



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-Grants Management Division

DATE: March 19, 2004

SUBJECT: **Review of CDBG and HOME Applications and Draft Annual Action Plan for FY 2004-2005**

Description

The City of Urbana, Grants Management Divisions has received HOME and CDBG applications for FY 2004-2005. Staff desires input and recommendations regarding the funding of these requests and ongoing Urbana programs, and the Draft Annual Action Plan for FY 2004-2005.

Issues

The issue before the Community Development Commission (CDC) is to review and evaluate the CDBG and HOME applications and the Draft Annual Action Plan for FY 2004-2005.

CDC is tasked to consider the merit and eligibility of the applications and how they relate to the goals and objectives outlined in the Consolidated Plan.

Background

Since December 2004 staff has been conducting a process for requesting applications for CDBG and HOME funding in a manner prescribed in the Consolidated Plan. Funding decisions related to these applications will be reflected in the FY 2004-2005 Annual Action Plan.

At the February 2004 CDC meeting, staff provided information on the amount of HOME and CDBG funding the City is estimated to receive. Staff noted that the CDBG program was reduced by \$12,000 and the HOME program received an additional \$2,000. Also noted was that the Consortium is slated to receive \$152,000 in American Dream Downpayment Initiative funding for first time homebuyers.

The CDBG and HOME applications are included in the packet, with a summary worksheet.

The City of Urbana is currently in the fourth year of its five year Consolidated Planning Process. The FY 2004-2005 Annual Action Plan will constitute the fifth year of the Consolidated Planning Process. Consider that next year, staff will be providing the CDC a new 5-year Consolidated Plan and FY 2005-2006 Annual Action Plan. This next program year will be an opportunity to more critically evaluate the City's community development and housing goals and objectives. Staff has included program budget spreadsheets in the AAP that reflect the CDBG and HOME funding recommendations outlined in this memo.

Staff has scheduled public hearings for 10:00 AM and 6:00 PM on April 6, 2004 for comments on the Draft AAP. Also, staff has published a 30-day public comment period, which extends from March 22 to April 20, 2004. Should the Community Development Commission determine at the March 23 meeting that they would like to meet again to discuss the Draft AAP, a special meeting could be called for Tuesday, April 6 at 7:00 PM, following the public hearing.

The following is a summary of the CDBG and HOME program and applications.

Community Development Block Grant (CDBG) Applications

The following are staff reviews and recommendations regarding the Community Development Block Grant program:

City of Urbana Transitional Housing Program \$46,000

This program is a continuation of a previous Supportive Housing initiative, which requires that housing units purchased under this program remain affordable housing units.

Recommendation: Continue CDBG funding.

City of Urbana \$15,000 Neighborhood Clean-Up

This program remains a key component to improving the environment of the City's Target Area. Staff expects the program to operate similar to last year's successful clean up events.

Recommendation: Continue CDBG funding.

City of Urbana \$3,000 Homeless Management Information System (HMIS)

This investment will allow the City and Continuum of Care to better evaluate and coordinate homeless assistance projects and programs. The \$3,000 will serve as local match for continued operation the \$30,000 system.

Recommendation: Continue CDBG funding.

City of Urbana

\$15,000

Senior Repair Program

This program is essential in helping to meet affordable housing needs of Urbana's seniors. Funding minor repairs helps to provide safe and functioning housing.

Recommendation: Continue CDBG funding.

City of Urbana

\$80,000

Emergency Grant/Access Grant/Get the Lead Out Match

Staff Evaluation: This Emergency Grant program supports affordable housing by making necessary emergency repairs that keep homes habitable. The Access Grant program helps persons with disabilities by providing access improvements to facilitate mobility. This year, staff plans to include the use of these funds to provide matching funds for the Get the Lead Out (GLO) Grant from the Illinois Department of Public Health. This grant will help eliminate lead hazards in eligible Urbana homes.

Recommendation: Continue CDBG funding.

City of Urbana

\$64,000

Program Delivery and Case Preparation

Staff Evaluation: These funds provide staff salaries and benefits related to the coordination and delivery of CDBG funded programs and activities.

Recommendation: Continue CDBG funding.

City of Urbana

186,315

Property Acquisition

Staff Evaluation: Property acquisition has become a cornerstone for many affordable housing initiatives. Funds will be used as follows:

\$61,315 Acquisition of future properties. This is helpful should lots become available, it is often time essential to be able to move quickly to purchase the properties.

\$110,000 Acquisition in support of the Lakeside Terrace redevelopment. Staff has been working to acquire properties to support new affordable housing developments. This funding would help achieve this.

\$15,000 Maintenance. Should the City be successful in obtaining significant acreage to support new affordable housing, there will be a need to maintain these properties.

Recommendation: Provide CDBG funding for these opportunities.

City of Urbana

\$125,000

Improvements Supporting HomeBuild 2 (Sunset Drive)

Staff Evaluation: Staff understands that there has been a long-standing agreement that Sunset Drive would be improved with grade, curb and gutter and surface improvements to support the new affordable housing units that were constructed along this section of street. Staff recalls that these street improvement projects were not part of the initial development project, since there was an understanding that the street could be addressed at a later time.

This project will likely require an additional installment of funding in FY 2005-2006 Annual Action Plan.

Recommendation: Provide funding for this project.

Neighborhood Organization Grants (NOG)

Staff Evaluation: The scope of work outlined in the application does not meet the purpose of the NOG guidelines listed below.

PURPOSE

- (1) To encourage formation of representative neighborhood-based organizations;
- (2) To assist neighborhood-based organizations in building their capacity to provide services to their constituent residents and to further the City's community development goal of creating viable urban neighborhoods;
- (3) To increase involvement by residents in issues pertaining to neighborhood development and city service provision;
- (4) To enhance the identity of individual neighborhoods within the city's Community Development Target Area.

Applicant: United Citizens and Neighbors (UCAN)
Funding Requested: \$2,500
Activity: Neighborhood Organization Grant

Staff Evaluation: UCAN has been provided funding for nearly 9 years. Considering the limited funding reductions of the CDBG program, it will be difficult to continue funding the NOG program at previous levels.

Recommendation: Provide \$1,000, rather than the \$2,500 requested.

Applicant: Historic East Urbana Neighborhood Association (HEUNA)
Funding Requested: \$2,500
Activity: Neighborhood Organization Grant

Staff Evaluation: HEUNA has been provided funding for only year and did a very good job utilizing the funds. However, considering the limited funding reductions of the CDBG program, it will be difficult to continue funding the NOG program at previous levels.

Recommendation: Provide \$1,000, rather than the \$2,500 requested.

Applicant: Ecological Research Laboratory
Funding Requested: \$900
Activity: Neighborhood Organization Grant

Staff Evaluation: The Ecological Research Laboratory has not received NOG assistance in the past. In light of this, efforts should be made to support their application.

Recommendation: Support the funding request or \$900.

Applicant: Eads Street Development Corporation
Funding Requested: \$20,000
Activity: Neighborhood Organization Grant

Staff Evaluation: The Eads Street Development Corporation application for traditional office and staff assistance is different from other NOG applications made in the past. In fact, the application exceeded the \$2,500 maximum funding limit. Staff will need to conduct further review to determine if the scope of work is consistent with the guidelines of the NOG program. Should the scope of work be consistent with the guidelines, an amount similar to other NOG grantees could be considered.

Recommendation: Provide \$1,000, rather than the \$20,000 requested.

Applicant: Homestead Corporation
Funding Requested: \$3,933
Activity: Replacement roof for affordable rental unit

Staff Evaluation: This limited to request to replace a roof on one of Homestead's affordable rental units seems manageable. Staff will review be clear if Davis Bacon wage rate applies.

