



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

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

**TO:** Community Development Commission

**FROM:** John A. Schneider, Manager

**DATE:** March 23, 2007

**SUBJECT:** **Annual Action Plan - FY2007-2008**

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### **Description**

Included on the agenda for the March 27, 2006 meeting of the Community Development Commission is a final review of the Annual Action Plan for Fiscal Year 2007-2008. Staff is requesting that the Community Development Commission forward the Annual Action Plan for FY 2007-2008 to the Urbana City Council for approval.

### **Issues**

The issue before the Community Development Commission (CDC) is to finalize a recommendation regarding the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan for FY2007-2008. The draft plan has been available for public review and comment since February 26, 2007. The changes requested by CDC at its February 28, 2006 meeting have been incorporated into the Plan. Neighborhood Clean-up was increased from \$9,000 to \$15,000 to reflect increased costs, which will be split between CDBG funds (\$7,500) and Neighborhood Improvement Funds (NIF) funds for use in the King Park neighborhood (\$7,500). The use of NIF funds will allow the Consolidated Social Service Funding pool to be increased from \$15,000 to \$16,500.

### **Background**

On March 9, 2007 formula allocations of HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds were announced by the Department of Housing and Urban Development (HUD). The City of Urbana has been awarded **\$478,079** in CDBG, and Urbana HOME Consortium has been awarded **\$1,041,394** in HOME funds. A separate allocation of **\$23,528** in HOME funds was awarded to the Urbana HOME Consortium for the American Dream Downpayment Initiative (ADDI) Program.

At its January 30, 2007 meeting CDC reviewed grant applications and approved funding of projects from the Community Development Block Grant and HOME Investment Partnership programs which were incorporated in the Draft Annual Action Plan FY2007-2008. Public hearings were conducted in various City neighborhoods to gather citizen input regarding the proposed Plan. The Annual Action Plan for 2007-2008 includes input received as a result of the public hearings.

At its February 28, 2007 meeting, CDC reviewed the Draft AAP FY2007-2008 and provided input which has been incorporated into the final version. A memorandum to CDC dated February 24, 2007 included a breakdown of the projects and budgets for both the CDBG and HOME programs included in the Plan. A summary of that information is as follows:

### **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

For FY 2007-2008, the City of Urbana's CDBG allocation from HUD is **\$478,079** which is **\$3,572** less than was allocated in FY2006-2007. This is the third consecutive year that CDBG entitlement allocations have decreased. The CDBG revenues are enhanced by an estimated **\$10,000** in program income from previous years. Anticipated unobligated carryover from previous years is estimated at **\$42,266**. The total CDBG budget resources, including unobligated carryover and program income, are estimated to be **\$530,345**.

### **Home Investment Partnership Act (HOME) Program**

The Urbana HOME Consortium allocation from HUD is **\$1,041,394** for FY 2007-2008, a decrease of **\$ 8,094** from the previous year's allocation. HUD has also awarded **\$23,528** to the Consortium for the American Dream Downpayment Initiative (ADDI) program for FY2007-2008. The City of Urbana is required to provide 25% in local matching funds for the HOME program. The amount of local match for the City of Urbana FY2007-2008 HOME budget is **\$55,276**. The City has an estimated match obligation of **\$66,149** remaining from HOME projects allocated in Annual Action Plans from previous years that have been committed but have not yet been completed.

### **Fiscal Impact**

The proposed Annual Action Plan FY 2007-2008 includes revenue from HUD of **\$478,079** in CDBG funds and HOME and ADDI program revenue totaling **\$1,064,922**. Local match funding required for the HOME program for FY 2007-2008 is **\$55,276**. These matching funds are added to the matching funds of **\$61,489** committed for previous years HOME projects and are allocated in the CIP from City general funds (match total \$116,765 ).

### **Recommendation**

Staff recommends that CDC forward the FY 2007-2008 Annual Action Plan to the Urbana City Council for approval.

Prepared By: \_\_\_\_\_  
John A. Schneider  
Manager, Grants Management

Attachments: FY 2007-2008 ANNUAL ACTION PLAN



**City of Urbana**  
*and*  
**Urbana HOME**  
**Consortium**

**Proposed**  
**Annual Action Plan**  
**FY 2007-2008**

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# **CITY OF URBANA and URBANA HOME CONSORTIUM ANNUAL ACTION PLAN – FY 2007-2008**

## **Introduction**

*The City of Urbana and the Champaign/Urbana/Champaign County HOME Consortium invite comments regarding their draft Annual Action Plan for the year beginning July 1, 2007. Please provide any comments regarding this Plan in writing to:*

John A. Schneider, City of Urbana, Grants Management Division,  
400 S. Vine St., Urbana, IL 61801  
217-384-2447 or  
email: [jaschneider@city.urbana.il.us](mailto:jaschneider@city.urbana.il.us)

## **DRAFT FY 2007-2008 Annual Action Plan:**

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2007-2008 identifies activities that are planned to be implemented by the City of Urbana and the members of the Urbana HOME Consortium during the period beginning July 1, 2007 and ending June 30, 2008.

This Annual Action Plan budgets the use of two federal housing entitlement funds, Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Program. The Annual Action Plan for FY 2007-2008 has been developed to further five-year strategies identified in the *Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2005-2009*. The Annual Action Plan identifies activities that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the third year of the five-year Consolidated Plan period.

The CDBG portion of the Annual Action Plan identifies the planned uses of CDBG entitlement funds by the City of Urbana for FY 2007-2008.

The HOME portion of the Annual Action plan identifies uses of HOME funds by members of the Urbana HOME Consortium. The members of the Urbana Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium) are the City of Urbana, the City of Champaign, and Champaign County.

The Annual Action Plan will be on file and made available for public review and comment during the period beginning February 26, 2007 and ending March 27, 2007. On March 27, 2007 the City of Urbana will hold a public hearing to obtain comments regarding the draft Annual Action Plan. The hearing will be held at 7:00 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, will be included in the Annual Action Plan.

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

John A. Schneider, City of Urbana, Grants Management Division, at 217-384-2447 or by email at: [jaschneider@city.urbana.il.us](mailto:jaschneider@city.urbana.il.us)

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

Neighborhood Programs Manager, City of Champaign, Neighborhood Services Department, at 217-403-7070. The Neighborhood Services Department email address is: [NeighborhoodServices@ci.champaign.il.us](mailto:NeighborhoodServices@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 by email at [srose@ccrpc.org](mailto:srose@ccrpc.org)

## **EXECUTIVE SUMMARY**

The FY 2007-2008 Urbana HOME Consortium and the City of Urbana Annual Action Plan identifies housing and community development activities to be implemented during the third 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, 2007, 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 entitlement recipient and lead entity of the Urbana HOME Consortium. The Urbana City Council will be asked to approve the Annual Action Plan at a regular meeting in April 2007. Prior to approving the Annual Action Plan, the City of Urbana will obtain concurrence from the City of Champaign and Champaign County regarding the use of HOME funds by the Consortium members.

Activities in this Annual Action Plan address strategies identified in the five-year Consolidated Plan 2005-2009.

Through its **CDBG program** the City of Urbana proposes to:

- Conserve housing stock through rehabilitation
- Provide improvements necessary to remove barriers to accessibility to persons with disabilities and alleviate hazardous conditions that pose a threat to health and safety of residents (Access/Emergency Grants).
- Provide funds for home maintenance repair for elderly or persons with disabilities at any age, for very-low income households (Senior Repair Grants).
- Provide technical assistance and funding to redevelop Lakeside Terrace, formerly a public housing complex, into a new, affordable, rental housing development.
- Provide funding to the Disabled Citizens Foundation to assist with the expansion of its job-training facility (Development Services Center).
- Provide funding to A Woman's Fund to repair windows of its main facility.
- Provide funding, which augments the City's general revenue fund, 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 in the target areas.
- Provide assistance to homeless families through the City Transitional Housing Program.

