses, in Urbana, for income-qualified households.

**\$12,000 (12,000 RF)** *Specific Objective C-4* [24 CFR 570.202(a)(1)] *CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT*

Note that this new project is located on page 19 in the CDBG section of the AAP.

The FY 2003-2004 AAP provided Homestead \$101,753 in CHDO funding to purchase rental units. As noted earlier, Homestead has indicated that they have ceased their rental acquisition program and desire to pursue a new housing development program. The following is the proposed amendment language:

#### **Homestead Corporation New Housing Development**

Funds will be allocated to Homestead Corporation to facilitate the construction of new, affordable single-family homes two (2) units in Champaign and one (1) unit in Urbana for sale to income-qualified households. These funds may be used for land acquisition/improvements, development costs, professional services, management fees and downpayment assistance **\$127,191 (\$101,753 HOME; \$25,438 Match Provided By CHDO)**

Specific Objective C-7

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

Environmental - CATEGORICALLY EXCLUDED

### **Options**

1. Recommend approval of An Ordinance Approving Modification to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2003-2004, FY2002-2003 Annual Action Plan and FY 2001-2002 Annual Action Plan.
2. Recommend approval of An Ordinance Approving Modification to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2003-2004, FY2002-2003 Annual Action Plan and FY 2001-2002 Annual Action Plan, with additional changes.
3. No not recommend approval of An Ordinance Approving Modification to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2003-2004, FY 2002-2003 Annual Action Plan and FY 2001-2002 Annual Action Plan.

## **Fiscal Impacts**

The proposed amendments to the Annual Action Plans will not change the amount of funding available but only reallocate the total amount of HOME and CDBG funding.

## **Recommendations**

Staff recommends that the Community Development Commission forward a favorable recommendation to the Urbana City Council concerning the proposed amendments to the Annual Action Plans.

**Memorandum Prepared By:**

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**Bob Grewe, AICP**  
Grants Management Division Manager

## **Attachments:**

Homestead Corporation proposal for a new housing development

An Ordinance Approving Modification to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2003-2004, FY 2002-2003 Annual Action Plan and FY 2001-2002 Annual Action Plan.

HOME Section of the DRAFT Amended Annual Action Plan (Fiscal Year 2001-2002)

HOME Section of the DRAFT Amended Annual Action Plan (Fiscal Year 2002-2003)

DRAFT Amended Annual Action Plan (Fiscal Year 2003-2004)

## **HACC Annual Plan Fiscal Year 2004**

Staff has requested an electronic copy from the Housing Authority.

Once this is received, the electronic copy of the plan will be posted on the City of Urbana website.

Should you desire a paper copy, contact Bob Grewe at 217.384.2441 or [bgrewe@city.urbana.il.us](mailto:bgrewe@city.urbana.il.us)

**DRAFT**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A MODIFICATION TO THE CITY OF URBANA  
AND URBANA/CHAMPAIGN/CHAMPAIGN COUNTY HOME CONSORTIUM  
FY 2003-2004 ANNUAL ACTION PLAN, FY 2002-2003 ANNUAL ACTION PLAN, AND  
FY 2001-2002 ANNUAL ACTION PLAN**

WHEREAS, the City of Urbana has been designated an entitlement city under the Federal Housing and Community Development act of 1974, as amended, and as such is eligible for Community Development Block (hereinafter "CDBG") and Home Investment Partnership Funds (hereinafter "HOME") funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter "HUD"); and

WHEREAS, the Urbana City Council previously approved resolutions authorizing submittal to HUD of the Annual Action Plan for FY 2003-2004, Annual Action Plan for FY 2002-2003, and Annual Action Plan for FY 2001-2002 that included proposed budgets for the CDBG and HOME Programs and HUD subsequently approved the said Annual Action Plans; and

WHEREAS, on \_\_\_\_\_, the City of Urbana published in the Champaign-Urbana News-Gazette a notice of a 30-day public review period regarding said proposed budgetary amendments to the Annual Action Plan for FY 2003-2004, Annual Action Plan for FY 2002-2003, and Annual Action Plan for FY 2001-2002; and

WHEREAS, on \_\_\_\_\_, the Urbana Grants Management Division of the Community Development Department held a public hearing on the proposed amendments; and

WHEREAS, the City Council now finds it necessary and appropriate to amend the *City of Urbana and Champaign/Urbana/Champaign County HOME*

Consortium Annual Action Plan for FY 2003-2004, Annual Action Plan for FY 2002-2003, and Annual Action Plan for FY 2001-2002.

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

Section 1. That the City of Urbana, as lead entity for the Urbana HOME Consortium, hereby approves the amendments to the following *City of Urbana and Champaign/Urbana/Champaign County HOME Consortium Annual Action Plans*, as such amendments are referenced in the attachment hereto, by the use of strikeout/underlining and additional text with reference to the following Annual Action Plans:

Annual Action Plan for FY 1998-1999

Annual Action Plan for FY 2000-2001

Annual Action Plan for FY 2001-2002

Annual Action Plan for FY 2002-2003

Section 2. That said attached Annual Action Plans, as amended herein, replaces and supersedes the Annual Action Plans, amended as set forth in Section 1. above and previously adopted by the Urbana City Council.