Recommendation: Support the funding request.

Applicant: Family Service
Funding Requested: \$35,000
Activity: Renovate restroom and provide ADA compliance

Staff Evaluation: The Family Service facility provides services to both Urbana and Champaign residents. In the past, Urbana has funded one dollar for every two dollars of Champaign funding for facilities that serve both communities. In light of this, a reduction in funding seems appropriate.

Recommendation: Funding approximately one-third of the project at \$12,000.

Applicant: Provena Behavioral Health
Funding Requested: \$4,328
Activity: Improvements to group home in Urbana

Staff Evaluation: The stove and fixtures are not CDBG eligible expenses. However, the new

flooring is eligible. Provena has indicated that the flooring is estimated to be \$2,000.

Recommendation: Support funding request in the amount of \$2,000.

Applicant: Disabled Citizens Foundation
Funding Requested: \$100,000
Activity: Renovation of employment center

Staff Evaluation: This project was funded last year in the amount of \$99,172. This is a considerable amount investment for a public facility project, as such staff believe no further investment of CDBG funding should be considered.

Recommendations: Decline the funding request.

Applicant: Habitat for Humanity
Funding Requested: \$90,000
Activity: Acquire six (6) lots for home construction in Urbana

Staff Evaluation: Rather than fund the project with CDBG funding, staff believes that some of the existing 4 lots that the City owns could be provided to Habitat for Humanity. These lots are as follows:

1005 W. Fairview
1007 W. Fairview
1321 W. Dublin
1209 W. Beech

Recommendations: Charge staff with helping to convey appropriate parcels to Habitat for Humanity.

Home Investment Partnership Act (HOME) Applications

City of Urbana, Grants Management Division
\$112,000
4 units Owner Occupied Rehabilitation Program

Staff Evaluation: This program is fundamental part of the Grants Management Division. The Owner Occupied Rehabilitation Program provides an essential tool in maintaining Urbana's stock of affordable housing and creates a core competency within the GDM staff to engage in housing rehabilitation programming and obtaining additional housing resources such as Federal Home Loan Bank, Illinois Housing Development Authority and Federal Home Loan Bank.

Staff Recommendation: Support this funding request.

Applicant: City of Urbana, Grants Management Division
Funding Requested: \$65,000

Activity: Program Delivery

Staff Evaluation: This funding provides necessary staff resources to coordinate and deliver projects and programs funded with the City of Urbana's allocation of HOME Consortium funds.

Staff Recommendation: Support the funding request.

Applicant: City of Urbana, Grants Management Division
Funding Requested: \$40,000
Activity: Tenant Based Rent Assistance (TBRA)

Staff Evaluation: This program was funded within the FY 1995-1999 Consolidated Plan. The program were updated in 2003 and staff has filled the available rental opportunities with eligible clients. With the infusion of additional funding, the program can continue to be marketed as a viable rental assistance program. Also by funding the program, Urbana can address a specific strategy noted in the FY 2000-2004 Consolidated Plan - *Strategy 3C: Expand tenant based rent assistance through additional Section 8 assistance and through new programs such as Tenant Based Rental Assistance (TBRA). Priority for such assistance shall be given to extremely low-income households.*

Staff Recommendation: Support the funding request.

**Affordable Rental Assistance
20,000
Rental Housing Program**

Staff Evaluation: These funds would be utilized to help develop additional affordable rental units that would serve as replacements units for Lakeside Terrace.

Recommendation: Support the funding request.

Applicant: City of Urbana
Funding Requested: \$52,903
Activity: Property Acquisition

Staff Evaluation: These HOME allocation will provide the required funding to complete the purchase of 401 Kerr Street.

Staff has recommended this allocation in order to complete the purchase of this larger vacant lot in north Urbana.

Recommendation: Support the funding request.

Applicant: Homestead Corporation
Funding Requested: \$30,000

Activity: CHDO Operating Support

Staff Evaluation: The Urbana HOME Consortium recognized Homestead Corporation as a CHDO. As such, they are eligible for CHDO operating funds, if they engaged in a HOME funded project. Homestead meets this requirement.

Staff from the Urbana HOME Consortium member governments concurs with the findings and recommendations.

Recommendation: Support the funding request. However, funding is adjusted to \$29,507

Applicant: Urban League Development Corporation of Champaign County
Funding Requested: \$30,000
Activity: CHDO Operating Support

Staff Evaluation: The Urbana HOME Consortium recognized Urban League Development Corporation of Champaign County as a CHDO. As such, they are eligible for CHDO operating funds, if they engaged in a HOME funded project. Homestead meets this requirement.

No match is required

Staff from the Urbana HOME Consortium member governments concurs with the findings and recommendations.

Recommendation: Support the funding request. However, funding is adjusted to \$29,507

Applicant: Ecological Research Lab
Funding Requested: \$50,000
Activity: Construction rent to own duplex, with passive solar design

Staff Evaluation: The project is very interesting. It is not clear how the affordable housing lenders and financing organizations will view a passive solar home. Since part of the application was for a lot on which to build the home, it is likely the City could provide a lot, with the understanding that certain progress would be made over a give amount of time to utilize the lot for an affordable housing project.

Recommendation: Charge staff with conveying an appropriate lot to the Ecological Research Lab.

Applicant: Disabled Citizens Foundation
Funding Requested: \$70,000
Activity: Develop 8-bedroom group home in Urbana

Staff Evaluation: The program would be very helpful to the population that the Disabled Citizens Foundation serves. However, considering the other affordable housing initiatives, including Lakeside Terrace, there are very limited funds to pursue this new project.

Recommendation: Deny the funding request.

Applicant: Habitat for Humanity
Funding Requested: \$178,000
Activity: Acquire and improve six (6) building sites in Urbana

Staff Evaluation: Rather than fund the project with CDBG funding, staff believes that some of the existing 4 lots that the City owns could be provided to Habitat for Humanity. These lots are as follows:

1005 W. Fairview
1007 W. Fairview
1321 W. Dublin
1209 W. Beech

Recommendations: Charge staff with helping to convey appropriate parcels to Habitat for Humanity.

Applicant: Urban League of Champaign County Development Corporation
Funding Requested: \$90,000
Activity: Lease-Purchase Program 6 units

Staff Evaluation: The Urbana HOME Consortium recognized Urban League as a CHDO. As such, they are eligible for CHDO 15% set-aside funds

This funding request is consistent with Urban League's previous lease-purchase projects.

Consortium staff may request that Urban League make to adjustments to the their program. The application refers to 6 units in Urbana.

In order to allocate all CHDO funding for the program year, staff determined that the Urban League's Lease Purchase Program could be funded at \$75,000, which would provide for 5 lease – purchase units in Urbana.

Staff from the Urbana HOME Consortium member governments concurs with the findings and recommendations.

Recommendation: Support the funding request.

Fiscal Impact

Staff has prepared spreadsheets in the FY 2004-2005 Annual Action Plan to reflect the fiscal analysis associated with programs and projects that staff has recommended and included in the Draft AAP.

Note that the HOME funds do require a 25% match of \$67,128 for Urbana's HOME Allocation of \$268,512.

Recommendation

Staff requests consideration of the recommendations set forth in this memo, attachments and the FY 2004-2005 Draft Annual Action Plan.

Staff recommends that the CDC provide comments and perspective on the staff analysis of Urbana's community development and affordable housing programs. This input will aid staff with preparing the Final Draft of the FY 2004-2005 Annual Action Plan.