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 homes through lease purchase arrangements (Urban League Development Corporation).
- Contribute toward two projects providing homeownership of newly constructed energy efficient homes for low- and moderate-income families (Urban League Development Corporation and Homestead Corporation)
- Contribute toward programs that will provide homeownership units for low-and very-low income households (Habitat for Humanity- carried over from FY07-08.)
- Contribute toward a program that provides super-energy efficient homeownership opportunities to low-income households (Ecological Construction Laboratories).
- Rehabilitate owner-occupied housing in Champaign, Urbana, and in the unincorporated areas of Champaign County.
- Contribute funds for the process of planning and designing affordable, sustainable housing on City-owned property.

The Draft Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan. The Urbana Community Development Commission sponsored public hearings to obtain input prior to and during plan preparation. In order to encourage public participation by the broadest audience possible, the City held public hearings and solicited citizen input at various times and locations throughout the City.

## **NARRATIVE**

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2007-2008 identifies activities to be implemented by the City of Urbana and members of the Urbana HOME Consortium during the period beginning July 1, 2007 and ending June 30, 2008. 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.

The Annual Action Plan for FY 2007-2008 has been developed to further five-year strategies identified in the *Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2005-2009*. The Annual Action Plan identifies activities to be undertaken during the third 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).

### **Form Application**

See Standard Forms HUD-424.

### **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 \$478,079 in FY 2007-2008 CDBG entitlement funds. These funds will be combined with an estimated \$10,000 in program income and an estimated \$42,4266 in unobligated funds carried over from FY 2006-2007 to create a total estimated CDBG program budget of \$530,345.

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 infrastructure improvement activities within the targeted area will leverage other city resources and in one case, federal funds for the project.
- All CDBG subrecipients have pledged non-CDBG funds as leverage for delivery of their CDBG funded activities: A Woman's Fund has pledged 25%, Urbana Park District has pledged 50%, and Disabled Citizens Foundation (Developmental Services Center) has pledged 77%.

The Urbana HOME Consortium expects to receive \$1,041,394 in FY 2007-2008 HOME funds. These funds are combined with \$166,193 in Local Match funds for an estimated total HOME budget of \$1,207,587 for FY 2007-2008. *NOTE: This Draft does not include exact carry-over funding amounts. The information regarding carry-over funding included in this Draft Plan is an estimate only. This will be updated prior to submission of the Annual Action Plan to HUD on May 15, 2007.*

The Urbana HOME Consortium also expects to receive \$23,528 in FY 2007-2008 funds from the American Dream Downpayment Initiative (ADDI).

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 County Development Corporation for its Affordable Six homeownership program will be leveraged by downpayment assistance provided through other agencies.
- HOME funds allocated to the Ecological Construction Laboratory for development of an energy efficient owner occupied home will be leveraged by volunteer participation, material donations, monetary donation and down payment assistance.
- HOME funds allocated to the Homestead Corporation for its Douglass Park Affordable Homeownership Program will be leveraged by downpayment assistance provided through other agencies.

The HOME Program match requirement for Consortium Members will be satisfied through a number of eligible sources, including, but not exclusively, allocation of local government funds, utilization of Carry-over Match Contributions from prior years, and other non-federal funds. 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 their HOME match requirements.

### **Activities to be Undertaken**

See Listing of Proposed Projects (CDBG...page 21 & HOME Program...page 31)

### **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:

- \$47,711 to support the city's Transitional Housing Program for homeless families with children. This program has been operating for fifteen years and will remain stable for the upcoming year.

**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. For the Five-Year Program Years associated with the FY 2005-2009 Consolidated Plan, the Community Development Target Area Target area expanded to include Block Group 1 of Census Tract 56. A graphic (map) depicting the expanded boundary of Community Development Target Area is attached as Attachment II.

The following table identifies the City of Urbana Census Tracts and Block Groups contained in the expanded Target Area and the percentage of low/moderate income persons within each Block Group.

Urbana Community Development Target Area		
CENSUS TRACT	BLOCK GROUP	LOW MOD INCOME%
53	1	64.1%
53	2	87.4%
53	3	81.0%
53	5	76.7%
54	4	79.3%
54	5	68.7%
54	6	51.5%
55	1	91.9%
55	3	69.5%
55	4	39.4%
55	5	48.1%
55	6	61.0%
56	1	58.7%

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

## **Citizen Participation**

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan as provided in the 2005-2009 Consolidated Plan. The Urbana Community Development Commission sponsored public hearings to obtain input prior to and during plan preparation. In order to encourage public participation by the broadest audience possible, the City held public hearings and solicited citizen input at various times and locations throughout the City.

<b>Date</b>	<b>Format</b>	<b>Target Audience</b>	<b>Location</b>	<b>Morn.</b>	<b>Eve.</b>
12/11/06	Open Meeting	Social Service Agencies	Urbana City Building	✓	✓
1/08/07	Neighborhood Meeting	Neighborhood Residents/all Urbana citizens	Prairie Elementary School		✓
1/09/07	Neighborhood Meeting		Anita Purves Nature Center		✓
1/10/07	Public Meeting	Social Service Agencies	Urbana City Building	✓	
1/10/07	Public Meeting	Neighborhood Residents/all Urbana citizens	Urbana City Building		✓
1/11/07			King Elementary School*		✓
2/26/07 3/27/07	Public Review & Comment	Urbana Citizens & all interested parties	Urbana Public Library	(Business Hrs) ✓	✓
			City Clerk's Office	✓	
			Community Development Services Office	✓	
3/27/07	Public Hearing	Urbana Citizens & all interested parties	Urbana City Building		✓

\* This meeting was scheduled to follow the monthly meeting of one of our Neighborhood Groups. This increased the convenience for the group, and the participation for the Open House.

## **Comments Received –Citizen Participation**

Comments received in January 2007 regarding the Annual Action Plan are in support of the City continuing support of Consolidated Social Service Programs and the funding for Public Facility improvements. Meeting minutes and attendance sheets are included as Appendix IV to this Action Plan.

In order to broaden public participation in the Consolidated Plan/Action Plan process, the City provided notice of neighborhood meetings and public hearings as follows:

- Included all meeting information in a newsletter which is sent to all residents of the City's target area
- Provided public notice by advertising in a local, widely read newspaper
- Provided announcements via a City operated public access television channel which is available to residents of the broader community (City of Urbana, City of Champaign and Champaign County)
- Provided public notice on City Website

## **Developing Institutional Structures**

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. The City will utilize available Internet website applications to continue to aid in this effort.

## **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 ensure compliance with program requirements, including the timeliness of expenditures.

The Urbana Grants Management Division staff, the Urbana Community Development Commission, and the Urbana City Council will monitor progress toward meeting Consolidated Plan goals and objectives. 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 on a monthly basis (scheduled for the fourth Tuesday) 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.

The City of Champaign and Champaign County will also monitor their HOME funded programs.

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 all subrecipient agreements.

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

## **Lead Based Paint**

The City will continue to address lead based paint hazard requirements. In order to be current with developing standards, City staff continues to attend workshops, review and revise the rehabilitation manual and coordinate with contractors and environmental regulatory agencies.

The Grants Management Division of the City will continue to ensure compliance with Title X lead based paint regulations. The Grants Management Division staff is committed to meeting these obligations and will do so in the most cost-effective methods available. The following list describes the measures to address lead based paint hazards the City intends to pursue in FY 2007/2008:

- Continue to work with the City of Champaign and Champaign County to address best practices in meeting lead-based paint requirements. This will include but not be limited to attending HUD sponsored lead based paint training workshops and related HUD efforts to provide lead based paint hazard training.
- Continue coordination with the Illinois Department of Public Health (IDPH), Division of Environmental Health and the Champaign County Public Health District.
- Continue its participation in the Illinois Department of Public Health's *Get The Lead Out (GLO)* program. As part of Phase Four of this program, the City has been awarded \$66,994 in GLO program funding. These funds, in combination with CDBG funds, are being used to address lead based paint hazards in eight (8) households over a three year period.
- 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.