Section 3. That the Mayor of the City of Urbana is hereby designated as the authorized representative of the City of Urbana to take any action necessary in conjunction with said attached Annual Action Plan, including submittal of the Plan to the HUD-Regional Field Office and provision of such additional information as may be required.

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

\_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:



\_\_\_\_\_

Phyllis D. Clark, City Clerk

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

\_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_ Tod Satterthwaite, Mayor

**Urbana HOME Consortium  
HOME Investment Partnership Program  
Fiscal Year 2001 - 2002**

**Resources-Federal**

2001-2002 Grant:	\$1,039,000
FY 99/00 HOME Reallocation	<u>80,000</u>
<b>TOTAL</b>	<b>\$1,119,000</b>

**Resources-Other**

Local Match:	\$248,647
<b>TOTAL REVENUES</b>	<b>\$1,368,361</b>

**ACTIVITIES TO BE UNDERTAKEN:**

**ADMINISTRATIVE**

**General Administration Activities** [24 CFR 92.206(d)] *EXEMPT*

Personnel: \$55,870

    Manager@25%

    GCII@80%

    Secretary@5%

    IMRF

    FICA

    Insurance

Other Administrative Expenses \$13,744

    Conference/Training 4,644

    Audit 950

    Printing/Publication 1,000

    Postage 100

    Office Supplies 1,000

    Dues & subscriptions 500

    Program overhead 5,550

**TOTAL ADMINISTRATIVE EXPENSE \$69,614**

**Community Housing Development Organizations (CHDOs)**

**Homestead Corporation Rental Housing Development Funds** will be allocated to Homestead Corporation for the acquisition and rehabilitation of a single-family home in the City of Champaign for rent to a low-income family. \$20,963 (16,770 HOME; 4,193 Match) *Specific Objective C-7* [24 CFR 92.205(a)(1)] *CATEGORICALLY EXCLUDED*

**Urban League Lease Purchase Program Funds** will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase and minor rehabilitation of single-family homes in the Cities of Champaign and Urbana. During the leasing period, a low-income family will undergo homebuyer counseling. Upon successful completion, the home will be sold to the low-income family. \$175,500 (\$140,400 HOME; \$35,100 Match) *Specific Objective C-5* [24 CFR 92.206(c)] *CATEGORICALLY EXCLUDED*

**Total CHDO Project Expenses:**                 **\$155,400 HOME**  
                                                                  **\$ 39,293 Match**  
                                                                  **\$196,463 Total**

Illinois Center for Citizen Involvement Funds will be allocated to ICfCI for operating expenses associated with continuing towards the completion of the HomeBuild3 Program and the Eads at Lincoln Program, both of which are previously HOME funded projects. \$51,950 (\$51,950 HOME; \$0 Match) *Specific Objective C-2* [24 CFR 92.208(a)] *EXEMPT*

**CHDO Operating Expenses:**                 **\$51,950 HOME**  
                                                                  **\$       0 Match**  
                                                                  **\$51,950 Total**

**City of Champaign**

Urban League Lease Purchase Program Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase and minor rehabilitation of single-family homes in the City of Champaign. During the leasing period, a low-income family will undergo homebuyer counseling. Upon successful completion, the home will be sold to the low-income family. \$44,500 (\$35,600 HOME; \$8,900 Match) *Specific Objective C-5* [24 CFR 92.206(c)] *CATEGORICALLY EXCLUDED*

Full Home Rehab Program HOME funds will be used along with private loan funds to assist low and moderate income homeowners make home repairs. Grants and low-interest loans in the amount of \$25,000-\$30,000 per household are intended to address code deficiencies, major renovation needs, and lead-based paint issues. \$375,440 (\$300,352 HOME; \$75,088 Local Match) *Specific Objective C-4* [24 CFR 92.206(a)(2)] *CATEGORICALLY EXCLUDED*

Taylor Thomas Development The City of Champaign will use funds to develop the Taylor Thomas Subdivision, which will contain 10-14 newly constructed, single-family homes. The funds will be used as downpayments or other subsidies to make the new homes affordable to low- and moderate-income homebuyers. \$65,000 (\$52,000 HOME; \$13,000 Match) *Specific Objective C-5* [24 CFR 92.206(c)] *CATEGORICALLY EXCLUDED NOT SUBJECT TO REVIEW*

IHDA Downpayment Assistance The City of Champaign will participate in the Illinois Housing Development Authority's low-interest loan program. The program will provide below-market rate home loans to low- and moderate-income homebuyers through local IHDA-approved lenders. In addition to the low-interest loans, the City of Champaign will use HOME funds to provide downpayment assistance to qualified buyers. \$37,000 (\$29,600 HOME; \$7,400 Match) *Specific Objective C-5* [24 CFR 92.206(c)] *CATEGORICALLY EXCLUDED NOT SUBJECT TO REVIEW*

**Total City of Champaign Expenses:**         **\$417,552 HOME**  
                                                                  **\$104,388 Match**  
                                                                  **\$521,940 Total**

**Village of Rantoul**

The Village of Rantoul participated in the Urbana HOME Consortium during FY2000-2001. The Village of Rantoul has opted not to continue their membership in the consortium and therefore will no longer be eligible to use the Consortium’s HOME funds.

