



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: April 2, 2004

SUBJECT: **Review of the 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, ongoing Urbana housing and community development 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.

In order to complete the scheduled process for the preparation of the Annual Action Plan, the Community Development should complete their recommendation to the Urbana City Council at the April 6, 2004 meeting.

Background

At the March 23, 2004 meeting of the Community Development Commission staff provided a report on the draft Annual Action Plan. Some of the applicants for HOME and CDBG funding were present at the meeting to share information and answer questions. Enclosed are notes from this meeting that will later be incorporated into the meeting minutes.

Since this meeting, staff has considered the comments from the meeting and conducted additional analysis concerning the utilization of HOME and CDBG funds.

Staff identified a number of adjustments that could be made to the initial draft of the Annual Action Plan, Version 1.0.

Enclosed is a copy of Version 2.0 of the Draft Annual Action. This version includes the funding and program adjustments that staff has identified.

The following is a summary of the funding and program adjustments:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Neighborhood Organization Grant (NOG) Program

Staff noted that with a funding reduction to the CDBG program, it was not evident if funding sources could be identified to fund all the applications. Staff identified other funding opportunities, beyond the CDBG program to help fund the applications.

The Historic East Urbana Neighborhood Association (HEUNA) NOG application (\$2,500) will be funded at \$1,250, using Community Development Block Grant funds.

The Ecological Construction Laboratory NOG application (\$900) will be fully funded with CD Sink funds.

The United Citizens and Neighborhood NOG application (\$2,5000) will be funded at \$1,250, using the Crystal Lake Neighborhood Improvement Fund (NIF).

The Eads Street Development Corporation NOG application (\$2,5000) will be funded at \$1,250, with CD Sink funds.

Neighborhood Clean-Up

In order to fully fund the anticipated costs of continuing this program at its current level of activity, \$3,250 from the CD Sink Fund and \$2,750 from the NIF will be budgeted to meet anticipated program expenses.

Public Facilities

The street improvements to Sunset Drive, to support the Homebuild2 affordable housing project, were divided into two (2) separate projects and a notation was added that an identical amount of funding for these project is requested in the FY 2005-2006 Annual Action Plan to ensure that there will be adequate financial resources to complete the projects.

1. Improvements to Sunset Drive (\$115,000).
2. Improvements to the sidewalks in the Harvey Street Area, near King School (\$10,000).

Affordable Housing

\$5,000 was programmed for Habitat for Humanity to help with site preparation and infrastructure improvement to properties in Urbana.

Property acquisition to support Affordable Housing was reduced from \$61,315 to \$52,865. The difference of \$8,450 is due to \$5,000 provided to Habitat for Humanity and \$3,450 was moved to the Public Service line item. The \$3,450 amounts to 15% of the previous year's program income. This amount can be used for Public Service Programming and was not included in the initial Draft Annual Action Plan.

HOME INVESTMENT PARTNERSHIP ACT (HOME)

Owner-Occupied Rehabilitation Program

HOME funding for this program was reduced from \$112,000 to \$84,000. However, the \$28,000 difference will be replaced by \$28,000 from the Neighborhood Improvement Fund. This will provide for a total of four (4) "whole-house" rehabilitation projects.

Habitat for Humanity

The \$28,000 reduction in HOME funds for housing rehabilitation, referenced above, will be reprogrammed to support Habitat for Humanity's new housing construction efforts. An additional \$5,000 in funds was reprogrammed from property acquisition in order to bring the funding level of HOME investment to \$33,000. (Note letter from Habitat for Humanity that is included with the meeting notes.)

Ecological Construction Laboratory

\$25,000 from the New Housing Construction line item was reprogrammed to support the Ecological Construction Laboratory's affordable housing project.

Affordable Rental Development Program

Reprogramming all remaining funds to the Affordable Rental Development Program, which is anticipated to help create Lakeside Terrace replacement units, eliminated the New Housing Construction line item. This activity is now funded in the amount of \$35,737.

Fiscal Impact

Staff has prepared revised spreadsheets in the FY 2004-2005 Annual Action Plan to reflect the budget and program adjustments.

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 Version 2.0.