Prepared By: _____

Bob Grewe

Manager, Grants Management

Attachments:

- DRAFT FY 2004-2005 ANNUAL ACTION PLAN
- Copies of the HOME and CDBG applications

City of Urbana and Urbana HOME Consortium



-DRAFT-

Annual Action Plan FY 2004-2005

Version 1.0

Prepared by:
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Recommended to Urbana City Council by Community Development Commission _____
Approved by Urbana City Council Resolution No. _____
Amended by Urbana City Council Resolution No. _____

City of Urbana/Urbana HOME Consortium
Annual Action Plan FY 2004-2005
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HOME Budget Summary Worksheet

CPD Consolidated Plan – (Listing of Proposed Projects) NOTE: To be prepared later.

Source of Funds NOTE: To be prepared later.

Resolution of Approval NOTE: To be prepared later.

Local Government Certifications NOTE: To be prepared later.

Appendices

Table 2A.	Priority Needs Summary Table
Table 2B.	Community Development Needs
Table 2C.	Summary of Specific Housing and Community Development Objectives

Target Area Map

Public Comment

Minutes from meetings held earlier in the year to solicit input
on use of CDBG and HOME funding.

December 2 City Council Chambers

December 3 Anita Purves Nature Center

December 4 King School Library

Minutes from public hearings-

December 9, 2004 9:00 AM and 6:00 PM Council Chambers

Minutes from public hearings-

April 6, 2004 10:00 AM and 6:00 PM Council Chambers

INTRODUCTION

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2004-2005 identifies activities to be implemented by the City of Urbana and members of the Urbana HOME Consortium during the period beginning July 1, 2004, and ending June 30, 2005. The Annual Action Plan budgets the use of two federal housing entitlement funds: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The CDBG portion of the Annual Action Plan identifies uses of CDBG entitlement funds by the City of Urbana. The HOME portion of the plan identifies uses of HOME funds by members of the Urbana HOME Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium).

The Annual Action Plan for FY 2004-2005 has been developed to further five-year strategies identified in the *Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2000-2004*. The Annual Action Plan identifies activities to be undertaken during the fifth year of the Consolidated Plan five-year planning period.

The Annual Action Plan has been on file for public review and comment during a period beginning March 22, 2003 and ending April 20, 2004.

On April 6, 2004 the City of Urbana held public hearings to obtain comments regarding a draft Annual Action Plan. The hearings were held at 10:00 a.m. and 6:00 p.m. in the Council Chambers of the Urbana City Complex, 400 South Vine Street. All comments received at the hearing, as well as other written comments submitted during the public review period, are included in the Annual Action Plan.

For more information regarding use of CDBG or HOME funds by the City of Urbana, contact:

Bob Grewe, City of Urbana, Grants Management Division, at 384-2447 or bpgrewe@city.urbana.il.us.

For more information regarding use of CDBG or HOME funds in the City of Champaign, contact:

Mary Ellen Wuellner, City of Champaign, Neighborhood Services Department, at 351-4427 or mewuellner@ci.champaign.il.us.

For more information regarding use of HOME funds in unincorporated Champaign County, contact:

Scott Rose, Champaign County Regional Planning Commission, at 328-3313 or srose@ccrpc.org

EXECUTIVE SUMMARY

The FY 2004-2005 Urbana HOME Consortium and the City of Urbana Annual Action Plan identifies housing and community development activities to be implemented during the fourth year of the five-year Consolidated Plan period. The Annual Action Plan identifies activities to be undertaken by the City of Urbana with Community Development Block Grant (CDBG) funds during the year beginning July 1, 2004, as well as activities to be undertaken by the City of Urbana, City of Champaign, and Champaign County with HOME Investment Partnerships (HOME) funds during the same year.

The Annual Action Plan has been prepared by the City of Urbana in its dual capacity as CDBG recipient and lead entity of the Urbana HOME Consortium (a.k.a. Champaign/Urbana/Champaign County HOME Consortium). The Urbana City Council approved the Annual Action Plan on May 3, 2004. Prior to approving the Annual Action Plan, the City of Urbana obtained concurrence from the City of Champaign and Champaign County on use of HOME funds by those two Consortium members.

Activities in the Annual Action Plan address strategies identified in the five-year Consolidated Plan. Through its CDBG program the City of Urbana proposes to conserve housing through rehabilitation efforts provided by the following activities:

- Provide improvements necessary to remove barriers to accessibility to persons with disabilities and alleviate hazardous conditions that pose a threat to health and safety (Access/Emergency Grants).
- Provide funds for home maintenance repair for elderly and very-low income households (Senior Repair Grants).
- Support public service programs and other activities targeted toward very low-income Urbana residents.
- Sponsor special neighborhood cleanup activities.
Staff Note: include additional projects

Through the HOME program, the Urbana HOME Consortium members developed the following projects:

- Provide operating funds to the Community Development Housing Organizations (CHDO).
- Contribute toward a program that assists low-income families purchase home through lease purchase arrangements (Urban League Development Corp.)
- Rehabilitate owner-occupied housing in Champaign, Urbana and in the unincorporated areas of Champaign County.
- Continue to fund tenant-based rental assistance for low-income households.

The Annual Action Plan has been developed by the City of Urbana in accordance with its Citizen Participation Plan. The city's Community Development Commission sponsored numerous public hearings to obtain input prior to and during plan preparation.

Morning and evening meetings were held for social service agencies on December 9, 2004 and neighborhood meetings were held on December 2,3 and 4 and 2004 at various locations in Urbana. On March 22, 2004, a draft version of the Annual Action Plan was placed on file for public review at the Urbana Public Library, City Clerk's Office and the Community Development Services office. The official public review period began on March 22, 2004 and ended April 20, 2004. During the public review period, staff conducted a public hearing of the draft plan, on April 6, 2004. In addition to these meetings, the City of Champaign sponsored public hearings on its Annual Action Plan, including its proposed use of HOME Consortium funds.

The Urbana City Council discussed the Annual Action Plan on April 12, 2004 meeting of the Committee of the Whole. City Council approved the Annual Action Plan May 3, 2004 at the regularly scheduled Council meeting. Prior to approval of the plan by the Urbana City Council, the Champaign City Council and Champaign County Board approved their respective portions of the HOME Consortium budget as well as use of HOME funds.

NARRATIVE

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2004-2005 identifies activities to be implemented by the City of Urbana and members of the Urbana HOME Consortium during the period beginning July 1, 2004, and ending June 30, 2005. The Annual Action Plan budgets the use of two federal housing entitlement funds: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The CDBG portion of the Annual Action Plan identifies uses of CDBG entitlement funds by the City of Urbana. The HOME portion of the plan identifies uses of HOME funds by members of the Urbana HOME Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium).

The Annual Action Plan for FY 2004-2005 has been developed to further five-year strategies identified in the *Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2000-2004*. The Annual Action Plan identifies activities to be undertaken during the fifth year of the Consolidated Plan five-year planning period.

The following information is provided in response to Section 91.220 of the Consolidated Plan regulations (published January 5, 1995).

a) Form Application

See Standard Forms HUD-424.

b) Resources

The Annual Action Plan describes activities to be undertaken by the City of Urbana with CDBG funds and by Urbana HOME Consortium members with HOME funds.

The City of Urbana expects to receive \$565,000 in FY 2004-2005 CDBG entitlement funds. These funds will be combined with \$121,000 in recaptured funds and \$122,622 in funds carried over from FY 2004-2005 to create a total CDBG program budget of \$808,622.

Leveraging is one of three primary objectives used by the city to determine how CDBG funds are to be used in Urbana (the other two objectives are impact on community and collaboration with other agencies). Numerous CDBG-funded activities involve leveraging of other public and private funds.

- CDBG funds for improvement activities within Census Tract 55 will be combined with City of Urbana general funds.
- Sub-recipients will combine CDBG funds for public services activities with non-CDBG monies pledged.