## **HOUSING**

Housing activities to be undertaken in FY2007-2008 are selected based on the needs of the community, as reflected in the Housing Needs Table (see Appendix V).

### **Rehabilitation**

The City will provide housing rehabilitation assistance to low- and moderate-income residents of the Target Area in order to address deferred maintenance and stabilize property values. The City will also provide assistance to income qualified residents to address health and safety hazards in their homes. Access Grant funds will be used to retrofit homes of income-qualified persons with disabilities and senior residents to remove barriers and allow for a more accessible home environment. Funding will be provided to eligible senior citizens through the Senior Repair Service to help defray costs of minor repairs that would otherwise become deferred maintenance.

### **Homeownership**

The American Dream Downpayment Initiative (ADDI) program will continue to provide down payment assistance to increase homeownership. The City will be working with local non-profit Community Development Housing Organizations (CHDO) to develop affordable, energy efficient homeownership opportunities for low- and moderate income residents. The City and CHDOs will work to augment City funds for homeownership by seeking grant funding from the Illinois Housing Development Authority and the Federal Home Loan Bank. Any funds acquired through such grants will be used to offset the costs of developing affordable housing.

## **Needs of Public Housing**

Over the last few years, City of Urbana staff has spent a significant amount of time and resources related to public housing improvements and anticipates a greater level of involvement in FY2007-2008. City staff attends the regular meetings of the board of directors of the Housing Authority of Champaign County. Staff also works with the Housing Authority to provide input, and foster coordination and cooperation between the two entities.

The Housing Authority completed the demolition of the 99-unit Lakeside Terrace public housing apartment complex in program year 2006 in preparation for new construction of affordable rental housing units. The Housing Authority is working with Brinshore Development to acquire financing for the 70 unit project now called Crystal View Townhomes.



The City has developed an internal plan to assist in the redevelopment of Lakeside Terrace housing complex. City staff intends 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.

As part of its Lakeside Redevelopment Plan, the City will continue to provide technical assistance to the Housing Authority and has allocated CDBG funds and HOME funds to the project over multiple fiscal years. The Urbana City Council has pledged to work with the Housing Authority to identify opportunities to provide replacement-housing units to low-income residents, in addition to the proposed affordable units as a result of redeveloping Lakeside Terrace.

In addition to working with the Housing Authority, outreach has been targeted directly to public housing residents and Section 8 voucher holders. Several Section 8 voucher holders have become homeowners with the assistance of the ADDI program over the last year. The Consortium intends to continue to work with both the Housing Authority and the voucher holders to improve the housing conditions and opportunities for these residents.

### **Addressing Barriers to Affordable Housing**

The cost of housing within the Consortium is not significantly affected by public policies. The City of Champaign, the City of Urbana, and Champaign County have policies on taxation, land use, zoning, building codes, fees, etc., that are conventional and similar to other downstate Illinois and Midwest communities. Housing costs are influenced by the large number of transient tenants and homebuyers who are attending the University of Illinois. This high demand for housing has resulted in increased housing costs, especially in the rental housing market.

Additionally, the strong national housing market has affected housing costs throughout the entire Consortium area. With high demand for large single family homes on the fringes of the Cities, there is very little affordable housing being built within the Consortium Area.

In response to the above-mentioned market influences that affect the entire Consortium, the City of Urbana has enacted the following actions to reduce any remaining barriers to affordable housing:

- The Urbana City Council periodically reviews its land development code and zoning ordinance to identify development guidelines that may unnecessarily restrict or add to housing development costs.
- The City of Urbana has not implemented incentives to develop, maintain or improve housing that have created barriers to affordable housing.

- The City of Urbana has adopted a Human Rights Ordinance that does not allow housing discrimination based on the person's source of income. This has aided persons who are provided with housing assistance to more easily identify housing opportunities.
- The City of Urbana has also prepared and adopted an Analysis of Impediments to Fair Housing. This analysis did not identify any public policies that create barriers to affordable housing.
- The City of Urbana Community Development Services Department, when considering changes in housing related policies, will consider the potential impact any policy changes might have in creating barriers to affordable housing.
- The City will continue to seek and support educational and training opportunities, which focus on eliminating barriers to affordable housing.
- The City will support tenant advocacy and education efforts by agencies such as the C-U Tenant Union.
- In conjunction with other local governments and community entities, a validated testing program to document possible discrimination against parties to real estate transactions will be developed and conducted.
- Continue to implement strategies included in the City of Urbana Analysis of Impediments to Fair Housing Choice 2003-2004

## **Home Investment Partnership Act (HOME)**

The Urbana HOME Consortium invests all HOME funds as described in §92.205(b).

### **RESALE/RECAPTURE PROVISIONS**

#### **Recapture Option - Homeownership (Direct Buyer Assistance).**

For HOME-assisted, homeownership units, wherein HOME funds are utilized to provide direct assistance to the home buyer, the Urbana HOME Consortium members may utilize one of two net sales proceeds formulas to recapture HOME funds in the event that affordability requirements are not met for the full term of the affordability period due to a sale of the property or foreclosure.

If the net proceeds resulting from the sale or foreclosure of a HOME assisted property are not sufficient to recapture the full amount of the HOME investment and enable the homeowner to recover the amount of the homeowner's down payment and any capital improvements investment made by the owner since purchase, the Participating Jurisdiction will share the net proceeds. The net proceeds are the sale price minus loan repayment (other than HOME funds) and closing costs.

The net sales proceeds may be divided proportionately as set forth in one of the following mathematical formulas:

$$\frac{\textit{HOME Investment}}{\textit{HOME investment + Homeowner investment}} \times \textit{Net Proceeds} = \textit{Recaptured HOME Funds}$$

$$\frac{\textit{Homeowner Investment}}{\textit{HOME investment + Homeowner investment}} \times \textit{Net Proceeds} = \textit{Amount to homeowner}$$

Note: The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, to secure the HOME funds, a mortgage and promissory note shall be executed for any HOME funded homeownership property and shall be recorded against the title to the property. The mortgage and promissory note shall include the prescribed net sales proceeds provision for the recapture of HOME funds as stated above.

### **Resale Option – Other HOME Assisted Projects:**

For other HOME assisted projects, to ensure compliance with the prescribed affordability period requirements, a resale restriction will be utilized. The resale restriction shall be in effect for the duration of the prescribed affordability period based on the amount of HOME assistance provided and will transfer to any future owners of the assisted property should the property be sold before the expiration of the affordability period.

The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, a mortgage and promissory note and a land use restriction agreement shall be prepared, executed, and recorded against the title to the property for all other projects assisted with HOME funds as required.

The mortgage, note and land use restriction agreement 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 the period of affordability which is determined in the HOME regulations as a function of HOME funds invested in said housing property. The mortgage, note, and land use restriction shall be recorded against the title to the property. For rental projects, the mortgage, promissory note and land use restriction agreement shall include rent and occupancy restrictions depending upon the amount of HOME funds invested per unit.

### **Refinancing a HOME Funded Project**

Refinancing of a project may occur only if specifically authorized in an Annual Action Plan approved by the Urbana City Council, and then only if conditions of the refinancing are clearly stated in the Plan. To be eligible for refinancing a project must meet the following conditions:

- Refinancing cannot be the primary purpose of the HOME investment. Refinancing is only appropriate when HOME funds are loaned to rehabilitate the property for which

refinancing is being requested and then only when necessary to permit or ensure continued affordability. To demonstrate that rehabilitation is the primary activity for which HOME funds have been expended in connection with the property, at least \$5,000 per unit average in HOME funds must have been provided for rehabilitation of the property.