Staff recommends that the CDC provide comments and perspective on the staff analysis. This input will aid staff with preparing recommendations to the Urbana City Council concerning 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 Version 2.0
- Meeting notes

City of Urbana and Urbana HOME Consortium



-DRAFT-

Annual Action Plan FY 2004-2005

Version 2.0

Prepared by:
City of Urbana
Community Development Services
Grants Management Division
400 South Vine Street
Urbana, IL 61801
217.384.2447

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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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

Application for Federal Assistance

U.S. Department of Housing and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission
 Application Preapplication

2. Date Submitted 15-May-04	4. HUD Application Number 37-6000524
3. Date and Time Received by HUD	5. Existing Grant Number B-03-MC-17-0024
	6. Applicant Identification Number 37-6000524

7. Applicant's Legal Name
CITY OF URBANA

8. Organizational Unit
City of Urbana, Grants Management Division

9. Address (give city, county, State, and zip code)
 A. Address: 400 S. Vine Street
 B. City: Urbana
 C. County: Champaign
 D. State: Illinois
 E. Zip Code: 61801

10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)
 A. Name: Bob Grewe
 B. Title: Manager, Grants Management Division
 C. Phone: 217.384.2441
 D. Fax: 217.384.2367
 E. E-mail: bpgrewe@city.urbana.il.us

11. Employer Identification Number (EIN) or SSN
37-6000524
DUNS # 111969967

12. Type of Applicant (enter appropriate letter in box) **C**
 A. State I. University or College
 B. County J. Indian Tribe
 C. Municipal K. TDHE
 D. Township L. Individual
 E. Interstate M. Profit Organization
 F. Intermunicipal N. Non-profit
 G. Special District O. Public Housing Authority
 H. Independent School District P. Other (Specify)

13. Type of Application
 New Continuation Renewal Revision
 If Revision, enter appropriate letters in box(es)
 A. Increase Amount B. Decrease Amount C. Increase Duration
 D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency
U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number
14 --- 218
 Title: CDBG Entitlement Grants
 Component Title:

16. Descriptive Title of Applicant's Program
 Recipient undertakes a wide range of activities directed toward neighborhood revitalization, economic development, and provisions of improved community facilities and services.

17. Areas affected by Program (cities, counties, States, Indian Reservation, etc.)
City of Urbana

18a. Proposed Program start date 7/1/2004	18b. Proposed Program end date 6/30/2005	19a. Congressional Districts of Applicant 15th	19b. Congressional Districts of Program 15th
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20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?
 A. Yes This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____
 B. No Program is not covered by E.O. 12372
 Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt? No
 Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program* CDBG Entitlement	HUD Share	Applicant Match	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
	\$ 565,000							\$ 565,000
CDBG Entitlement								
Grand Totals	\$ 565,000							\$ 565,000

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or Member of Congress, an officer or employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

To the best of my knowledge and belief, all data in this application are true and correct and the certifications made on Assurances and Certifications (HUD form 424-B) attached to this application or currently on file in the Department, are a material representation of the fact upon which reliance shall be placed when this transaction was made and entered into.

23. Authorized Official Signature		Name (printed) Tod Satterthwaite	
Title Mayor, City of Urbana			Date (mm/dd/yyyy)

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission
 Application Preapplication

2. Date Submitted 15-May-03	4. HUD Application Number 37-6000524
3. Date and Time Received by HUD	5. Existing Grant Number M-03-DC-17-0217
	6. Applicant Identification Number 37-6000524

7. Applicant's Legal Name CITY OF URBANA	8. Organizational Unit City of Urbana, Grants Management Division
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9. Address (give city, county, State, and zip code) A. Address: 400 S. Vine Street B. City: Urbana C. County: Champaign D. State: Illinois E. Zip Code: 61801	10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Bob Grewe B. Title: Manager, Grants Management Division C. Phone: 217.384.2441 D. Fax: 217.384.2367 E. E-mail: bpgrewe@city.urbana.il.us
--	--