Staff Note: include other projects

The Urbana HOME Consortium expects to receive \$1,180,274 in FY 2004-2005 HOME funds. As with the CDBG program, many HOME-assisted activities involve leveraging non-HOME funds.

- HOME funds allocated to the Urban League of Champaign County Development Corporation for a its lease purchase program will be leveraged by Urban League's credit counseling and related value-added homebuyer counseling services.
- HOME funds allocated to the Urban League of Champaign for a its Urban Park Place affordable rental project will be leveraged by commercial loans and other development subsidies for public and private sources.

The HOME Program match requirement will be satisfied primarily through allocation of local government funds by the City of Urbana, the City of Champaign, and Champaign County. Community Housing Development Organizations will use non-Federal funds such as Illinois Affordable Housing Trust funds and funds from the Federal Home Loan Bank of Chicago to meet HOME match requirements.

c) Activities to be Undertaken
See Listing of Proposed Projects

d) Geographic Distribution
Since 1985 the City of Urbana has targeted its Community Development Block Grant funds to improve conditions in its Community Development Target Area, which consists of Census Tracts 53, 54, and 55 in north and east central Urbana. A graphic depicting the Community Development Target Area is attached.

Urbana HOME Consortium funds are divided geographically by an intergovernmental agreement of the City of Urbana, City of Champaign, and Champaign County. Within each jurisdiction HOME funds are generally used to support affordable housing activities jurisdiction-wide without further geographic targeting.

e) Homeless and Other Special Needs Activities
Numerous activities proposed in the Annual Action Plan are designed to address needs of homeless persons with special needs.

- The City of Urbana CDBG budget includes the following:
- \$45,250 to support the city's Transitional Housing Program for homeless families with children. This program has been operating for twelve years.
- \$3,000 to assist with the implementation of a Homeless Management Information System (HMIS), which will be coordinated with the Champaign County Continuum of Care.

f) Other Actions 91.220

The City of Urbana has utilized its allocation of CDGB and HOME funds to foster decent housing, address lead based paint, reduce number of persons below the poverty line, and provided assistance in coordinating housing and service agencies. These funded activities are noted within the previous listing and budget for FY 2004-2005 projects.

The following is a listing of other proposed activities by the City of Urbana to address the HUD regulations 91.220(f).

Fostering decent housing

The City of Urbana will reserve \$3,059,280 in private activity bond authority for neighborhood improvements related to the redevelopment of the 99-unit Lakeside Terrace public housing facility. This financial resource will aid in leveraging other resources for this larger affordable housing redevelopment project.

AssistUrbana

Because of previous allocation of private activity bond authority, the providers of the *AssistUrbana* program have indicated that the city and qualified lenders will be able to continue to participate in the *AssistUrbana* homebuyer program. *AssistUrbana* reduces the amount of money needed to purchase a home in Urbana. The program offers qualified individuals and families 4.25 % of the amount borrowed on a mortgage in the form of a non-repayable and non-taxable grant for down payment and closing costs. The FHA/VA loans are offered at 7.30 percent while conventional loans are offered at competitive interest rates. All are 30-year, fixed-rate mortgages. New or existing single-family houses, town homes, and condominiums meeting purchase price requirements qualify under *AssistUrbana*. This program will be funded in the amount of \$682,406.

The City will continue to work closely with the Community Reinvestment Group (CRG) in identifying and supporting efforts to increase homeownership. The CRG is sponsoring its third Affordable Housing Fair at Lincoln Square Mall, Urbana. The event was held March 6, 2004. This event continues to be very popular. The expectation is that this event will be held again in 2005 with improvement and refinements to make the event even more successful in promoting and supporting homeownership.

Public housing improvements and resident initiatives

City staff committed a significant amount of time and resources related to public housing improvements last year and anticipate a greater level of involvement in FY2004-2005.

The Housing Authority of Champaign County has indicated in the 2004 Annual Action Plan that they intend to demolish and redevelopment the 99 unit Lakeside Terrace public housing apartment complex.

City plans to continue to regularly with the Housing Authority staff and their development partners in order to effectively plan for the implementation of this redevelopment project.

Evaluation and reduction of lead-based hazards

Addressing new lead based paint hazard requirements is a priority activity for the coming year. The City staff has spent a significant amount time in FY 2003-2004 attending workshops, reviewing our rehabilitation handbook and coordinating with contractors and environmental regulatory agencies.

In FY 2003-2004 the City continued to pursue activities to ensure compliance with Title X lead based paint regulations. The Grants Management Division staff is committed to meeting these obligations and doing so in the most cost-effective methods available. The following is listing of measures the City intends to pursue:

- Continue to work with the City of Champaign and Champaign County to address best practice in meeting new lead-based paint requirements. This will include but not be limited to attending HUD sponsored lead based paint training workshops, internet training applications and related HUD efforts to provide lead based paint hazard training.
- Coordination with the Illinois Department of Public Health (IDPH), Division of Environmental Health.
- Follow up on grant request to the Illinois Department of Public Health (IDPH) for assistance and financial resources in addressing lead-base paint concerns. The City of Urbana expended \$19,000 dollars in grant funds from IDPH to address lead based paint hazards in two (2) units and is closing out another grant award for \$30,000 to address lead based paint hazards in four (4) units.

- Continue to sponsor educational and training events for local government, contractors, public health officials and other concerned parties on lead-based paint concerns.
- Continue efforts to coordinate activities in meeting HUD and IDPH lead based paint requirements with the City of Urbana, Community Development Services Department, Building Safety Division. These activities will pay large dividends as the City begins to institutionalize lead based paint hazard protocols.

Reducing the number of persons below the poverty line

Urbana and Urbana Township will provide \$232,000 to social service agencies. Most of funded projects are designed to assist lower-income households and persons below the poverty line. The projects range from shelters to technology training centers.

Urbana will also continue to operate a HUD funded Supportive Housing Program and two (2) Shelter Plus Care programs. While non-profit agencies deliver services, the City staff administers the program and aid in structuring strategic initiatives that enhance program opportunities.

City staff provides technical assistance to other non-profit organizations whose mission is to assist persons below the poverty line.

City staff also serves on a number of voluntary boards and commissions whose mission is to assist in reducing the number of persons below the poverty level.

Developing institutional structures/enhancing coordination between housing and services agencies.

Urbana staff is an acknowledged resource for information on housing and service agencies. Staff takes dozens of calls each week and makes referrals to appropriate housing and service agencies. These efforts will continue in the coming year, with an emphasis on increasing communication between agencies and updating information. Internet website applications continue to aid in this effort.

In FY 2003-2004 the City of Urbana made programmatic changes to its HOME-funded Tenant Based Rent Assistance (TBRA) program. The goal of these changes is to increase the level of participation in the program.

Assisting troubled public housing agencies.

The City of Urbana works closely with the Housing Authority of Champaign County (HACC).

This year City has continued to partner with the Housing Authority to pursue the rehabilitation of the Lakeside Terrace PHA property in Urbana. Staff has spent considerable time providing technical assistance and planning services. \$40,000 in CDBG funds were allocated to provide architectural and engineering services related to this rehabilitation project.

City has participated in HACC committee to procure a developer to redevelop certain public housing rental properties and a consultant to assist the HACC with improving management systems and hire a new executive director.

Also, the HACC assists the City with processing the City's Tenant Based Rent Assistance clients and providing related administrative services.

During the next year, Urbana HOME Consortium members will continue to work closely with the three community housing development organizations (CHDO) to improve their capacity to deliver affordable housing. Development of private non-profit housing development capacity is identified in the Consolidated Plan as a primary community goal. To this end, Consortium members will continue to work with other area organizations to further develop their potential as CHDOs.