- The project sponsor requesting HOME funds for debt refinancing must demonstrate, and the City must confirm, that disinvestment in the property has not occurred, long-term needs of the project can be met through the refinancing, and servicing the targeted population over an extended affordability period is feasible.
- Refinancing may be approved either to maintain current affordable units or to create additional affordable units.
- Properties for which refinancing is approved may be located anywhere within the Urbana corporate limits.
- Properties for which refinancing is approved are subject to an affordability period of at least 15 years starting on the date the refinancing is closed.
- HOME funds cannot be used to refinance multiple-family loans made or insured by any other federal program, including but not limited to, the Community Development Block Grant Program.

## **AMERICAN DREAM DOWNPAYMENT INITIATIVE**

The American Dream Downpayment Initiative (ADDI) was signed into law on December 16, 2003. In September 2004, the Urbana HOME Consortium launched a local ADDI program.

### **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: down payment and closing costs. Rehabilitation carried out in conjunction with the assisted home purchase may also be considered.

### **Type of Assistance, Use of Funds and Eligible Expenses**

ADDI will provide down payment and closing costs to eligible individuals. The amount of ADDI assistance provided will not exceed the lesser of \$10,000 or five percent of the purchase price of the home.

## **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-unit 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.

## **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 down payment assistance for such residents, tenants and families. Efforts may include but not be limited to the following:

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

Provide program information to social service agencies that provide 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 in 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.

### **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, and reduce number of persons below poverty level, and has provided assistance in coordinating housing and service agencies. These funded activities are noted within the previous listing and budget for FY 2007-2008 projects.

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

### **Fostering Decent Housing**

In 2006, construction began on Prairie Winds, a 92-unit Senior Retirement Center, and is anticipated to be completed in 2007. There are 13 studio apartments and 79 one-bedroom apartments in the project. The Supportive Living Program allows Prairie Winds to offer all the apartments to Medicaid eligible and private pay persons over the age of 65. The apartments are being reserved on a first come first serve basis. The Medicaid program allows residents to move in private pay and, if needed, then convert to Medicaid without having to change apartments or be forced to move due to lack of funds. Medicaid does not require Prairie Winds to have a certain number of residents, or specific apartments, because all 92 apartments may be occupied by Medicaid residents.

The City will continue to work closely with the Community Reinvestment Group (CRG) in identifying and supporting efforts to increase homeownership. The City will work with the CRG to sponsor its seventh Annual Housing Fair during FY 2007-2008. Advertising and outreach will be stepped up in an effort to continue the increase in attendance to this popular annual event.

## **HOMELESS**

### **Homeless and Other Special Needs Activities**

The City participates in the Urbana-Champaign Continuum of Care group in a cooperative effort to maximize the resources of the local municipalities (Urbana, Champaign, Champaign County and Rantoul) and the local agencies that provide assistance to the homeless and special needs population.

The activities proposed in the Annual Action Plan that are designed to address needs of homeless persons with special needs include:

- The City of Urbana CDBG budget provides \$47,711 to support the City's Transitional Housing Program for homeless families with children. This program has been operating for fifteen years.
- The City will work with local agencies that provide services to the homeless through the Continuum of Care to assist with grant applications and help facilitate interagency cooperation in address and preventing chronic homelessness in the

community. The Continuum regularly reviews and evaluates the needs of the community for homeless and homeless prevention.

- The City may provide support to emergency and transitional shelters through the Consolidated Social Service Pool funding allocations. Obstacles to providing services to the homeless include a reduction of state and federal funding accessible to the agencies who work directly with the homeless population.
- Urbana will also continue to operate a HUD-funded Supportive Housing Program. While non-profit agencies deliver services, City staff currently administers the program and aids in structuring strategic initiatives that enhance program opportunities.
- Effective July 1, 2006, the City of Urbana, transferred the Shelter Plus Care grant programs to the Champaign County Regional Planning Commission (CCRPC). The programs were transferred due to a reduction in City of Urbana staff capacity as a result of employee retirement. The CCRPC has sufficient staff to effectively administer the program. This transfer of the grant and associated responsibilities was approved by HUD. The services remain the same and the CCRPC continues to work with non-profits to deliver services of the program.

## **Emergency Shelter Grants (ESG)**

This section is ***Not Applicable***, as the City of Urbana does not receive ESG funding.

## **Antipoverty Strategy**

### **Reducing the number of persons below poverty level**

Urbana and Cunningham Township will provide an estimated \$270,000 to social service agencies. Most of funded projects are designed to assist lower-income households and persons below poverty level.

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.

In the upcoming year, it is anticipated that new commercial development and commercial redevelopment in the City will provide additional job opportunities, which could help reduce the number of persons below poverty level. The City of Urbana is involved in (non-CDBG) economic development activities through which job opportunities have been and continue

to be developed in the community. In the past year, job opportunities have been created by the addition of a major retail store and a discount food store on the east side of Urbana. Another major retail store will be added on the south side of Urbana in the upcoming year. This trend is expected to continue as a major building materials supplier recently purchased land in the area where it will develop a retail store in the near future. The Comprehensive plan calls for the use of Tax Increment Financing to promote new development and redevelopment opportunities in the downtown area.

## **NON-HOMELESS SPECIAL NEEDS HOUSING**

The City of Urbana, in cooperation with the Urbana-Champaign Continuum of Care and its member agencies, periodically conducts surveys throughout the community in order to gauge the needs of the special needs population. A Community-Wide Needs Assessment was completed in 2004. Data from these two sources of information is reflected in the Non-Homeless Special Needs Table which serves as a guide for funding decisions (see Appendix V).

Prairie Winds, a new 92-unit Supportive Living Facility currently under construction, is scheduled to be completed during this calendar year. The 92 units will consist of 13 studios apartments and 79 one bedroom apartments. The Supportive Living Program allows Prairie Winds to offer all the apartments to both Medicaid eligible and private pay persons over the age of 65. The apartments are reserved on a first come first serve basis. The Medicaid program allows that they can have persons move in private pay and then convert to Medicaid, without having to change apartments or to exit the building because of lack of funds. Medicaid does not require that they have a certain number of residents, or specific apartments, because all 92 apartments can be occupied by Medicaid residents.

Consolidated Social Service Funding may be set aside for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission will provide input to the City Council regarding priorities to be considered regarding public service funding under the CDBG.

## **Housing Opportunities for People with AIDS**

This section is ***Not Applicable***, as the City of Urbana does not receive HOPWA funding.



## **COMMUNITY DEVELOPMENT (from CPMP tool)**

### **Priority Non-Housing Community Development Needs**

The HUD-prescribed Community Development Needs Table located in Appendix V highlights the City of Urbana's community development needs and priorities

### **Basis for Assigning the Priority Given to Each Category of Priority Needs**

The basis for assigning priority to community development needs is a function of the following:

- Perceived need in the community.
- Available funding.
- Special circumstances that provide for strategic opportunities.
- Relationship to the City's community development goals and Comprehensive Plan.

### **Specific Goals and Strategies**

CDBG funds can be contributed for the following projects identified in the City's Capital Improvement Plan:

Project	Funding	Timeframe
Harvey Street and sidewalks	\$235,000	2006-08
Illinois Street (Cottage Grove-Glover)	\$200,000	2007
Mathews (Church - Ellis)	\$75,000	2008
Park (Lincoln - Coler)	\$45,000	2009
Bradley (Lincoln - Coler)	\$310,000	2010
Division(Oakland - Thompson)	\$275,000	2012

These projects are eligible for CDBG funding as the location of each of the projects meets HUD regulations that at least 51% of the persons benefiting from the project must be below 80% of the community's median family income.

# CITY OF URBANA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

## FY 2007 –2008

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A summary listing of *Goals, Strategies and Activities* is attached for reference as Appendix II. The applicable Goal, Strategy and Activity is included for each of the Projects listed below.