**Champaign County**

Housing Rehabilitation Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties as well as single-family owner-occupied projects. It is anticipated the primary program focus will be on single-family owner-occupied rehabilitation. \$86,207 (66,215 HOME; 19,992 Match) *Specific Objective C-4* [24 CFR 92.206(a)(2)] *PREVIOUSLY ASSESSED*

Program Delivery Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program. \$13,752 (13,752 HOME; Match provided through completion of one rehabilitation project) [24 CFR 92.207] *EXEMPT*

**Total Champaign County Expenses:**        **\$79,967 HOME**  
                                                                                                 **\$19,992 Match**  
                                                                                                 **\$99,959 Total**

**City of Urbana**

Owner-Occupied Housing Rehabilitation Funds will be allocated for the rehabilitation of 4 units, including program delivery costs, relocation, and lead-based paint services. \$184,022 (147,217 HOME; 36,805 Match) *Specific Objective C-4* [24 CFR 92.206(a)(2)] *CATEGORICALLY EXCLUDED*

Program Delivery Funds will be allocated for coordinating and monitoring HOME projects funded with the City of Urbana’s share of HOME Consortium funds. \$43,148 (34,518 HOME; 8,630 Match) [24 CFR 92.207] *EXEMPT*

Rental Housing Development Funds will be allocated to Homestead Corporation for the acquisition and rehabilitation of two (2) single-family homes for rent to low-income families. These funds were previously allocated in FY1999-2000 to Homestead Corporation for refinancing debt for their single-room occupancy facility. ~~\$100,000 (\$80,000 HOME; 20,000 Match)~~ \$64,649.00 (\$51,719.20 HOME; \$12,929.80 Match) *Specific Objective C-7* [24 CFR 92.205(a)(1)] *CATEGORICALLY EXEMPT*

**New Housing Construction**

Funds will be used to facilitate the construction of new affordable owner-occupied and/or rental housing units. This funds may be used for land acquisition/improvement, development costs, professional services, management fees and downpayment assistance.

\$35,351.00 (\$28,280.80 HOME; \$7,070.20 Match)

Specific Objective C-9

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non Categorically Excluded

**Total Urbana Expenses:**        **\$342,747 HOME**  
                                                                                                 **\$85,688 Match**  
                                                                                                 **\$428,435 Total**



**Urbana HOME Consortium  
HOME Investment Partnership Program  
Fiscal Year 2002 - 2003**

**Resources-Federal**

2002-2003 Grant:	\$1,039,000
HOME Reallocation	0
<b>TOTAL GRANT FUNDS</b>	<b>\$1,039,000</b>

**Resources-Other**

Local Match:	\$220,789
<b>TOTAL REVENUES</b>	<b>\$1,259,789</b>

**ACTIVITIES TO BE UNDERTAKEN:**

**ADMINISTRATIVE**

**General Administration Activities** [24 CFR 92.206(d)] *EXEMPT*

Personnel: \$69,490

    Manager@40%

    GCII@80%

    Secretary@5%

    IMRF

    FICA

    Insurance

Other Administrative Expenses \$34,410

    Conference/Training 4,078

    Audit 950

    Printing/Publication 1,000

    Postage 100

    Office Supplies 1,000

    Dues & subscriptions 500

    Program overhead 25,650

**TOTAL ADMINISTRATIVE EXPENSE \$103,900**

**Community Housing Development Organizations (CHDO) 15% Set Aside**

Homestead Corporation ~~Rental- New Housing Development~~ Funds will be allocated to Homestead Corporation to facilitate the construction of new, affordable for the acquisition and rehabilitation of single-family homes (2 units) in the City of Champaign and one (1) unit in the City of Urbana for rent sale to a low-income-income-qualified households. family. These funds may be used for land acquisition/improvements, development costs, professional services, management fees and downpayment assistance. \$50,000 (\$40,000HOME; \$10,000 Match Provided By CHDO) *Specific Objective C-7* [24 CFR 92.205(a)(1)] *CATEGORICALLY EXCLUDED*

Urban League Lease Purchase Program Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase and minor rehabilitation of single-family homes in the Cities of Champaign (8 units) and Urbana (4 units). During the leasing period, a low-income family will undergo homebuyer counseling. Upon

successful completion, the home will be sold to the low-income family. \$117,813 (\$94,250 HOME; \$23,563 Match Provided By CHDO) *Specific Objective C-5* [24 CFR 92.206(c)] **CATEGORICALLY EXCLUDED**

Homestead Corporation Eads at Lincoln Project, funds will be provided to help facilitate the completion of the Eads at Lincoln homebuyer assistance program. \$27,000 (\$21,600 HOME grant and \$5,400 Match) *Specific Objective C-5* [24 CFR 92.206(c)] **CATEGORICALLY EXCLUDED**

**Total CHDO Project Expenses:**                    **\$155,850 HOME**  
                                                                         **\$ 38,963 Match**  
                                                                         **\$194,813 Total**

**Community Housing Development Organizations (CHDOs) Operating Funds**

Homestead Corporation Funds will be allocated to Homestead Corporation for operating expenses. \$26,950 (\$26,950 HOME; \$0 Match) *Specific Objective C-2* [24 CFR 92.208(a)] **EXEMPT**