Currently, officially designated CHDOs are the Homestead Corporation and the Urban League of Champaign County Development Corporation. HOME Consortium members will continue to support affordable housing efforts on the part of these two (2) organizations and encourage applications for CHDO designation by other organizations.

g) Program Specific Requirements

Proposed CDBG- and HOME-funded activities are described in the Listing of Proposed Projects and in the accompanying narrative.

Resale Requirements pursuant to Section 92.254(a)(5) of the HOME Regulations:

The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, a warranty deed or land use restriction agreement shall be prepared and executed for any housing property receiving HOME funds and shall include a provision restricting subsequent sales of any house to a family having income at or below 80 percent of area median family

income for a period of affordability which is determined in the HOME regulations as a function of HOME funds invested in said house.

h) Monitoring

The City of Urbana and the Urbana HOME Consortium will utilize monitoring standards and procedures provided in existing publications and guidebooks. Specifically *HUD-2030-CPD Monitoring HOME Program Performance* and *CDBG Basics* prepared by TONYA, Inc. will be utilized. A key consideration in the monitoring activities will be to insure compliance with program requirements, including the timeliness of expenditures.

Progress toward meeting Consolidated Plan goals and objectives will be monitored by the Urbana Grants Management Division staff, the Urbana Community Development Commission, and the Urbana City Council. The Community Development Commission is appointed by the Mayor and the City Council to provide recommendations and oversight regarding the City's Community Development Block Grant Program, the HOME Consortium, and other housing-related programs. The Commission meets monthly at the Urbana City Building Complex to review staff progress toward housing goals. The Commission recommends the annual CDBG and HOME applications to the Urbana City Council and reviews requests for other housing-related funds.

Work processes and checklists are in place to insure compliance with HOME program requirements related to housing code concerns.

Sub-recipients will be monitored at least once a year. Programmatic expectations regarding monitoring will be detailed in subrecipient agreements.

The Grants Management Division will submit performance reports to the appropriate funding agencies in accordance with program guidelines.

**CITY OF URBANA
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
FY 2004 – 2005**

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:

2004-2005 Grant	\$565,000
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Recapture Funds (RF)	\$121,000
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Available Resources	\$686,000
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<u>Obligated Carryover</u>	<u>\$262,622</u>
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TOTAL RESOURCES	\$948,622
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ADMINISTRATION

General Administration Activities

Personnel - Administrative

Division Manager @ 40%

Grants Coordinator II @ 76%

Secretary @ 20%

IMRF/FICA

Insurance

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

Specific Objective Q-2

Citation - [24 CFR 570.206(a)]

Environmental - EXEMPT

Other Administrative Expenses	
Books & Periodicals	\$637
Office Supplies	\$1,000
Dues & Subscriptions	\$1,000
Travel & Conference	\$2,100
Postage	\$500
Recording Fees	\$300
Audits	\$500
Program Overhead	\$21,063

\$27,000 (\$27,000 NG)

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

Public Information

\$5,000 (5,000 NG)

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

Neighborhood Organization Grant (NOG) Program VIII (FY04/05)

Funds will be contributed towards the capacity-building activities of a neighborhood organization, Ecological Research Lab. (\$900 NG)

Note: The following NOG projects have been budgeted for funding. However, due to reductions in CDBG funding and subsequent 20% cap for administration funding, staff will need to conduct a review and analysis to be sure that the additional \$3,000 in NOG funding can be secured through the reclassification of other program expenses.

Funds will be contributed towards the capacity-building activities of a neighborhood organization, Historic East Urbana Neighborhood Association (HEUNA). **(\$1,000 NG)**

Funds will be contributed towards the capacity-building activities of a neighborhood organization, United Citizens and Neighbors (UCAN). **(\$1,000 NG)**

Funds will be contributed towards the capacity-building activities of a neighborhood organization, Eads Street Development Corporation. **(\$1,000 NG)**

\$900 (\$900 NG) & \$3,000 (\$3,000 NG) Total \$3,900 (\$3,900 NG)

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

TOTAL ADMINISTRATION EXPENSE \$113,000 (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 04-05)

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 eligible 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 04/05)

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

Homestead Roof Repair for Rental Unit

Funds will be used to install a new roof on an Urbana affordable rental housing unit owned by Homestead Corporation.

\$3,935 (\$3,935 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

Provena Behavioral Mental Health at the Mental Health Center Group Home Renovation (FY 04-05)

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

\$2,000 (\$2,000 NG).

Specific Objectives B-6

Citation - (24CFR 570.201(c))

Environmental - CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT

Property Acquisition in Support of New Construction and Relocation/Clearance/Disposition Activities (FY04-05)

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.

\$61,315 (61,315 NG) Acquisition Future Properties

\$110,000 (\$110,000 NG) Acquisition in Support of Lakeside Terrace Redevelopment

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

\$186,315 Total (\$186,315 NG)

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

PUBLIC FACILITIES AND IMPROVEMENTS

Family Center Restroom Improvements

Funds will be used to renovate and make ADA provisions to the restroom facilities at the Family Center facility.

\$12,000 (\$12,000 NG)

Specific Objective A-3

Citation – [24CFR 570.202 (a)(3)]

Environmental – ENVIRONMENTAL ASSESSMENT

NOTE: Davis Bacon Labor Requirements

PUBLIC SERVICE

Transitional Housing for Homeless Families With Children (FY 04-05)

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.

\$29,000 (personnel)

\$17,000 (programming)

\$46,000(46,000 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 04-05)

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 (20,750 NG and \$19,835**

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 04-05)

One-day neighborhood clean-up activities will be held in fall, 2004, and spring, 2005, 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 (FY04-05)

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

\$84,750 (15%)

CARRYOVER ACTIVITIES

The following is an estimate of CDBG funding that will be carried over to the FY 2004-2005 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, 2004, when accounting for FY 2003-2004 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 (FY03-04 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) PLACEHOLDER ESTIMATE ONLY

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 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.

\$5,000 (5,000 OCO) PLACEHOLDER ESTIMATE ONLY

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

PUBLIC FACILITIES AND IMPROVEMENTS

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 OCO).

Specific Objectives B-6

Citation - (24CFR 570.201(c))

Environmental - CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT

TIMES Center Washroom Improvements (FY 03-04)

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

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

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 (FY 03-04)

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 (\$99,172)

Specific Objective B-7 & P-3

Citation – [24 CFR 570.(a)(3)]

Environmental - Environmental Assessment

Note: Davis Bacon Labor Requirements

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 (100,000 OCO)

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

Note: Davis Bacon Labor Requirements

King Park Neighborhood Center (FY 02-03)

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 03-04)

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) PLACEHOLDER ESTIMATE ONLY

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

FY 2004-2005
Urbana CDBG
Budget Estimates
(MARCH 19, 2004)