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

Citation = FEDERAL CITATION FOR AUTHORIZATION

Environmental = ENVIRONMENTAL REVIEW STATUS

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

### **Resources-Federal:**

2007-2008 Grant	\$478,079
Program Income (previous year)	\$ 10,000
Unobligated Carryover	<u>\$ 42,266</u>
<b><i>TOTAL FEDERAL RESOURCES</i></b>	<b><i>\$ 530,345</i></b>

### **ADMINISTRATION**

#### **General Administration Activities**

Personnel - Administrative	<b>\$ 73,915</b>
Other Administrative Expenses	<b>\$ 21,700</b>
Goal 1, Strategy 1	
Citation - [24 CFR 570.206(a)]	
Environmental – EXEMPT	

***TOTAL ADMINISTRATION EXPENSE (CDBG only) \$ 95.615 (20% Cap)***

### **AFFORDABLE HOUSING PROGRAM**

#### **1. Program Delivery**

Personnel	<b>\$ 72,200</b>
Citation - [24 CFR 570.202(b)(9)]	
Environmental - EXEMPT	

**2. Case Preparation**

**\$ 4,000**

Title work and front-end expenses associated with affordable housing initiatives.

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

Environmental - EXEMPT

**TOTAL PROGRAM DELIVERY EXPENSE      \$ 76,200**

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**I. NEW FUNDING ACTIVITIES**

**A. HOUSING REHABILITATION ACTIVITIES**

**1. Emergency Grant, Access Grant, and Get the Lead Out Match Programs (FY 07-08)**

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 renters or homeowners 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.

**\$100,000**

Goal 1, Strategy 1; Goal 3, Strategy 3; Goal 7, Strategy 2

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

Environmental - CATEGORICALLY EXCLUDED

**Objective:** Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and making housing accessible to persons with disabilities.

**Outcome:** Sustainability for the purpose of providing suitable living environments.

**Outcome Indicators:** Number of owner-occupied households assisted with incomes at or below 50% MFI. Number of households (persons with disabilities) assisted with incomes at or below 80%.

## **2. Urbana Senior Repair Service (FY 07-08)**

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

**\$20,000**

Goal 1, Strategy 1

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

Environmental - CATEGORICALLY EXCLUDED

**Objective:** Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and housing accessible to persons with disabilities. All recipients of assistance must have household incomes below 50% of the area median.

**Outcome:** Sustainability for the purpose of providing suitable living environments.

**Outcome Indicators:** Number of rehabilitated owner-occupied units with household incomes at or below 50% MFI.

## **3. Lakeside Terrace Redevelopment (FY07-08)**

FY07-08 CDBG funds in the amount of \$50,000 will be combined with \$50,000 in previously allocated CDBG funds (FY05-06) and \$100,000 HOME (\$50,000 FY06-07 & \$50,000 FY07-08) toward the redevelopment of affordable rental housing units at the Crystal View Townhomes (*former site of Lakeside Terrace public housing*). The project must be consistent with affordable housing goals as outlined in the 2005-2009 Consolidated Plan, the 2005 Comprehensive Plan, and the 2004 Lakeside Redevelopment Plan, and must comply with applicable local, state and federal regulations. (Total \$200,000 HOME & CDBG)

**\$50,000**

Goal 2, Strategy 1

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

Environmental – ASSESSMENT

**Objective:** Provide Decent Housing by constructing new mixed-income housing tax credit development that would include at least thirty units for residents whose household incomes were at or below 60% MFI.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of rental units available to low-income households (at or below 60%MFI).

## **B. PUBLIC FACILITIES AND IMPROVEMENTS**

### **1. Developmental Services Center (FY 07-08)**

Funds will be used to expand DCF's Clark Road vocational training site. The Developmental Services Center enhances the lives of individuals with developmental disabilities by providing services and support that enable them to live, work, learn and participate in their communities.

**\$25,000**

Goal 5, Strategy 1

Citation - [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

**Objective:** Provide Economic Opportunity by providing job training and employment for persons with developmental disabilities.

**Outcome:** Accessibility for the purpose of creating economic opportunities for persons with developmental disabilities.

**Outcome Indicators:** Number of households will benefit from the expansion of this public facility (estimated: 177).

### **2. Urbana Park District (FY 07-08)**

Funds will be used to construct a water line and water access for planned community garden plots and program as part of the Victory Park Redevelopment project.

**\$15,694**

Goal 5, Strategy 2

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

**Objective:** Create Suitable Living Environment by providing a benefit to households in the targeted neighborhood with incomes at or below 80% of the area median to improve infrastructure.

**Outcome:** Sustainability for the purpose of providing a suitable living environment.

**Outcome Indicators:** Number of persons will benefit from this project, with increased access to a community garden (estimated: 50 – 100)

### **3. A Woman's Fund (FY 07-08)**

Funds will be used to repair the windows located within the shelter operated by A Woman's Place.

**\$1,125**

Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

**Objective:** Create Suitable Living Environment by providing access to services and counseling for homeless domestic violence victims with children to assist with transition into more permanent housing.

**Outcomes:** Accessibility for the purpose of providing suitable living environment.

**Outcome Indicators:** Number of persons who will benefit from this project, with increased access to this shelter (estimated: 329).

#### **4. Street and Sidewalk Improvements for Harvey Street Area**

Funds will be used to construct a paved street, and install and improve sidewalks in the Harvey Street Area, near King School. Project is scheduled to begin in the 2007 construction season.

**\$75,000**

Goal 8, Strategy 1

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

Environmental – ASSESSMENT

**Objective:** Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median. This project will improve infrastructure and add sidewalks which will improve safety for area residents in the targeted neighborhood.

**Outcomes:** Accessibility for the purpose of providing a suitable living environment.

**Outcome Indicators:** Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

### **C. Public Service Activities**

#### **1. Transitional Housing for Homeless Families With Children (FY 07-08)**

Funds will be contributed to the City of Urbana's transitional housing program. Three to Five dwellings will be 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.

\$30,500 (personnel)

\$17,211 (programming)

**\$47,711**

Goal 6, Strategy 2

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

**Objective:** Provide Decent Housing by providing housing and access to services and counseling for homeless families with children to assist with transition into more permanent housing and self-sufficiency.

**Outcome:** Accessibility for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of households assisted to prevent homelessness (5).

## **2. Public Service Activities under Consolidated Social Service Funding Program (FY 07-08)**

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. .

**\$16,500**

Goal 5, Strategy 3; Goal 5, Strategy 4; Goal 5, Strategy 5; Goal 5, Strategy 7; Goal 6, Strategy 1; Goal 6, Strategy 2

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

\*Specific programs to be determined -Social Service Funding Process.

**Objective:** Create Suitable Living Environment by providing better access to social services in the community for low-income residents.

**Outcome:** Accessibility for the purpose of providing suitable living environment.

**Outcome Indicators:** Number of persons assisted with new or improved access to a public service.

## **3. Neighborhood Clean-Up (FY 07-08)**

One-day, neighborhood clean-up activities will be held in Fall 2006, and Spring, 2007, 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 (\$7,500 CDBG, \$7,500 NIF)**

Goal 8, Strategy 1

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

**Objective:** Create Suitable Living Environment by improving the appearance of the targeted areas by reducing blight.

**Outcome:** Sustainability for the purpose of providing a suitable living environment.

**Outcome Indicators:** Number of households provided with a new or improved service (estimated: 500).

## **II. CARRYOVER ACTIVITIES (Projected)**

Following is an *estimate* of CDBG funding that will be carried over to the FY 2007-2008 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 provided in the amended Annual Action Plan that will be prepared after July 1, 2006, after the accounting for FY 2005-2006 is complete.

### **A. HOUSING ACTIVITIES**

#### **1. Clearance of Slum and Blighted Conditions (FY 06-07)**

Funds will be used for clearance of buildings and structures that create health and safety concerns.

**\$35,356**

Goal 9, Strategy 4

Citation – [24CFR 570.201(a)(1) & (b)(10)]

Environmental - CATEGORICALLY EXCLUDED

**Objective:** Create Suitable Living Environment by providing assistance to property owners in the target area having household incomes at or below 50% MFI in removing dilapidated structures from their owner-occupied property.