Urban League Development Corporation of Champaign County (CHDOs) Funds will be allocated to Urban League for operating expenses \$25,000 (\$25,000 HOME; \$0 Match) *Specific Objective C-2* [24 CFR 92.208(a)] **EXEMPT**

**CHDO Operating Expenses:**                    **\$51,950 HOME**  
                                                                         **\$ 0 Match**  
                                                                         **\$51,950 Total**

**City of Champaign**

Urban League Lease Purchase Program Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase and minor rehabilitation of single-family homes in the City of Champaign. During the leasing period, a low-income family will undergo homebuyer counseling. Upon successful completion, the home will be sold to the low-income family. \$75,00 (\$60,000 HOME; \$15,000 Match) *Specific Objective C-5* [24 CFR 92.206(c)] **CATEGORICALLY EXCLUDED**

Full Home Rehab Program HOME funds will be used along with private loan funds to assist low and moderate income homeowners make home repairs. Grants and low-interest loans in the amount of \$25,000-\$30,000 per household are intended to address code deficiencies, major renovation needs, and lead-based paint issues. \$158,665 (\$126,932 HOME; \$31,733 Local Match) *Specific Objective C-4* [24 CFR 92.206(a)(2)] **CATEGORICALLY EXCLUDED**

Acquisition of Property for New Construction of Affordable Single-Family Homes HOME monies will be used by the City of Champaign for acquisition of, and clearance of, slum/blight properties to be made available for new construction of affordable housing. \$130,000 (\$104,000 HOME; \$26,000 Local Match) *Specific Objective C-7* [24 CFR 92.205(a)(2)] **CATEGORICALLY EXCLUDED**

Metanoia Center Funds will be allocated to Metamoya for staffing, program delivery, and construction of three (3) new single-family residences, targeted for households in the city's designated target areas. \$84,080 (\$67,264 HOME; \$16,816 Local Match) *Specific Objective C-9* [24 CFR 92.206(d)] **FIRST-TIER EXEMPT**

Taylor Thomas Development The City of Champaign will use funds to develop the Taylor Thomas Subdivision, which will contain 10-14 newly constructed, single-family homes. The funds will be used as downpayments or other subsidies to make the new homes affordable to low- and moderate-income homebuyers. \$35,000 (\$28,000 HOME; \$7,000 Match) *Specific Objective C-5* [24 CFR 92.206(c)] *CATEGORICALLY EXCLUDED NOT SUBJECT TO REVIEW*

**Total City of Champaign Expenses:**        **\$386,196 HOME**  
                                                                 **\$ 96,549 Match**  
                                                                 **\$482,745 Total**

**Champaign County**

Housing Rehabilitation Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties as well as single-family owner-occupied projects. It is anticipated the primary program focus will be on single-family owner-occupied rehabilitation. \$116,550 (\$89,640 HOME; \$26,910 Match) *Specific Objective C-4* [24 CFR 92.206(a)(2)] *PREVIOUSLY ASSESSED*

Program Delivery Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program. \$18,000 (\$18,000 HOME; Match provided through completion of one rehabilitation project) [24 CFR 92.207] *EXEMPT*

**Total Champaign County Expenses:**        **\$107,640 HOME**  
                                                                 **\$ 26,910 Match**  
                                                                 **\$134,550 Total**

**City of Urbana**

Owner-Occupied Housing Rehabilitation Funds will be allocated for the rehabilitation of 4 units, including program delivery costs, relocation, and lead-based paint services. \$158,935 (\$127,148 HOME; \$31,787 Match) *Specific Objective C-4* [24 CFR 92.206(a)(2)] *CATEGORICALLY EXCLUDED*

Program Delivery Funds will be allocated for coordinating and monitoring HOME projects funded with the City of Urbana's share of HOME Consortium funds. \$59,309 (\$47,447 HOME; \$11,861 Match) [24 CFR 92.207] *EXEMPT*

Urban League Lease Purchase Program Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase and minor rehabilitation of single-family homes in the Cities of Champaign (8 units) and Urbana (4 units). During the leasing period, a low-income family will undergo homebuyer counseling. Upon successful completion, the home will be sold to the low-income family. \$9,687 (\$7,750 HOME; \$1,937 Match Provided By CHDO) *Specific Objective C-5* [24 CFR 92.206(c)] *CATEGORICALLY EXCLUDED*

Property Acquisition Funds will be used to provide the five (5) remaining lots associated with the Eads at Lincoln Homebuyer Assistance Project with the necessary utilities and infrastructure to support affordable housing.  
\$63,900 (\$51,119 HOME; \$12,780 Match)

**Total Urbana Expenses:**                        **\$233,465 HOME**  
                                                                 **\$58,365 Match**  
                                                                 **\$291,830 Total**



**CITY OF URBANA  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
FY 2003 – 2004**

The following terms and abbreviations are used throughout the Annual Action Plan:

Citation = FEDERAL CITATION FOR AUTHORIZATION

Environmental = ENVIRONMENTAL REVIEW STATUS

NG=New Grant

OCO=Obligated Carryover

PI=Program Income

RF=Recaptured Funds

A summary listing of Specific Housing and Community Development Objectives is attached for reference.