CDBG Revenues	
Grant	\$565,000
Recapture	\$121,000
Total	\$686,000.00
Administration (20%)	\$113,000
Personnel	\$80,000
Overhead	\$21,063
Supplies/Travel	\$6,037
Newsletter	\$5,000
Neighborhood Organization Grants	\$900
<i>Neighborhood Organization Grants (additional funding)</i>	\$3,000
Public Service (15%)	\$84,750
Transitional Housing (staff)	\$29,000
Transitional Housing (program)	\$17,000
Neighborhood Clean - Up	\$15,000
Public Service	\$20,750
HMIS	\$3,000
Subtotal Administration and Public Service	\$197,750
Remainder To Allocate	\$488,250
CDBG Programs	
Emergency/Access Grant	\$80,000
Senior Repair	\$15,000
Program Delivery	\$60,000
Case Preparation	\$4,000
Property Acquisition - Maintenance	\$15,000
Property Acquisition in Support of Lakeside Terrace Redevelopment	\$110,000
Improvements Supporting Homebuild 2 (Sunset Dr.)	\$125,000
Property Acquisition to Support Affordable Housing	\$61,315
Homestead Corporation	\$3,935
Family Service	\$12,000
Provena Group Home	\$2,000
Subtotal	\$488,250
Total All	\$686,000
Carry Over Funding and Projects	
Center for Women in Transition	\$100,000
Disabled Citizens Foundation	\$99,172
TIMES Center	\$10,000
Provena Group Home	\$10,700
King Park Neighborhood Center	\$2,750
Emergency/Access Program	\$20,000
Senior Repair Service	\$5,000
Public Service Activities	\$5,000
Property Acquisition	\$10,000
Total	\$262,622
Total CDBG Resources	\$948,622

**Urbana HOME Consortium
HOME Investment Partnership Program
Fiscal Year 2004 – 2005**

Resources-Federal

2003-2004 Grant: \$1,180,274

Resources-Other

Local Match: \$250,808

TOTAL REVENUES \$1,431,082

ACTIVITIES TO BE UNDERTAKEN:

ADMINISTRATION

General Administration Activities

Personnel:

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

TOTAL \$83,120

Citation - [24 CFR 92.206(d)]

Environmental - EXEMPT

Other Administrative Expenses

Conference/Training	\$3,000
Audit	\$1,000
Printing/Publication	\$1,000
Postage	\$200
Office Supplies	\$754
Dues & subscriptions	\$1,000

TOTAL \$6,954

Program Overhead \$11,186

City of Champaign \$12,710

Champaign County \$4,057

Citation - [24 CFR 92.206(d)]

Environmental – EXEMPT

TOTAL ADMINISTRATIVE EXPENSE \$118,027

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

Urban League Lease Purchase Program (FY 04-05)

Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase of six (6) single-family homes in 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.

\$75,000 (\$75,000 HOME; \$18,750 Match Provided By CHDO)

Specific Objective C-5

Citation - [24 CFR 92.206(c)]

Environmental - CATEGORICALLY EXCLUDED

Urban League Lease Purchase Program (FY04-05)

Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase and rehabilitation of the Park Street Apartments located at 302, 304 and 306 Park Street in Champaign. Rehabilitation may included but not be limited to the following: new HVAC units in each apartment, reconfigure two (2) units into handicapped accessible units and address interior and exterior deferred maintenance issues.

\$100,000 (\$102,041; HOME \$25,510 Match Provided by CHDO)

Project Expenses:

\$177,041 HOME

\$44,260 Match

\$221,301 Total

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

Homestead Corporation

Funds will be allocated to Homestead Corporation for operating expenses.

\$29,507 (\$29,507 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

\$29,507 (\$29,507 HOME; \$0 Match)

Specific Objective C-2

Citation - [24 CFR 92.208(a)]

Environmental - EXEMPT

CHDO Operating Expenses:	\$59,014 HOME
	\$0 Match
	<hr/>
	\$59,014 Total

CITY OF CHAMPAIGN

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.

\$ 515,941 (\$412,753 HOME; \$103,188 Local Match from the Federal Home Loan Bank)

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 Champaign's share of HOME Consortium funds.

\$50,000 (\$40,000 HOME; \$10,000 Match)

Specific Objective C-4

Citation - [24 CFR 92.207]

Environmental – EXEMPT

Total City of Champaign Expenses:	\$452,753 HOME
	<u>\$113,188 Match</u>
	\$565,941 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.

\$104,926 (\$83,941 HOME; \$26,232 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.

\$20,985 (\$20,985 HOME; Match provided through completion of one rehabilitation project)

Citation - [24 CFR 92.207]

Environmental - EXEMPT

Total Champaign County Expenses:	\$104,926 HOME
	<u>\$26,232 Match</u>
	\$131,158 Total

CITY OF URBANA

Owner-Occupied Housing Rehabilitation

Funds will be allocated for the rehabilitation of five (5) 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.

\$65,000 (\$48,750 HOME; \$16,250 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.

\$45,737 (\$36,590 HOME; \$9,147 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

Property Acquisition

Funds will be used for land acquisition in support of the redevelopment of Lakeside Terrace. 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.

\$52,903 (\$42,322 HOME; \$10,581 Match)

Specific Objective C-9

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non-Categorically Excluded

Affordable Rental Programs

Funds will be allocated to assist with the development of affordable rental units. These units will be developed in support of the redevelopment of Lakeside Terrace.

\$20,000 (\$16,000 HOME; \$4,000 Match Provided By CHDO)

Specific Objective C-7

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

Environmental - CATEGORICALLY EXCLUDED

Total Urbana Expenses:

\$268,513 HOME

\$67,128 Match

\$335,640 Total

AMERICAN DREAM DOWNPAYMENT INITIATIVE

The American Dream Downpayment Initiative (ADDI) was signed into law on December 16, 2003

Purpose

ADDI aims to increase the homeownership rate, especially among lower income and minority households, and to revitalize and stabilize communities. ADDI will help first-time homebuyers with the biggest hurdle to homeownership: downpayment and closing costs. The program was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayment, closing costs, and rehabilitation carried out in conjunction with the assisted home purchase.

Type of Assistance

ADDI will provide downpayment, closing costs, and rehabilitation assistance to eligible individuals. The amount of ADDI assistance provided may not exceed \$10,000 or six percent of the purchase price of the home, whichever is greater. The rehabilitation must be completed within one year of the home purchase. Rehabilitation may include, but is not limited to, the reduction of lead paint hazards and the remediation of other home health hazards.

Eligible Customers

To be eligible for ADDI assistance, individuals must be first-time homebuyers interested in purchasing single-family housing. A first-time homebuyer is defined as an individual and his or her spouse who have not owned a home during the three-year period prior to the purchase of a home with ADDI assistance. ADDI funds may be used to purchase one- to four- family housing, condominium unit, cooperative unit, or manufactured housing. Additionally, individuals who qualify for ADDI assistance must have incomes not exceeding 80% of area median income.

Eligible Activities

ADDI funds may be used for downpayment, closing costs and, if necessary, rehabilitation in conjunction with home purchase. ADDI funds used for rehabilitation may not exceed twenty percent of the participating jurisdiction's total ADDI allocation. The rehabilitation assisted with ADDI funds must be completed within one year of the home purchase.

Funding

Funding available to the members of the Urbana HOME Consortium is as follows:

	<u>Grant</u>	<u>Match</u>
FY 2003	70,074	\$17,519
FY 2004	\$82,690	\$0
Total	\$152,764	\$17,519

The Urbana HOME Consortium Technical Committee submit that the funding be pro-rated using the same allocation as the HOME funding. This will allow the members of the Consortium to pursue individual homebuyer programs or pool their respective funding if they desire.

The following are the pro-rated amounts:

City of Champaign	\$83,715	55%	\$9,600	
City of Urbana	\$49,648	33%	\$5,694	
Champaign County	<u>\$19,401</u>	13%	\$2,225	
Total	\$152,764		\$17,519	\$170,283

These amounts are included in the Annual Action Plan in order obtain HUD approval to utilize these funds.

However, utilization will not be likely until HUD releases an Interim Rule for the new program.

As more information is available, the Annual Action Plan will be updated to reflect the new information.