11. Employer Identification Number (EIN) or SSN 37-6000524 DUNS # 139435502	12. Type of Applicant (enter appropriate letter in box) C A. State I. University or College B. County J. Indian Tribe C. Municipal K. TDHE D. Township L. Individual E. Interstate M. Profit Organization F. Intermunicipal N. Non-profit G. Special District O. Public Housing Authority H. Independent School District P. Other (Specify)
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13. Type of Application
 New Continuation Renewal Revision
 If Revision, enter appropriate letters in box(es)
 A. Increase Amount B. Decrease Amount C. Increase Duration
 D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency
U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number
14 --- 239
 Title: HOME Investment Partnership Programs
 Component Title:

16. Descriptive Title of Applicant's Program
 A Consortium formed by the Cities of Urbana and Champaign and Champaign County to provide affordable housing opportunities particularly for persons of low and moderate income.

17. Areas affected by Program (cities, counties, States, Indian Reservation, etc.)
 Urbana, Champaign and Champaign County

18a. Proposed Program start date 7/1/2004	18b. Proposed Program end date 6/30/2005	19a. Congressional Districts of Applicant 15th	19b. Congressional Districts of Program 15th
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20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?
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 Program has not been selected by State for review.

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 Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
HOME Program	\$ 1,180,274	\$ 250,808						\$ 1,431,082
HOME Program								
Grand Totals	\$ 1,180,274	\$ 250,808						\$ 1,431,082

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or Member of Congress, an officer or employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

To the best of my knowledge and belief, all data in this application are true and correct and the certifications made on Assurances and Certifications (HUD form 424-B) attached to this application or currently on file in the Department, are a material representation of the fact upon which reliance shall be placed when this transaction was made and entered into.

23. Authorized Official Signature

Name (printed)

Tod Satterthwaite

Title

Mayor, City of Urbana

Date (mm/dd/yyyy)

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, 2004 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 217-384-2447 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 217-351-4427 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 217-328-3313 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).
- Provide funding to Homestead Corporation for repairs to an affordable rental property.
- Provide funding to Provena Behavior Health for repairs to a group home.
- Provide funding to Family Service for repairs and accessibility improvements to their facility.
- Provide funding for street and sidewalk improvements in targeted neighborhoods.
- 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.)
- Contribute toward programs that will create affordable rental units for low-income households (Urban League Development Corp.)
- Contribute funds to Habitat for Humanity to support the construction of new affordable, single-family homes for low income households.
- Contribute funds to the Ecological Construction Laboratory for the construction of an affordable housing unit that will incorporate energy saving design, particularly a passive solar system.
- Rehabilitate owner-occupied housing in Champaign, Urbana and in the unincorporated areas of Champaign County.
- Contribute funds for the purchase of real property to support the development of affordable housing.
- 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, 2003 and neighborhood meetings were held on December 2, 3 and 4, 2003 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 street and sidewalk improvement activities within targeted Staff Note: include other projects
- CDBG funds for Homestead Corporation, Provena Behavioral Health and Family Service will provide at least 25% in matching funds.

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 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, funds from the Federal Home Loan Bank of Chicago and private loans 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 Urbana-Champaign 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 poverty level, 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 redevelop the 99-unit Lakeside Terrace public housing apartment complex in program year 2005.

City staff plans to continue to regularly meet and coordinate 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 of time in FY 2003-2004 attending workshops, reviewing the rehabilitation manual 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 practices 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 poverty level

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 poverty level.

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 aids 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 poverty level.

City staff also serves on a number of voluntary boards and commissions whose mission is to assist in reducing the numbers of persons below 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 was allocated to provide architectural and engineering services related to this rehabilitation project.

City staff has participated in HACC committees to procure a developer to redevelop certain public housing rental properties and a consultant to assist the HACC with improving management systems and to 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 two 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 –20005**

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
Recapture Funds (RF)	\$121,000
Neighborhood Improvement Fund	\$4,000
CD Sink Fund	\$5,400
Obligated Carryover	<u>\$262,622</u>

TOTAL RESOURCES **\$958,002**

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	\$650	
Dues & Subscriptions	\$1,000	
Travel & Conference		\$2,100
Postage	\$500	
Recording Fees	\$300	
Audits	\$500	
Program Overhead		\$21,063

\$26,750 (\$26,750 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 IX (FY04/05)

Funds will be contributed towards the capacity-building activities of a neighborhood organization, Historic East Urbana Neighborhood Association (HEUNA). **(\$1,250 NG)**

Note: The following NOG projects have been budgeted for funding. However, due to reductions in CDBG funding, these projects will be funded with alternative financial resources.