Resources-Federal:

2003-2004 Grant	\$577,000
Recapture Funds (RF)	\$90,000
Program Income Estimate (PI)	<u>\$10,000</u>
Available Resources	\$677,000
<u>Obligated Carryover</u>	<u>\$144,750</u>
<b>TOTAL RESOURCES</b>	<b>\$821,750</b>

ADMINISTRATION

**General Administration Activities**

Personnel - Administrative

Division Manager @ 40%

Grants Coordinator II @ 76%

Secretary @ 20%

IMRF/FICA

Insurance

**\$90,700 (\$90,700 NG)**

Specific Objective Q-2

Citation - [24 CFR 570.206(a)]

Environmental - EXEMPT

Other Administrative Expenses	
Books & Periodicals	\$1,000
Office Supplies	\$1,500
Dues & Subscriptions	\$1000
Travel & Conference	\$4,600
Postage	\$500
Recording Fees	\$300
Audits	\$500
Program Overhead	\$10,000

**\$19,400 (\$9,400 NG, \$10,000 PI)**

Specific Objective Q-2  
Citation - [24 CFR 570.206(a)]  
Environmental - EXEMPT

**Public Information**

**\$4,800 (4,800 NG)**

Citation - [24 CFR 570.206(b)]  
Environmental - EXEMPT

**Neighborhood Organization Grant Program VIII (FY02/03)** Funds will be contributed towards the capacity-building activities of a neighborhood organization, United Citizens and Neighbors (UCAN).

**\$2,500 (2,500 NG)**

Specific Objective Q-1  
Citation - [24 CFR 570.205(b)]  
Environmental - EXEMPT

**TOTAL ADMINISTRATION EXPENSE** **\$117,400 (100%)**

## AFFORDABLE HOUSING PROGRAM

### **Program Delivery**

Personnel – Administrative

Manager @ 10%

Grants Coordinator II @ 10%

Housing Rehab. Coordinator @ 50%

Secretary @ 55%

IMRF/FICA

Insurance

**\$60,000 (60,000 NG)**

Specific Objective Q-3

Citation - [24 CFR 570.202(b)(9)]

Environmental - EXEMPT

Case Preparation

**\$4,000(4,000 NG)**

Specific Objective Q-3

Citation - [24 CFR 570.202(b)(9)]

Environmental - EXEMPT

**TOTAL PROGRAM DELIVERY EXPENSE**

**\$64,000 (\$64,000 NG)**

## **NEW FUNDING ACTIVITIES**

### HOUSING REHABILITATION ACTIVITIES

#### **Emergency Grant, Access Grant, and Get the Lead Out Match Programs (FY 03-04)**

Funds will be contributed toward three programs:

1. Providing repairs necessary to alleviate hazardous conditions, which pose a threat to the health and safety of a homeowner. Homeowners earning less than 50% of the Median Family Income for Champaign County are eligible for the Emergency Grant Program.
2. General improvements necessary to remove barriers to accessibility by persons with disabilities. The Access Grant Program is available for homeowners or renters who earn less than 80% of Median Family Income.
3. Matching funds for the Illinois Department of Public Health Get the Lead Out Program, which will fund efforts to address lead based paint hazards in four (4) housing units.

All programs are available citywide. All work activities will be accomplished through contract arrangements.

**\$80,000 (80,000 NG)**

Specific Objectives B-1 & C-4

Citation - [24 CFR 570.202(a)(1)] [24 CFR 570.202(b)(10) & (11)]

Environmental - CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT

#### **Urbana Senior Repair Service (FY 03/04)**

Funds will be contributed to a home maintenance repair program for very low-income homeowners 62 years old or older and for very low-income homeowners with disabilities (any age). To be eligible for this program a family must earn less than 50% of the Median Family Income as established annually by HUD. This program is available citywide.

**\$15,000 (15,000 NG)**

Specific Objectives L-1 & L-3

Citation - [24 CFR 570.202(a)(1) & (b)(10)]

Environmental - CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT

#### **City of Urbana Paint and Siding Program (FY 03/04)**

Funds will be used as match for a Federal Home Loan Bank grant to facilitate painting and/or siding of exterior trim, gutters and downspouts at six (6), in Urbana, for income-qualified households.

**\$12,000 (12,000 RF)** Specific Objective C-4 [24 CFR 570.202(a)(1)] CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT

**Provena Behavioral Mental Health at the Mental Health Center Group Home Renovation (FY 03-04)**

Funds will be used to replace windows in a group home located on Cottage Grove that serves low and very low-income persons with psychiatric disabilities.

**\$10,700 (\$10,700 NG).**

Specific Objectives B-6

Citation - (24CFR 570.201(c))

Environmental - CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT

**PUBLIC FACILITIES AND IMPROVEMENTS**

**Prairie Center Health Systems Inc. (FY 03-04)**

This is the second installment of a two-year funding goal of \$100,000 in CDBG funds for the rehabilitation of their facility that provides residential and outpatient services.

**\$60,000 (60,000 NG)**

Specific Objective J-1

Citation – 24 CFR 570.201( c)

Environmental –SecondTier Environmental Assessment

**Series Streetlight Replacement Area 3B/Street Improvements (FY 03/04)**

A total of \$130,000 in CDBG funds and city general funds will be contributed towards replacement of streetlights in Census Tract 55 and/or improvements to Green & Illinois Streets. Funds will be set aside in annual increments for three years to accomplish this commitment. Construction activities are underway.