FY 2004-2005
Urbana HOME Consortium
Budget Estimates
(MARCH 19, 2004)

	HOME Grant	%	Match	Total Funds
Total HOME Funding	\$1,180,274		\$250,808	\$1,431,082
Administration	\$118,027	10%		\$118,027
Urbana	\$101,260			
Champaign	\$12,710			
Champaign County	\$4,057			
CHDO Project	\$177,041	15%	\$44,260	\$221,301
Urban League Lease-Purchase	\$75,000		\$18,750	
Urban League Urban Park Place	\$102,041		\$25,510	
CHDO Operating	\$59,014	5%		\$59,014
Urban League	\$29,507			
Homestead Corp	\$29,507			
Subtotal	\$354,082	30%	\$44,260	\$398,342
Remainder For Allocation	\$826,192		\$206,548	\$1,032,740
City of Champaign	\$452,753	54.8%	\$113,188	\$565,941
O/O Rehab	\$412,753		\$103,188	\$515,941
Program Delivery	\$40,000		\$10,000	\$50,000
City of Urbana	\$268,512	32.5%	\$67,128	\$335,640
O/O Rehabilitation	\$89,600		\$22,400	\$112,000
Program Delivery	\$52,000		\$13,000	\$65,000
TBRA	\$32,000		\$8,000	\$40,000
New Housing Construction	\$36,590		\$9,147	\$45,737
Property Acquisition (401 Kerr 2nd payment)	\$42,322		\$10,581	\$52,903
Affordable Rental Assistance	\$16,000		\$4,000	\$20,000
Champaign County	\$104,926	12.7%	\$26,232	\$131,158
O/O Rehabilitation	\$83,941		\$26,232	\$104,926
Program Delivery	\$20,985		in-kind	\$20,985
Subtotal	\$826,192	70%	\$206,548	\$1,032,740
Total All	\$1,180,274		\$250,808	\$1,431,082

American Dream Downpayment Initiative	\$70,074		\$17,519	\$87,593
American Dream Downpayment Initiative	<u>\$82,690</u>			\$82,690
Total	\$152,764			
City of Champaign	\$83,715	55%	\$9,600	
City of Urbana	\$49,648	33%	\$5,694	
Champaign County	\$19,401	13%	\$2,225	
Total	\$152,764		\$17,519	\$170,283

Total HOME-related funding	\$1,333,038		\$17,519	\$1,350,557
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NOTICE OF PUBLIC HEARINGS

The purpose of these hearings is to obtain input on housing and community development needs in order to establish budgets for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Programs for Fiscal Year 2004-2005. These needs will be considered in determining the use of City of Urbana CDBG and HOME Consortium funding. The Urbana HOME Consortium is comprised of the City of Urbana, City of Champaign, and Champaign County.

NEIGHBORHOOD PUBLIC HEARINGS

- **Tuesday, December 2, 2003 at 7 PM**
City of Urbana Council Chambers, 400 S. Vine Street, Urbana
- **Wednesday, December 3, 2003 at 7 PM**
Anita Purves Nature Center, 1505 N. Broadway, Urbana
- **Thursday, December 4, 2003 at 7 PM**
King School Library, 1108 W. Fairview, Urbana

PUBLIC HEARINGS FOR NON-PROFIT AGENCIES AND ORGANIZATIONS

- **Tuesday, December 9, 2003 at 9 AM and 6 PM**
City of Urbana Council Chambers, 400 S. Vine Street, Urbana

Persons with disabilities needing services or accommodations for these hearing should contact the Community Development Services Department at 384-2447, or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466, or TTY 384-2360.

CONSOLIDATED PLAN FY2000-2005
ANNUAL ACTION PLAN FY2004-2005
COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAMS
MINUTES OF NEIGHBORHOOD MEETING
Tuesday, December 02, 2003, 7:00 PM.
Urbana City Council Chambers

Present: Bob Grewe; see attached list for additional attendees.

Bob Grewe called the hearing to order at 7:00 PM.

Mr. Grewe gave an overview of the CDGB and HOME programs, outlining the objectives of both and explaining the defined strategies/objectives of each. They described the application process for both programs, including an explanation of the set-asides for public services and CHDOs, and defined the timetables for enacting a new budget. The floor was then open for general discussion.

John Lee Johns provided 9 (nine) specific recommendations for the use of FY 2004-2005 CDBG and HOME Funds. I copy of these recommendations are attached.

Rob Scott mentioned the Community of Urbana-Champaign Cooperative Housing (COUCH) organization and their efforts with providing affordable housing through cooperative housing arrangements. He also noted that COUCH is looking for a new office location.

Matt Hogan noted dialogue between the participants seemed to suggest some interesting partnerships.

Scott Plunk noted that he was attending the meeting to find out about the redevelopment plans for Lakeside Terrace.

Matt Hogan, with the Housing Authority of Champaign, provided the group a brief update the redevelopment efforts for Lakeside Terrace.

The meeting was adjourned at 8:45 PM.

Respectfully Submitted,

Bob Grewe

CONSOLIDATED PLAN FY2000-2005
ANNUAL ACTION PLAN FY2004-2005
COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAMS
MINUTES OF NEIGHBORHOOD MEETING
Tuesday, December 03, 2003, 7:00 PM.
Anita Purves Nature Center

Present: Bob Grewe; see attached list for additional attendees.

Bob Grewe called the hearing to order at 7:00 PM.

Mr. Grewe gave an overview of the CDGB and HOME programs, outlining the objectives of both and explaining the defined strategies/objectives of each. They described the application process for both programs, including an explanation of the set-asides for public services and CHDOs, and defined the timetables for enacting a new budget. The floor was then open for general discussion.

The meeting began with comments about the delay of improvements to Lakeside Terrace. Those attending noted lack of investment in property and the start and stop process of previous redevelopment initiatives.

Also noted was concern about neighborhood street lighting and retaining wall along Kerr Avenue.

Group noted drainage issue at the corner of Geraldine and Highland that tends to flood during a rain event.

Group indicated that they perceive that the City has not put any attention or investment toward this neighborhood.

Group noted the difference in street and road standards and maintenance in their area versus other Urbana neighborhoods.

Noted concern about Broadway Avenue, near Kerr, and the uneven nature of the road bed.

Group felt that the citizens of the neighborhood are good, hard working people that have had a positive impact on the neighborhood, which is evidenced by a number of home improvement projects.

In the course of the meeting, Mr. Hayes indicated that is important to recall that some areas of the neighborhood are not within the city boundaries, but are part of the county.

Group noted concern about a large tree near the NE corner of Division and Kerr and the inability of the homeowner to pay for the required tree trimming.

Group noted concern about the City being able to enforce yard parking and the seeming disparity of enforcement in this area versus other areas of the city.

The meeting was adjourned at 8:50 PM.

Respectfully Submitted,

Bob Grewe

CONSOLIDATED PLAN FY2000-2005
ANNUAL ACTION PLAN FY2004-2005
COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAMS
MINUES OF PUBLIC HEARING
Tuesday, December 09, 2003, 6:00 PM.
Urbana City Building, 400 S. Vine Street, Urbana, IL

Present: Bob Grewe; see attached list for additional attendees.

Bob Grewe called the hearing to order at 6:00 PM.

Mr. Grewe gave an overview of the CDGB and HOME programs, outlining the objectives of both and explaining the defined strategies/objectives of each. They described the application process for both programs, including an explanation of the set-asides for public services and CHDOs, and defined the timetables for enacting a new budget. The floor was then open for general discussion.

George Gore, COUCH, inquired about how to become a Community Housing Development Organization. Mr. Grewe provided a brief overview of the process and indicated that he would send Mr. Gore an application.

Robin Arbiter, PACE, indicated that she has the impression that clients are getting the "run-around" concerning the Shelter Plus Care Program. Grewe indicated he would pass these comments onto the appropriate staff.