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

Funds will be contributed towards the capacity-building activities of a neighborhood organization, United Citizens and Neighbors (UCAN). **(\$1,250 NIF)**

Funds will be contributed towards the capacity-building activities of a neighborhood organization, Eads Street Development Corporation. **(\$1,250 CD Sink)**

\$1,250 (\$900 NG) & \$3,400 (\$3,400 NIF and CD Sink Fund)

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

TOTAL ADMINISTRATION EXPENSE (CDBG only)

\$113,000 (20%)

AFFORDABLE HOUSING PROGRAM

1. 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

2. 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)

I. NEW FUNDING ACTIVITIES

A. HOUSING REHABILITATION ACTIVITIES

1. 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

2. 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 - EXEMPT

3. 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)]

Environmental - CATEGORICALLY EXCLUDED

4. Habitat for Humanity New Housing Construction

Funds will be used for site and infrastructure improvements to support the development of new/affordable housing.

\$5,000 (\$5,000 NG)

Specific Objective C-1

Citation – [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

Environmental - ENVIRONMENTAL ASSESSMENT

5. 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(a)(1) & (b)(10)]

Environmental - CATEGORICALLY EXCLUDED

6. 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.

\$52,865 (\$52,865 NG) Acquisition Future Properties

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

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

\$182,865 Total (\$182,865 NG)

Specific Objective C-1

Citation - [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

Environmental - ENVIRONMENTAL ASSESSMENT

B. PUBLIC FACILITIES AND IMPROVEMENTS

1. Street Improvements to Support HomeBuild 2 (Sunset Drive)

Funds will be used to improve the street surface and provide improved drainage by installing curb and gutter. Funds will be set-aside in annual increments for two (2) years to accomplish this commitment. FY 2005-2006 would provide \$115,000 toward this project. Project is scheduled to begin in the 2005 construction season

\$115,000 (\$115,000 NG)

Specific Objective K-2

Citation - [24 CFR 570.201(c)]

Environmental - ENVIRONMENTAL ASSESSMENT

2. Sidewalk Improvements for Harvey Street Area

Funds will be used to install and improve sidewalks in the Harvey Street Area, near King School. Funds will be set-aside in annual increments for two (2) years to accomplish this commitment. FY 2005-2006 would provide \$10,000 toward this project. Project is scheduled to begin in the 2005 construction season

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

Specific Objective K-2

Citation - [24 CFR 570.201(c)]

Environmental - ENVIRONMENTAL ASSESSMENT

3. Family Service of Champaign County Center Restroom Improvements

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

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

Specific Objective A-3

Citation – [24CFR 570.201 (c)]

Environmental – ENVIRONMENTAL ASSESSMENT

NOTE: Davis Bacon Labor Requirements

C. PUBLIC SERVICE

1. 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

2. 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 antipoverty and homelessness, with an emphasis on youth.

\$40,585 (\$24,200 NG; \$16,385)

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.

3. 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.

\$21,000 (\$15,000 NG; \$6,000 CD Sink)

Specific Objectives J-1 & L-2
Citation - [24 CFR 570.201(f)(1)(ii)]
Environmental - EXEMPT

4. 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 570.201(e)]
Environmental - Exempt

TOTAL PUBLIC SERVICE EXPENSE

\$88,200 (15% w/PI)

II. 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.

A. HOUSING REHABILITATION ACTIVITIES

1. 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

2. 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

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

3. 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 EXEMPT

B. PUBLIC FACILITIES AND IMPROVEMENTS

1. 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 – PREVIOUSLY ASSESSED

2. 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

3. 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

4. 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

Citation - [24 CFR 570.309]

Environmental - SECOND TIER ENVIRONMENTAL REVIEW

Note: Davis Bacon Labor Requirements

5. 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

Citation - [24 CFR 570.201(c)]