**\$130,000 (130,000 NG)**

Specific Objective K-2

Citation - [24 CFR 570.201(c)]

Environmental - ENVIRONMENTAL ASSESSMENT Second Tier REVIEW previously completed.

**TIMES Center Washroom Improvements**

Funds will be used to renovate the washroom facilities at the TIMES Center.

**\$10,000 (\$10,000 NG)**

Specific Objective A-3

Citation – [24CFR 570.202 (a)(3)]

Environmental – ENVIRONMENTAL ASSESSMENT

NOTE: Davis Bacon Labor Requirements

**Developmental Services Center Training and Employment Center**

Funds will be used to assist with renovating a Training and Employment Center for the Developmental Services Center’s Vocational Services Program. Funds will be targeted for improvements to make the building accessible.

**\$99,172 (\$9,172 NG, 90,000 RF)**

Specific Objective B-7 & P-3

Citation – [24 CFR 570.(a)(3)]

Environmental - Environmental Assessment

Note: Davis Bacon Labor Requirements

PUBLIC SERVICE

**Transitional Housing for Homeless Families With Children (FY 03/04)**

Funds will be contributed to the City of Urbana's transitional housing program. Five dwellings are available for homeless families with children. Rent receipts will be another source of revenue. Properties acquired by the City through a federal funding source will be properly mowed and cleaned according to city ordinance as long as they are the responsibility of the City.

\$28,445 (personnel)

\$16,250 (programming)

**\$44,695(44,695 NG)**

Specific Objective A-1 & C-1

Citation - [24 CFR 570.201(b)&(e)]

Environmental - EXEMPT

**Public Service Activities under Consolidated Social Service Funding Program (FY 03/04)**

The balance of available funding @ 15% of the current entitlement will be allocated for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission has designated the priorities to be considered by the Urbana City Council for public service funding under the CDBG. These are listed in rank order: Youth, Job-Training, Community Facilities, Special Populations, Seniors, and Anti-Crime. **\$40,585 (28,033 NG and \$12,552**

**General Fund)**

Specific Objectives I-1, O-1 & O-2

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

\*Specific programs to be determined via Social Service Funding Program Applications.

**Neighborhood Clean-Up (FY 03/04)**

One-day neighborhood clean-up activities will be held in fall, 2003, and spring, 2004, in the Community Development Target Area. Activities will include disposal of junk, debris and recyclable metal. The program will be co-sponsored by the UCAP Committee.

**\$15,000 (15,000 NG)**

Specific Objectives J-1 & L-2

Citation - [24 CFR 570.201(f)(1)(ii)]

Environmental - EXEMPT

**Homeless Management Information System (FY03-04)**

This computer based information management system will be purchased in coordination with the Champaign County Continuum of Care. This funding will serve as match toward a supportive housing award that will cover the larger portion of the project cost.

**\$3,000 (\$3,000 NG)**

Specific Objectives A-5

Citation – [24 CFR 570.309]

Environmental - Exempt

**TOTAL PUBLIC SERVICE EXPENSE**

**\$90,728 (15%)**

## **CARRYOVER ACTIVITIES**

The following is an estimate of CDBG funding that will be carried over to the FY 2003-2004 in order to complete projects and activities previously funded.

A complete fiscal analysis of funds to be carried over in the next fiscal year will be contained in the amended Annual Action Plan that is prepared after July 1, 2003, when accounting for FY 2002-2003 is complete.

### HOUSING REHABILITATION ACTIVITIES

#### **Property Acquisition in Support of New Construction and Relocation/Clearance/Disposition Activities (FY01/02)**

Funds will be allocated for the purchase and maintenance of lots primarily in Census Tracts 53, 54, and 55, and donated for new housing construction to a non-profit housing developer. If necessary, lots will be cleared of substandard structures or debris. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties acquired through the City's federal and non-federal funding sources will be properly maintained as long as they are the responsibility of the City and until they may be contributed to a non-profit housing developer for new construction of affordable housing.

**\$10,000 (10,000 OCO)**

Specific Objective C-1 [24 CFR 570.201(a)(b)(d)(f)(1)(II)&(i)] ENVIRONMENTAL ASSESSMENT or EXEMPT

#### **Emergency Grant and Access Grant Programs (FY02/03 OCO)**

Funds will be contributed for two programs providing that provide for the following:

1. Emergency Grant - Repairs to alleviate hazardous conditions that pose a threat to the health and safety of a homeowner. Homeowners earning less than 50% of the Median Family Income for Champaign County are eligible for the Emergency Grant Program.
2. Access Grant - General improvements necessary to remove barriers to accessibility by persons with disabilities. The Access Grant Program is available for homeowners or renters who earn less than 80% of Median Family Income. Both programs are available citywide.

All work activities will be accomplished through contract arrangements.

**\$20,000 (20,000 OCO)**

Specific Objectives B-1 & C-4 [24 CFR 570.202(a)(1)] [24 CFR 570.202(b)(10) & (11)]  
CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT



**Urbana Senior Repair Service (FY 02/03)**

Funds will be contributed to a home maintenance repair program for very low-income homeowners 62 years old or older and for very low-income homeowners with disabilities (any age). To be eligible for this program a family must earn less than 50% of the Median Family Income as established annually by HUD. This program is available citywide.