**Outcome:** Sustainability for the purpose of providing suitable living environments.

**Outcome Indicators:** Number of blighted structures removed.

#### **2. Property Acquisition in Support of New Construction and Relocation/Clearance/Disposition Activities (FY06-07)**

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, and 55. Projects and utilization of the properties may include the following:

- Donation to non-profit housing developers to build affordable housing.
- City sponsored rehabilitation and re-sale to qualified homebuyers.
- Donation to other organizations to support CDBG-eligible programs.



Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures or debris as needed. 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 will be properly maintained while they are the responsibility of the City.

**\$ 42,856**

Goal 2, Strategy 1; Goal 9, Strategy 4

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

ENVIRONMENTAL ASSESSMENT

**Objective:** Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI. Number of parcels donated to CHDOs for affordable housing development.

### **3. Lakeside Terrace Redevelopment (FY 05-06).**

Funds will be allocated toward the redevelopment of affordable rental housing units at the former site of Lakeside Terrace public housing, now Crystal View Townhomes. The project must be consistent with affordable housing goals as outlined in the 2005-2009 Consolidated Plan, the 2005 Comprehensive Plan, and the 2004 Lakeside Redevelopment Plan, and must comply with applicable local, state and federal regulations. This funding will be combined with other City CDBG and HOME funds for the Crystal View Townhomes Project (see #3 on Page 26).

**\$50,000**

Goal 2, Strategy 1

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

Environmental – ASSESSMENT

**Objective:** Provide Decent Housing by constructing new mixed-income housing tax credit development that would include at least thirty units for residents whose household incomes were at or below 60% MFI.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of rental units available to low-income households (at or below 60%MFI).

## **B. PUBLIC FACILITIES AND IMPROVEMENTS -**

*At the time of this DRAFT there is one Public Facilities and Improvement project anticipated to be carried over to FY 2007-2008.*

**1. Harvey Street - Street and Sidewalk Improvements**

Funds will be used to construct a paved street, and install and improve sidewalks in the Harvey Street Area, near King School. Funds will be set-aside in over two (2) years to accomplish this commitment. FY 2006-2007 would provide \$166,057 toward this project, \$75,000 would be provided from FY 2007-2008. Project is scheduled to begin in the 2007 construction season.

**\$166,057 (FY06-07) (Total Project - \$244,256)**

Goal 8, Strategy 1

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

Environmental – ASSESSMENT

**Objective:** Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median. This project will improve infrastructure and add sidewalks which will improve safety for area residents in the targeted neighborhood.

**Outcomes:** Accessibility for the purpose of providing a suitable living environment

**Outcome Indicators:** Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

## Projected Budget FY 2007-2008

*FY 2007-2008*

<b>Federal Allocation (Grant)</b>	<b>\$478,079.00</b>
previous year Program Income	\$10,000.00
Un-obligated previous years	\$42,266.00
<b>TOTAL TO ALLOCATE</b>	<b>\$530,345.00</b>
<b>ADMINISTRATION (20%)</b>	<b>\$95,615.00</b>
<b>Personnel</b>	<b>\$73,915.00</b>
<b>Other Administration</b>	<b>\$21,700.00</b>
<b>PUBLIC SERVICE (15%)</b>	<b>\$71,711.00</b>
Transitional Housing personnel	\$30,500.00
Transitional Housing programming	\$17,211.00
Neighborhood Clean Up (\$7,500 CDBG, \$7,500 NIF)	\$7,500.00
Consolidated Social Service Fund	\$16,500.00
<b>AFFORDABLE HOUSING PROGRAMS</b>	<b>\$196,200.00</b>
<b>Program Delivery</b>	<b>\$76,200.00</b>
Personnel	\$72,200.00
Case Preparation	\$4,000.00
<b>Housing-Related Programs</b>	<b>\$120,000.00</b>
Emergency/Access/GLO Programs	\$100,000.00
Urbana Senior Repair	\$20,000.00
<b>PUBLIC FACILITIES AND IMPROVEMENTS</b>	<b>\$166,819.00</b>
NEW - A Woman's Place	\$1,125.00
NEW -Development Services Center	\$25,000.00
NEW - Harvey/Gregory Street sidewalks	\$75,000.00
NEW - Urbana Park District Victory Park water line	\$15,694.00
NEW - Lakeside Terrace Redevelopment	\$50,000.00
NEW - UCAN NOG - (\$2,500 funded from City NIF)	
<b>TOTAL</b>	<b>\$530,345.00</b>
<b>CARRYOVER PROJECTS and AMOUNT (Estimated)</b>	
Clearance of Slum/Blight	\$ 35,356
Property Acquisition in Support of New Const	\$ 42,856
Lakeside Terrace (05/06)	\$ 50,000
Harvey/Gregory Street Sidewalks	\$166,057

**Urbana HOME Consortium  
HOME Investment Partnership Program**

**FY 2007 –2008**

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The applicable Goal, Strategy and Activity is included for each of the Projects listed below.

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

Citation = FEDERAL CITATION FOR AUTHORIZATION

Environmental = ENVIRONMENTAL REVIEW STATUS

Resources-Federal

<b>2007-2008 HOME Grant:</b>	<b>\$1,041,394</b>
<b>2007-2008 ADDI</b>	<b>\$23,528</b>
<b>Carry-over Funds: ADDI</b>	<b>\$52,661</b>
<b>Program income CMI-URB est.)</b>	<b>\$35,000</b>
<b>Carry-over funds URB</b>	<b>\$13,507</b>
<b>Carry-over funds CMI</b>	<b>\$42,107</b>

Resources-Other

<b>Local Match HOME:</b>	<b>\$ 166,193</b>
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<b>TOTAL REVENUES</b>	<b>\$ 1,400,781.00</b>
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**A. ADMINISTRATION (10% SET-ASIDE, NO MATCH REQUIREMENT)**

<b>FY07-08 Allocation:</b>	<b>\$104,139</b>
<b>Admin Carry-over:</b>	<b><u>\$ 25,000</u></b>
<b>Total Available Funds:</b>	<b>\$129,139</b>

Administration Activities:

- Personnel
- Supplies and other expenses
- Citation - [24 CFR 92.206(d)]
- Environmental – EXEMPT

<b>City of Urbana</b>	<b>\$114,230</b>
<b>City of Champaign</b>	<b>\$ 11,302</b>
<b>Champaign County</b>	<b><u>\$ 3,607</u></b>

<b>TOTAL EXPENSE</b>	<b><i>\$129,139</i></b>
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**B. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) RESERVE SET-ASIDE (15<sup>1</sup>% SET-ASIDE IS REQUIRED EACH YEAR, MATCH PROVIDED BY CHDO)**

<b>FY 07-08 Allocation:</b>	<b>\$ 156,209</b>
<b>Carry-over (FY07-08):</b>	<b><u>\$ 156,209</u></b>
<b>Total Available Funds:</b>	<b>\$ 312,418</b>

Funds are allocated to Affordable Housing Projects for which locally certified CHDOs will act as owner, sponsor or developer.

**1. Ecological Construction Laboratory (FY07/08)**

**"Super Energy Efficient HOME"**

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. The unit will take be designed to incorporate passive solar energy systems.

**\$25,000 (Additional \$6,250 Match must be provided by CHDO)**

Goal 2, Strategy1, Activity 1

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non-Categorically Excluded

**Objective:** Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of owner-occupied units - One (1). Amount of funding leveraged through local match.

**2. Homestead Affordable Housing Program (FY07-08)**

**"Douglass Park Infill"**

Funds will be provided to the Homestead Corporation to assist with the development and new construction of three (3) single-family homes to be sold to income qualifying (low- and moderate-income) households.

**\$85,000 HOME (Additional \$21,250 Match must be provided by CHDO)**

Goal 2, Strategy1, Activity 1

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non-Categorically Excluded

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<sup>1</sup> HUD requires that 15% of the grant funds awarded to a Participating Jurisdiction be set aside for CHDO Projects.