Environmental - EXEMPT

C. PUBLIC SERVICES

1. 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

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

FY 2004-2005
Urbana CDBG
Budget Estimates
 (APRIL 1, 2004)

CDBG Revenues		CDBG	NIF	CD Sink
Grant	\$565,000	\$565,000		
Recapture	\$121,000	\$121,000		
Neighborhood Improvement Fund (NIF)	\$4,000		\$4,000	
CD Sink Fund	\$5,400			\$5,400
Carryover Funding	\$262,622	\$262,622		
TOTAL	\$958,022	\$948,622	\$4,000	\$5,400
Administration (20%)	\$113,000			
Personnel	\$80,000	\$80,000		
Overhead	\$21,063	\$21,063		
Supplies/Travel	\$5,687	\$5,687		
Public Information	\$5,000	\$5,000		
Ecological Construction Laboratory T/A	\$900			\$900
Historic East Urbana Neighborhood Association NOG	\$1,250	\$1,250		
United Citizens and Neighbors NOG	\$1,250		\$1,250	
Eads Street Development Corporation	\$1,250			\$1,250
SUBTOTAL	\$116,400	\$113,000	\$1,250	\$2,150
Public Service (15%) Grant and PI (02-03)	\$88,200			
Transitional Housing (staff)	\$29,000	\$29,000		
Transitional Housing (program)	\$17,000	\$17,000		
Neighborhood Clean - Up	\$21,000	\$15,000	\$2,750	\$3,250
Public Service	\$24,200	\$24,200		
HMIS	\$3,000	\$3,000		
SUBTOTAL	\$94,200	\$88,200	\$2,750	\$3,250
CDBG Programs				
Emergency/Access Grant	\$80,000	\$80,000	\$0	\$0
Senior Repair	\$15,000	\$15,000		
Program Delivery	\$60,000	\$60,000		
Case Preparation	\$4,000	\$4,000		
Property Acquisiton - Maintenance	\$15,000	\$15,000		
Property Acquisition in Support of Lakeside Terrace Redevelopment	\$110,000	\$110,000		
Improvements to Harvey Street sidewalks	\$10,000	\$10,000		
Improvements Supporting Homebuild 2 (Sunset Dr.)	\$115,000	\$115,000		
Property Acquisition to Support Affordable Housing	\$52,865	\$52,865		
Homestead Corporation	\$3,935	\$3,935		
Family Service	\$12,000	\$12,000		
Provena Group Home	\$2,000	\$2,000		
Habitat for Humanity (site preparation/infrastructure)	\$5,000	\$5,000		
Subtotal	\$484,800	\$484,800	\$0	\$0
Carry Over Funding and Projects				
Center for Women in Transition	\$100,000	\$100,000	\$0	\$0
Disabled Citizens Foundation	\$99,172	\$99,172		
TIMES Center	\$10,000	\$10,000		
Provena Group Home	\$10,700	\$10,700		
King Park Neighborhood Center	\$2,750	\$2,750		
Emergency/Access Program	\$20,000	\$20,000		
Senior Repair Service	\$5,000	\$5,000		
Public Service Activities	\$5,000	\$5,000		
Property Acquisition	\$10,000	\$10,000		
Total	\$262,622	\$262,622	\$0	\$0
Total CDBG Resources	\$958,022		\$4,000	\$5,400

**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

ADMINISTRATION

General Administration Activities

Personnel:

- Manager@ 35%
- GCI@ 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

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

1. 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 five (5) 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.

\$93,750 (\$75,000 HOME; \$18,750 Match Provided By CHDO)

Specific Objective C-5

Citation - [24 CFR 92.206(c)]

Environmental - CATEGORICALLY EXCLUDED

2. Urban League Rental Housing Development (FY 04-05)

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 include 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. Project involves two (2) buildings with 12 units each for a total 24 units. The total number of HOME assisted units will be identified in the CHDO Grant Agreement.

\$127,551 (\$102,041 HOME; \$25,510 Match Provided by CHDO)

Specific Objective

SEE LAST YEAR'S HOMESTEAD RENTAL

Project Expenses:	\$177,041 HOME
	\$44,260 Match
	<hr/>
	\$221,301 Total

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

1. 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

2. 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

C. CITY OF CHAMPAIGN

1. 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

2. 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

D. CHAMPAIGN COUNTY

1. 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

2. 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

E. CITY OF URBANA

1. Owner-Occupied Housing Rehabilitation

Funds will be allocated for the rehabilitation of three (3) 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.