Ms. Arbiter also noted that PACE does needs assessments, via the phone calls they receive. Conservative estimates indicate that nearly 100 persons have inquired about or indicated need for affordable/accessible housing. She noted that some developers/landlords are providing accessible housing, but that it is not affordable.

Of the 100 persons, nearly one-third are seeking greater independence in terms of their living arrangement.

Nearly 20% of the 100 persons inquire about subsidized housing.

About one-third of the 100 persons express a need for a greater ability to advocate for themselves for accessible/affordable housing.

Respectfully Submitted,

Bob Grewe

CONSOLIDATED PLAN FY2000-2005
ANNUAL ACTION PLAN FY2004-2005
COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAMS
MINUES OF PUBLIC HEARING
Tuesday, December 09, 2003, 9 a.m.
Urbana City Building, 400 S. Vine Street, Urbana, IL

Present: Karen Rasmussen and Michael Loschen, City of Urbana; see attached list for additional attendees.

Karen Rasmussen called the hearing to order at 9:05 a.m.

Ms Rasmussen and Mr. Loschen gave an overview of the CDGB and HOME programs, outlining the objectives of both and explaining the defined strategies/objectives of each. They described the application process for both programs, including an explanation of the set-asides for public services and CHDOs, and defined the timetables for enacting a new budget. The floor was then open for general discussion.

Bruce Barnard, Prairie Center Health Services, Inc. inquired if the Urbana-Champaign Continuum of Care's Ten-Year Plan to End Chronic Homelessness stated objectives and strategies would be considered in the planning process for next year's AAP. Ms Rasmussen encouraged the non-profits who have been slated to facilitate these activities to refer to the ten-year plan in their applications. Since the City of Urbana has endorsed the plan, it will take these efforts into consideration when allocation decisions are made.

Chris Collins, Restoration Urban Ministries, asked for an update on the situations at Europe Inn and Burch Village. She stated that RUM has accepted 3-4 families from Europe Inn and has had inquiries from other persons now residing there. However, persons coming from Europe Inn has expressed a desire for lodging only and do not want to participate in RUM's programming. Ms Rasmussen explained that the City has cited the owners of Europe Inn for various code violations, and has that city staff is concerned about the unsafe conditions existing there. However, city staff will not be evicting the persons living at the motel, but have notified area shelters and housing programs that current residents might be seeking alternative living arrangements. Ms Rasmussen encouraged RUM to coordinate services with area service providers, especially in the case of the person with a substance abuse issue that contacted RUM for shelter.

Regarding an update of the Housing Authority's plans for Burch and Lakeside Terrace, Matt Hogan, HACC, explained that demolition plans for Burch were being completed and that an application for funding to demolish Lakeside would be completed by January 4th. Ms Collins asked where the current residents would go; she said that RUM already has 50 occupied rooms and didn't feel they could absorb the redevelopment process. Mr. Hogan said that all residents of both projects would be relocated using Section 8 vouchers or other available public housing options.

Wendy Sage, Developmental Services Center, mentioned the CDBG monies currently being contributed to renovation of their job-training facility and reported that promised funding from other sources has failed to materialize. She asked if DSC would be eligible to apply for additional funding under the upcoming application process. Ms Rasmussen said they would, but DSC should explain in detail in such an application what happened regarding the promised funding.

Jean Algee, Urban League of Champaign County, asked how unexpended monies were reallocated each year, and if any unspent funds could be carried over from year to year. Ms Rasmussen explained that both CDBG and HOME monies were subject to timeliness guidelines in spending, and that an inability to disseminate funds in an expedient manner jeopardized future funding. She explained that the city has two methods of dealing with unexpended funds: any monies committed by agreement could be carried over to another program year by amending the current agreement; and any monies not expended by a subrecipient could be recovered by the city and reallocated to new activities under the next AAP.

Ms Algee said the City of Urbana needed to realize the importance of addressing affordable housing issues, most particularly affordable rental sites. She hopes that the City will support Urban League's acquisition of a 24-unit apartment building, and asked if acquisition or rehabilitation would be eligible for funding. Ms

Rasmussen responded that yes, these activities would be eligible under certain circumstances, and that Urban League should also consider participating in funding opportunities available under the Continuum of Care. Ms Algee asked about opportunities to fund credit-counseling programs, and Ms Rasmussen said this would be an eligible public service activity as well as being eligible for funding under the Consolidated Social Service Pool.

Jim Rose, Homestead Corp., reported that he has had 2-3 phone calls from women with children seeking permanent supportive housing, and believes the City should consider opportunities for additional housing for families. He also mentioned that Homestead SRO has a waiting list, and another SRO would be beneficial to the community. Ms Rasmussen suggested he bring these issues to the upcoming Continuum of Care meeting, as the topic of discussion will be what programs to consider for the next NOFA.

Mr. Rose questioned and several of the attendees wanted to know if the redevelopment at Lakeside would impact the amount of available funding. City staff explained that while these decisions have not yet been finalized, it was possible that the majority of available funds would be allocated to Lakeside redevelopment over the next few years. Staff reassured attendees that the 15% CHDO set-aside will, and the 15% Public Service set-aside would, most likely remain in effect, although both might be designated for qualified activities pertinent to Lakeside.

Ms Rasmussen asked attendees if they were in need of any technical assistance. Response was that they would wish the city to continue to share information regarding possible funding opportunities, and to continue to collaborate with non-profits for funding opportunities.

Mr. Rose asked if Homestead could apply for additional monies for a currently funded activity. Mr. Loschen responded yes, that a budget amendment could be generated for up to one year.

The question arose as to whether a property could be purchased with HOME monies and then application made to CDBG for rehabilitation, or vice versa. Staff responded that federal regulations would have to be reviewed, but felt that such an activity would most likely be possible. Ms Rasmussen also reported that in checking with HUD, Shelter Plus Care funds could be used for rental assistance to a property acquired with HOME/CDBG monies.

Ms Sage reported that she had recently completed a class in grant writing, and a local group is forming to assist one another with such. Ms Rasmussen asked Ms Sage to attend the continuum meetings, and keep her informed as to possible meeting dates, as she would like to participate.

Meeting adjourned at 10 a.m.

Respectfully Submitted,

Karen Rasmussen

**FY 2004-2005
CDBG and HOME Applications
Summary**

CDBG Request	Amount CDBG	Other Funds	Project
UCAN (NOG)	\$2,500	\$0	Capacity Building
Ecological Research Lab (NOG)	\$900	\$0	501C3
HEUNA (NOG)	\$2,500	\$0	Capacity Building
Eads Street Development Corporation (NOG)	\$20,000	\$0	Office & Staff
Homestead Corporation	\$3,934	\$1,311	Roof on rental unit
Family Service	\$35,000	\$12,000	Facility Renovation(restrooms)
Provena	\$4,328	\$1,450	Rehab Group Home
Disabled Citizens Fundation	\$100,000	\$1,071,153	Renovation of Employment Center
Habitat for Humanity	\$90,000	\$236,460	Aquire 6 sites for 6 homes, in/near Urbana
Total	\$259,161.75	\$1,322,374	

HOME Request	Amount HOME	Other Funds	Project
Ecological Research Lab	\$50,000	\$208,500	Rent to own Duplex, Passive Solar design
Homestead	\$30,000	no match required	CHDO operating
Urban League	\$30,000	no match required	CHDO operating
DSC	\$70,000	\$280,000	Develop 8-bed group home
Urban League	\$90,000	match counseling	6 Lease Purchase units in Urbana
Urban League	\$100,000	\$1,700,690	24 unit apartment in Champaign
Habitat for Humanity	\$178,000	\$326,460	Aquire 6 sites, site prep, related outdoor features
Total	\$548,000	\$2,515,650	