**Objective:** Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of owner-occupied units – Four (4). Amount of funding leveraged through local match.

**3. Urban League Lease Purchase Program (FY 07-08)**

Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase of two (2) single-family homes and related improvements to meet local codes. 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.

Total Project Budget

**\$40,000 HOME (Additional \$10,000 Match must be provided by CHDO)**

Goal 2, Strategy 3, Activity 3

Citation - [24 CFR 92.206(c)]

Environmental – Assessment Required

Recapture

**Objective:** Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of owner-occupied units - Two (2). Amount of funding leveraged through local match.

**4. Urban League Affordable Six Homeownership Program (FY 07-08)**

Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the development and new construction of six (6) single-family homes to be sold qualifying low-income households. The buyer will undergo homebuyer counseling.

**\$156,000 HOME (Additional \$ 39,000 Match must be provided by CHDO)**

Goal 2, Strategy1, Activity\_1

Citation – 24CFR92.206(d)

Environmental – Non-Exempt/Non-Categorically Excluded

Resale

**Objective:** Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of owner-occupied units - Six (6). Amount of funding leveraged through local match.

***Project Expenses:***

<b>Super Energy Efficient Home</b>	<b>\$ 25,000</b>
<b>Douglass Park Infill</b>	<b>\$ 85,000</b>
<b>Lease-Purchase Program</b>	<b>\$ 40,000</b>
<b>Affordable Six</b>	<b>\$156,000</b>
<b>Unallocated CHDO Reserve</b>	<b><u>\$ 6,418</u></b>
<b><i>TOTAL EXPENSE</i></b>	<b><i>\$ 312,418</i></b>

**C. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) OPERATING SET-ASIDE (5% MAXIMUM SET-ASIDE, NO MATCH REQUIREMENT)**

**FY07-08 Allocation: \$52,068**

Funds are allocated to locally certified CHDOs for eligible operating expenses that support the capacity building efforts of the organization and that are likely to lead to its fiscal independence and stability.

Goal 2, Strategy 1, Activity 5  
 Citation - [24 CFR 92.208(a)]  
 Environmental - EXEMPT

<b><u>Ecological Construction Laboratory (e-co lab)</u></b>	<b>\$17,356</b>
<b><u>Homestead Corporation</u></b>	<b>\$17,356</b>
<b><u>Urban League of Champ. Cty Development Corp.</u></b>	<b>\$17,356</b>

***Total CHDO Operating Expense: \$52,068***

**Objective:** Provide Decent Housing by increasing capacity of Community Development Housing Organizations to identify and implement programs that will provide affordable housing opportunities to income qualified recipients (at or below 60% of area median for rental and at or below 80% of the area median for homeownership).

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of households assisted through three Community Housing Development Organizations.



## **D. CITY OF CHAMPAIGN**

<b>FY07-08 Allocation:</b>	<b>\$ 314,449</b>
<b>Program Income</b>	<b>\$ 15,000</b>
<b>Carry-Over</b>	<b>\$ 42,051</b>
<b>Match Funds:</b>	<b><u>\$ 92,875</u></b>
<b>Total Available Funds:</b>	<b>\$ 464,375</b>

### **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.

**\$ 362,500 (\$290,000 HOME; \$72,750 Match)**

Goal 1, Strategy 1, Activity 3

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

Environmental – Assessment Required

Recapture Provision

**Objective:** Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

**Outcome:** Sustainability for the purpose of providing decent housing.

**Outcome Indicators:** Number of owner-occupied households assisted at or below 30% MFI. Number of owner-occupied households assisted at 31 -50% MFI. Number of owner-occupied households assisted at 51 -80% MFI. Amount of funding leveraged through local match.

### **2. Lot Acquisition Program**

Funding will be used to acquire and clear land for future redevelopment as affordable housing. Eligible costs include acquisition, demolition, and clearance of the land. Funding will be available to non-profit agencies and CHDOs, as well as the City. Properties to be acquired will be located in the City's low-income neighborhoods.

**\$53,125 HOME (\$42,500 HOME; \$10,625 Match)**

Goal 2, Strategy1, Activity 1

Citation – 24CFR92.206(d)  
Environmental – Non-Exempt/Non-Categorically Excluded  
Resale

**Objective:** Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of parcels acquired and developed into affordable housing. Amount of funding leveraged through local match.

### **3. Taylor Thomas Down Payment Grants**

Funds will be reserved for down payment assistance for the final three homebuyers in the Taylor Thomas subdivision. Homebuyers must have incomes less than 80% MFI to qualify for this down payment assistance. If this funding is not needed to qualify buyers or if the buyer's income exceeds 80% MFI, the unused HOME funding will be carried forward to FY 08/09 and reprogrammed to other HOME-eligible uses.  
**\$30,000 (\$24,000 HOME; \$6,000 Match)**

Goal 2, Strategy1, Activity 1

Citation – 24CFR92.206(d)  
Environmental – Non-Exempt/Non-Categorically Excluded  
Resale

**Objective:** Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of units affordable owner occupied units constructed. Amount of funding leveraged through local match.

### **4. 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.

**\$18,750 (\$15,000 HOME; \$3,750 Match)**

Goal 1, Strategy 1, Activity 3

Citation - [24 CFR 92.207]

Environmental – EXEMPT

**Objective:** Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is

intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

**Outcome:** Sustainability for the purpose of providing decent housing.

**Outcome Indicators:** Number of owner-occupied households assisted at or below 30% MFI. Number of owner-occupied households assisted at 31 -50% MFI. Number of owner-occupied households assisted at 51 -80% MFI. Amount of funding leveraged through local match

<b>Rehab</b>	<b>\$ 362,500</b>
<b>Lot Acquisition</b>	<b>\$ 53,125</b>
<b>Taylor Thomas Down Payment</b>	<b>\$ 30,000</b>
<b>Program Delivery</b>	<b><u>\$ 18,750</u></b>
<b><i>TOTAL EXPENSE</i></b>	<b><i>\$464,375</i></b>

## E. CHAMPAIGN COUNTY

<b>FY07-08 Allocation:</b>	<b>\$ 72,169</b>
<b>Match Funds:</b>	<b><u>\$ 18,042</u></b>
<b>Total Available Funds:</b>	<b>\$ 90,211</b>

### 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.

**\$ 83,611 (\$65,569 HOME; \$18,042 Match)**

Goal 1, Strategy 1, Activity 3

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

Environmental – Assessment Required

Recapture

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

**\$ 6,600 HOME**

Goal 1, Strategy 1, Activity 3

Citation - [24 CFR 92.207]

Environmental – Exempt

**Objective:** Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients with household income at or below 80% MFI. Program is intended to improve the quality of the housing stock by bring units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance..

**Outcome:** Sustainability for the purpose of providing decent housing.

**Outcome Indicators:** Number of assisted owner-occupied households with income at or below 80% MFI. Amount of funding leveraged through local match.

<b>Rehab</b>	<b>\$ 83,611</b>
<b>Program Delivery</b>	<b><u>\$ 6,600</u></b>
<b><i>TOTAL EXPENSE</i></b>	<b><i>\$ 90,211</i></b>

## **F. CITY OF URBANA**

<b>FY07-08 Allocation:</b>	<b>\$ 186,149</b>
<b>Program Income (est)</b>	<b>\$ 20,000</b>
<b>Carry-over Funds (est)</b>	<b>\$ 14,954</b>
<b>Match Funds:</b>	<b><u>\$ 55,276</u></b>
<b>Total Available Funds:</b>	<b>\$ 276,379</b>

### **1. 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 concerns.

**\$140,000 (\$112,000 HOME; \$28,000 Match)**

Goal 1, Strategy 1, Activity 3

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

Environmental – Assessment Required

Recapture

**Objective:** Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bring units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

**Outcome:** Sustainability for the purpose of providing decent housing.

**Outcome Indicators:** Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51 -80% MFI. Amount of funding leveraged through local match.