Note that one (1) additional housing unit will be rehabilitated using Neighborhood Improvement (NIF) funds in the amount of \$28,000.

\$84,000 (\$67,200 HOME; \$16,800 Match, \$28,000 NIF)

Specific Objective C-4

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

Environmental - CATEGORICALLY EXCLUDED

2. 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 (\$52,000 HOME; \$13,000 Match)

Specific Objective C-4

Citation - [24 CFR 92.207]

Environmental - EXEMPT

3. Habitat for Humanity New Housing Construction

Funds will be provided to Habitat for Humanity to facilitate the construction of new, affordable owner-occupied housing units in Urbana. The funds may be used for land preparation, construction activities, costs, professional services, and downpayment assistance.

\$33,000 (\$26,400 HOME; \$6,600 Match)

Specific Objective C-9

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non-Categorically Excluded

4. Ecological Construction Laboratory

Funds will be provided to the Ecological Construction Laboratory to facilitate the construction of new, affordable owner-occupied housing units in Urbana. The funds may be used for land preparation, construction activities, costs, professional services, and downpayment assistance. It is anticipated that the unit will take be designed to incorporate passive solar energy systems.

\$25,000 (\$20,000 HOME; \$5,000 Match)

Specific Objective C-9

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non-Categorically Excluded

5. Tenant Based Rent Assistance

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

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

Specific Objective D-4

Citation - [24 CFR 92.207]

Environmental – EXEMPT

6. 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

7. Affordable Rental Development (Lakeside Terrace)

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.

\$35,737 (\$28,590 HOME; \$7,147 Match)

Specific Objective C-7

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

Environmental - CATEGORICALLY EXCLUDED

Total Urbana Expenses:	\$268,512 HOME
	<u>\$67,128 Match</u>
	\$335,640 Total

F. AMERICAN DREAM DOWNPAYMENT INITIATIVE

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

Purpose

Funds will be used to increase the homeownership rate within the geographic area of the Urbana HOME Consortium, especially among lower income and minority households, and to revitalize and stabilize communities. Funding will help first-time homebuyers with the biggest hurdle to homeownership: downpayment and closing costs. Rehabilitation carried out in conjunction with the assisted home purchase may also be considered.

Type of Assistance

ADDI will provide downpayment, closing costs, and rehabilitation assistance to eligible individuals. The amount of ADDI assistance provided will 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.

Plan for Conducting Targeted Outreach

The Urbana HOME Consortium will make efforts to conduct targeted outreach to residents and tenants of public and manufactured housing and other families assisted by public housing agencies, for the purpose of ensuring that ADDI funds are used to provide downpayment assistance for such residents, tenants and families. Efforts may include but not be limited to the following:

Placing brochures, posters and other informational material in the offices, facilities and other social service agencies frequented by the families assisted by public housing agencies.

Provide program information to social service agencies that provides services to families assisted by public housing agencies.

Place information on local public access television stations.

Place information on appropriate websites.

Activities Taken to Ensure the Suitability of Families Receiving ADDI Assistance to Undertake and Maintain Homeownership

The Urbana HOME Consortium will require that recipients of ADDI Assistance complete a homebuyer class that will be offered on a regular basis on the Urbana- Champaign community.

Efforts will be also made to incorporate additional information and instruction on home maintenance within the specific home that the participant is purchasing.

Funding

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

Jurisdiction	Total Funds	HOME Grant	%	HOME Match
American Dream Downpayment Initiative (FY 03)	\$87,593	\$70,074		\$17,519
City of Champaign	\$48,001	\$38,401	55%	\$9,600
City of Urbana	\$28,468	\$22,774	33%	\$5,694
Champaign County	\$11,124	\$8,899	13%	\$2,225
Total	\$87,593	\$140,148		\$17,519
American Dream Downpayment Initiative (FY04)	\$82,690	\$82,690		
City of Champaign	\$45,314	\$45,314	55%	\$0
City of Urbana	\$26,874	\$26,874	33%	\$0
Champaign County	\$10,502	\$10,502	13%	\$0
Total	\$82,690	\$82,690		\$0

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.