**\$5,000 (5,000 OCO)**

Specific Objectives L-1 & L-3 [24 CFR 570.202(a)(1) & (b)(10)] CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT

**(Urban League of Champaign County) House Siding Program (FY 02/03)**

The City will contract with Urban League to facilitate painting and/or siding of exterior trim, gutters and downspouts at houses owned and occupied by very low-income families or individuals residing within the corporate limits of Urbana.

**\$2,000 (\$2,000 OCO)**

Specific Objective C-4 [24 CFR 570.202(a)(1)] CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT

**PUBLIC FACILITIES AND IMPROVEMENTS**

**New Construction of Transitional Housing and Educational Facility for Center for Women in Transition (FY 02/03)**

A total of \$100,000 in CDBG funds will be contributed over a period of two years towards the new construction of a facility to be located at 504 East Church Street, Champaign, Illinois. Such facility will accommodate an educational/meeting area to be located on the first floor and a transitional housing program on the second floor to serve 2-4 homeless families. Other funds contributed to this project include a \$100,000 grant from United Parcel Service, and a contribution from the City of Champaign. While this project is located outside the City's CDBG jurisdiction, it is necessary to its community development and Consolidated Plan objectives. This project will benefit the City by expanding much needed services to homeless women and children.

**\$100,000 (50,000 NG/ 50,000 OCO)**

Specific Objective A-7 [24 CFR 570.309] SECOND TIER ENVIRONMENTAL REVIEW

Note: Davis Bacon Labor Requirements

**King Park Neighborhood Center**

Funds will be allocated towards development of a neighborhood community center to be located in Census Tract 53. Efforts will be concentrated towards construction of a timeframe for execution of this project, identifying the stakeholders, and developing partnerships to secure additional funding. It is possible that additional monies will be allocated to this activity in future fiscal years to replace the recaptured funding.

**\$2,750 (2,750 OCO)**

Specific Objective J-1 [24 CFR 570.201(c)] EXEMPT

## PUBLIC SERVICES

### **Public Service Activities under Consolidated Social Service Funding Program (FY 02/03)**

The balance of available funding @ 15% of current entitlement will be allocated for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission has designated the priorities to be considered by the Urbana City Council for public service funding under the CDBG Program as youth services, rental assistance, and job-training activities that would further apprenticeship opportunities with local contractors for youth and adults.

\$5,000 (5,000 OCO)

Specific Objectives I-1, O-1 & O-2 [24 CFR 570.201(e)] EXEMPT

**Urbana HOME Consortium  
HOME Investment Partnership Program  
Fiscal Year 2003 - 2004**

Resources-Federal  
2002-2003 Grant: \$1,178,315

Resources-Other  
Local Match: \$250,392  
**TOTAL REVENUES \$1,428,707**

ACTIVITIES TO BE UNDERTAKEN:

**ADMINISTRATION**

General Administration Activities

Personnel:

- Manager@ 35%
- GCII@ 80%
- Secretary@5%
- IMRF
- FICA
- Insurance

**\$81,481**

Citation - [24 CFR 92.206(d)]  
Environmental - EXEMPT

Other Administrative Expenses

- Conference/Training \$5,000
- Audit \$1,000
- Printing/Publication \$2,000
- Postage \$200
- Office Supplies \$1,000
- Dues & subscriptions \$1,500

**\$10,700**

Citation - [24 CFR 92.206(d)]  
Environmental - EXEMPT

Program overhead **\$25,650**

**TOTAL ADMINISTRATIVE EXPENSE \$117,831**

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) 15% SET-ASIDE (PROJECT FUNDS)

**Homestead Corporation ~~Rental-New~~ Housing Development**

Funds will be allocated to Homestead Corporation to facilitate the construction of new, affordable single-family homes two (2) units in Champaign and one (1) unit in Urbana for sale to income-qualified households. These funds may be used for land acquisition/improvements, development costs, professional services, management fees and downpayment assistance for the acquisition of four (4) single-family homes, 2 in the City of Champaign and 2 in the City of Urbana for rent to low-income families:

**\$127,191 (\$101,753 HOME; \$25,438 Match Provided By CHDO)**

Specific Objective C-7

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

Environmental - CATEGORICALLY EXCLUDED

**Urban League Lease Purchase Program**

Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase of five (5) single-family homes. The targeted location for these five (5) single-family homes is two (2) in Champaign, two (2) in Urbana and one (1) in the un-incorporated area of Champaign County. Final locations of the homes will be identified in the CHDO Agreement, with the possibility of an exception clause that would allow Urban League to deviate from the target locations, with certain approvals. During the leasing period, a low-income family will undergo homebuyer counseling. Upon successful completion, the home will be sold to the low-income family.

**\$93,744 (\$74,995 HOME; \$18,749 Match Provided By CHDO)**

Specific Objective C-5

Citation - [24 CFR 92.206(c)]

Environmental - CATEGORICALLY EXCLUDED

Project Expenses:	\$176,748 HOME
	<u>\$44,187 Match</u>
	<b>\$220,935 Total</b>

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) 5% SET-ASIDE (OPERATING FUNDS)

**Homestead Corporation**

Funds will be allocated to Homestead Corporation for operating expenses.