FY 2004-2005
Urbana HOME Consortium
Budget Estimates
(April 1, 2004)

	Total Funds	HOME Grant	%	HOME Match	NIF
Total HOME Funding		\$1,180,274		\$250,808	
Administration	\$118,027	\$118,027	10%		
Urbana		\$101,260			
Champaign		\$12,710			
Champaign County		\$4,057			
CHDO Project	\$221,301	\$177,041	15%	\$44,260	
Urban League Lease-Purchase	\$93,750	\$75,000		\$18,750	
Urban League Urban Park Place	\$127,551	\$102,041		\$25,510	
CHDO Operating	\$59,014	\$59,014	5%		
Urban League	\$29,507	\$29,507		\$0	
Homestead Corp	\$29,507	\$29,507		\$0	
Subtotal	\$398,342	\$354,082	30%	\$44,260	
Remainder For Allocation	\$1,032,740	\$826,192		\$206,548	
City of Champaign	\$565,941	\$452,753	54.8%	\$113,188	
O/O Rehab	\$515,941	\$412,753		\$103,188	
Program Delivery	\$50,000	\$40,000		\$10,000	
City of Urbana	\$335,640	\$268,512	32.5%	\$67,128	
O/O Rehabilitation (3 units)	\$84,000	\$67,200		\$16,800	
O/O Rehabilitation (1unit)	\$0	\$0		\$0	\$28,000
Program Delivery	\$65,000	\$52,000		\$13,000	
TBRA	\$40,000	\$32,000		\$8,000	
Property Acquisition (401 Kerr 2nd payment)	\$52,903	\$42,322		\$10,581	
Affordable Rental Development (Lakeside Terrace)	\$35,737	\$28,590		\$7,147	
Habitat for Humanity New Housing Construction	\$33,000	\$26,400		\$6,600	
Ecological Construction Laboratory	\$25,000	\$20,000		\$5,000	
Champaign County	\$131,158	\$104,926	12.7%	\$26,232	
O/O Rehabilitation	\$104,926	\$83,941		\$26,232	
Program Delivery	\$20,985	\$20,985		in-kind	
Subtotal	\$1,032,740	\$826,192	70%	\$206,548	
Total All	\$1,431,082	\$1,180,274		\$250,808	
American Dream Downpayment Initiative (FY 03)	\$87,593	\$70,074		\$17,519	
City of Champaign	\$48,001	\$38,401	55%	\$9,600	
City of Urbana	\$28,468	\$22,774	33%	\$5,694	
Champaign County	\$11,124	\$8,899	13%	\$2,225	
Total	\$87,593	\$140,148		\$17,519	
American Dream Downpayment Initiative (FY04)	\$82,690	\$82,690			
City of Champaign	\$45,314	\$45,314	55%	\$0	
City of Urbana	\$26,874	\$26,874	33%	\$0	
Champaign County	\$10,502	\$10,502	13%	\$0	
Total	\$82,690	\$82,690		\$0	
American Dream Downpayment Initiative Total	\$170,283	\$152,764		\$17,519	

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
MINUTES OF NEIGHBORHOOD MEETING
Tuesday, December 04, 2003, 7:00 PM.
King School Library

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 discussion about the safety issues along the 700-800 block of Harvey Street, due the buses lining up on Fairview Avenue. There are no sidewalks along this area and students are focused to walk in the street.

Staff noted that sidewalk improvements along Harvey Street are mentioned in City's Capital Improvement Program.

Persons present also indicated concern that many sidewalks in the area are hidden by debris, dirt, etc and would be much more helpful if they were clean.

The Neighborhood Clean Up event was discussed, with the idea of doing only 1 clean up event, but allow trips or loads of junk and debris.

The meeting was adjourned at 7:35 PM.

Respectfully Submitted,

Bob Grewe

CONSOLIDATED PLAN FY2000-2005
ANNUAL ACTION PLAN FY2004-2005
COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAMS
MINUTES 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

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