**\$31,783 (\$31,783 HOME; \$0 Match)**

Specific Objective C-2

Citation - [24 CFR 92.208(a)]  
Environmental - EXEMPT

**Urban League Development Corporation of Champaign County (CHDOs)**

Funds will be allocated to Urban League for operating expenses

**\$27,132 (\$27,132 HOME; \$0 Match)**

Specific Objective C-2

Citation - [24 CFR 92.208(a)]

Environmental - EXEMPT

CHDO Operating Expenses:	\$58,915 HOME
	<u>\$0 Match</u>
	<b>\$58,915 Total</b>

**CITY OF CHAMPAIGN**

**Burch Village Redevelopment Project**

Funding will be used to assist in the redevelopment of Burch Village, an obsolete public housing complex in Champaign. Although a specific plan for the redevelopment has not been finalized, the HOME funding will be used to create affordable housing units.

**\$500,000 (\$400,000 HOME; \$100,000 Local match from bond cap allocation)**

Specific Objective C-9

Citation – [24CFR 92.205 (a)(1)]

Environmental - Non-Exempt/Non-Categorically Excluded

**Owner-Occupied Housing Rehab**

Funding will be used to continue the Full Home Improvement program. HOME funds are combined with Federal Home Loan Bank and private loan funding to assist low-income homeowners with major home repairs. Grants and low-interest loans in the amount of \$25,000-\$30,000 per household are intended to address code deficiencies, major renovation needs, and lead-based paint hazards.

**\$ \$17,065 ( \$13,652 HOME; \$3,413 Local Match from the Federal Home Loan Bank)**

Specific Objective C-4

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

Environmental - CATEGORICALLY EXCLUDED

**Urban League Lease-Purchase Program**

Funding will be used to reduce the purchase price of four single-family homes. The homes will be purchased by the Urban League and leased to income-eligible households. The agency works with the families to correct credit problems during the lease term. Once the credit issues are corrected, the family assumes ownership of the home from the Urban League. HOME funding will be provided in the form of grants at \$10,000 per unit purchased. The Urban League will provide the matching funds for this program.

**\$50,000 (\$40,000 HOME; \$10,000 Match Provided By Urban League)**

Specific Objective C-5

Citation - [24 CFR 92.206(c)]

Environmental - CATEGORICALLY EXCLUDED

Total City of Champaign Expenses:	\$453,652 HOME
	<u>\$113,413 Match</u>
	<b>\$567,065 Total</b>

**CHAMPAIGN COUNTY**

**Housing Rehabilitation**

Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties as well as single-family owner-occupied projects. It is anticipated the primary program focus will be on single-family owner-occupied rehabilitation.

**\$90,937 (\$69,285 HOME; \$21,652 Match)**

Specific Objective C-4

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

Environmental - PREVIOUSLY ASSESSED

**Program Delivery**

Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program.

**\$17,321 (\$17,321 HOME); Match provided through completion of one rehabilitation project)**

Citation - [24 CFR 92.207]

Environmental - EXEMPT

Total Champaign County Expenses:	\$86,606 HOME
	<u>\$21,652 Match</u>
	<b>\$108,258 Total</b>

## **CITY OF URBANA**

### **Owner-Occupied Housing Rehabilitation**

Funds will be allocated for the rehabilitation of five (5) four (4) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint issues.

**\$112,000 (\$89,600 HOME; \$22,400 Match)**

Specific Objective C-4

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

Environmental - CATEGORICALLY EXCLUDED

### **Program Delivery**

Funds will be allocated for coordination and delivery of HOME projects funded with the City of Urbana's share of HOME Consortium funds.

**\$63,000 (\$50,400 HOME; \$12,600 Match)**

Specific Objective C-4

Citation - [24 CFR 92.207]

Environmental - EXEMPT

### **New Housing Construction**

Funds will be used to facilitate the construction of new affordable owner-occupied and/or rental housing units. The funds may be used for land acquisition and development costs, professional services, management fees, and downpayment assistance.

**\$112,704 (\$90,163 HOME; \$22,541 Match)**

Specific Objective C-9

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non-Categorically Excluded

### **Tenant Based Rent Assistance**

Funds will be allocated to continue the City of Urbana's Tenant Based Rent Assistance Program.

**\$40,000 (\$32,000; \$8,000 Match)**

Specific Objective D-4

Citation - [24 CFR 92.207]

Environmental – EXEMPT

**United Citizens and Neighbors - Property Acquisition-Renovation and Resale**  
Funds will be used to acquire, rehabilitate and re-sell a single-family house within city's community development target area. The house will be re-sold to a household with an income below 80% of the median family income for Champaign County. Proceeds from the sale of the house will be returned to Urbana's HOME Consortium account. \$24,500 will be used for rehabilitation and \$3,500 for project management. Should the City and UCAN both determine that the project would not be pursued; funds will revert to the City's Owner-Occupied Housing Rehabilitation budget.

**\$28,000 (\$22,400 HOME; \$5,600 Match)**

Specific Objective C-4

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

Environmental - Categorically Excluded First Tier Review

Total Urbana Expenses:	\$284,563 HOME
	<u>\$71,141 Match</u>
	<b>\$355,704 Total</b>