### **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.

**\$86,379 (\$69,103 HOME; \$17,276 Match)**

Goal 1, Strategy 1, Activity 3

Citation - [24 CFR 92.207]

Environmental – EXEMPT

**Objective:** Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of

recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bring units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

**Outcome:** Sustainability for the purpose of providing decent housing.

**Outcome Indicators:** Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51 -80% MFI. Amount of funding leveraged through local match.

### **3. Lakeside Redevelopment**

FY07-08 HOME funds in the amount of \$50,000 will be combined with \$50,000 in previously allocated HOME funds (FY06-07) and \$100,000 CDBG (\$50,000 FY05-06 & \$50,000 FY07-08) toward the redevelopment of affordable rental housing units at the Crystal View Townhomes (*former site of Lakeside Terrace public housing*). The project must be consistent with affordable housing goals as outlined in the 2005-2009 Consolidated Plan, the 2005 Comprehensive Plan, and the 2004 Lakeside Redevelopment Plan, and must comply with applicable local, state and federal regulations. (Total \$200,000 HOME & CDBG) (See #3 Page 26).

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

Goal 2, Strategy 1

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

Environmental – Assessment Required

**Objective:** Provide Decent Housing by constructing new mixed-income housing tax credit development that would include at least thirty units for residents whose household incomes were at or below 60% MFI.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of rental units available to low-income households (at or below 60%MFI).

<b>Rehab</b>	<b>\$140,000</b>
<b>Program Delivery</b>	<b>\$ 86,379</b>
<b>Lakeside Redevelopment</b>	<b><u>\$ 50,000</u></b>
<b><i>TOTAL EXPENSE</i></b>	<b><i>\$276,379</i></b>

## **G. AMERICAN DREAM DOWNPAYMENT INITIATIVE**

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

	<b>City of Champaign</b>	<b>Champaign County</b>	<b>City of Urbana</b>	<b>Grand Total</b>
<b>FY07-08 Allocation:</b>	<b>\$12,917</b>	<b>\$ 2,965</b>	<b>\$ 7,647</b>	<b>\$23,529</b>
<b>Carry-over Funds:</b>	<b><u>0</u></b>	<b><u>\$ 20,736</u></b>	<b><u>\$31,925</u></b>	<b><u>\$52,661</u></b>
<b>Total Available:</b>	<b>\$12,917</b>	<b>\$ 23,701</b>	<b>\$39,572</b>	<b>\$76,190</b>

\*Carry-over amounts based on funds disbursed as of 2/20/2007.

**Objective:** Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners.

**Outcome:** Affordability for the purpose of providing decent affordable housing.

**Outcome Indicators:** Number of households receiving direct financial assistance, down payment assistance and housing counseling.

## H. Budget summary

	2007-2008	Comments
Program Area	Budget	
<b>FY07-08 HOME Funds</b>	<b>\$ 1,041,394</b>	(estimated allocation)
<b>FY07-08 ADDI Funds</b>	<b>\$ 23,528</b>	
<b>Carryover funds - ADDI</b>	<b>\$ 52,661</b>	ADDI funds available FY04-05, FY05-06
<b>Program Income (CMI – Urb) est</b>	<b>\$ 35,000</b>	
<b>Carryover funds - Urbana Funds</b>	<b>\$ 14,954</b>	
<b>Carryover funds -Champaign</b>	<b>\$ 42,051</b>	
<b>Local Match</b>	<b>\$ 166,193</b>	
<b>Carryover Admin funds Urbana</b>	<b>\$ 25,000</b>	
<b>Total Budget</b>	<b>\$ 1,400,781</b>	
FY 07-08 Administration 10% of Grant	\$104,139	
City of Urbana Admin Carry-over	\$ 25,000	
<i>Total Available</i>	\$129,139	
City of Urbana	\$114,230	(\$25,000 carry over plus \$89,230 for FY07-08)
City of Champaign	\$11,302	
Champaign County	\$3,607	
	\$129,139	
<b>CHDO Project Funds</b>	<b>\$312,418</b>	\$157,423 Unallocated FY07-08 & \$157,423 FY 07-08
E-co Lab – Super Efficient	\$ 25,000	
Homestead AHP Douglass Infill	\$ 85,000	
Urban League Lease-Purchase	\$ 40,000	
Urban League Affordable Six	\$136,000	
Unprogrammed CHDO Funds	\$ 6,418	
	\$314,846	
<b>CHDO Operating (5%)</b>	<b>\$52,068</b>	
Urban League	\$ 17,356	
Homestead	\$ 17,356	
e-co lab	\$ 17,356	
	\$ 52,068	
<b>ADDI</b>	<b>\$ 76,189</b>	
FY07-08 Champaign - 54.9%	\$ 12,917	Total of new allocation and carryover funds. Each year, allocation is distributed among Consortium members based on the established ratio. Carryover amount differs for each member based on the number of ADDI transactions completed within each jurisdiction.
Carryover Champaign	-0-	
FY07-08 County - 12.6%	\$ 2,965	
Carryover County	\$ 20,736	
FY07-08 Urbana - 32.5%	\$ 7,646	
Carryover Urbana	\$ 31,925	
<b>Sub-Total</b>	<b>Subtotal Allocated Funds</b>	<b>\$ 569,814</b>
	<b>Remaining Funds for Allocation</b>	<b>\$ 830,967</b>



		<b>2007-2008</b>	<b>Comments</b>
	<b>Program Area</b>	<b>Budget</b>	
<b>Member Split</b>	<b>City of Champaign - 54.9%</b>	\$ 314,449	Individual member allocations are determined by applying the established ratio to the FY2007-2008 Allocation, less current year set-asides.
	<b>Champaign County - 12.6%</b>	\$ 72,716	
	<b>City of Urbana - 32.5%</b>	\$ 186,149	
<b>Champaign Budget Detail</b>	<b>CMI ADMINISTRATION</b>		
	<i>Personnel &amp; admin expenses</i>	<b><i>\$11,302</i></b>	
	<b>CMI CITY PROJECTS</b>		
	<b>HOME Funds Available</b>	<b>\$314,449</b>	Match obligation will be provided using Federal Home Loan Bank and UDAG funding
	<b>Program Income (est)</b>	<b>\$ 15,000</b>	
	<b>Carry-Over (est)</b>	<b>\$ 42,051</b>	
	<b>Match Amount</b>	<b>\$ 92,875</b>	
	<b>Total Funds Available</b>	<b><i>\$464,375</i></b>	
	Owner Occupied Rehab	\$362,500	
	Program Delivery	\$18,750	
	Lot Acquisition Program	\$53,125	
Taylor Thomas	\$30,000		
<i>Subtotal</i>	<i>\$464,375</i>	<i>Does not include Admin</i>	
<b>County Budget Detail</b>	<b>CTY - ADMINISTRATION</b>		
	<i>Personnel &amp; admin expenses</i>	<b><i>\$3,607</i></b>	
	<b>COUNTY PROJECTS</b>		
	<b>HOME Funds Available</b>	<b>\$ 72,169</b>	Entire Match obligation is provided through contributions to project expenses from County general funds.
	<b>Match Amount</b>	<b>\$ 18,042</b>	
	<b>Total Funds Available</b>	<b><i>\$ 90,211</i></b>	
	Owner Occupied Rehab	\$ 83,611	
Program Delivery	\$ 6,600		
<i>Subtotal</i>	<i>\$ 90,211</i>	<i>Does not include admin</i>	
<b>Urbana Budget Detail</b>	<b>URB - ADMINISTRATION</b>		
	<i>Personnel &amp; admin expenses</i>	<b><i>\$114,230</i></b>	
	<b>URB CITY PROJECTS</b>		
	<b>HOME Funds Available</b>	<b>\$ 221,103</b>	FY07-08 allocation + FY06-07 Carryover & Pgm Inc
	<b>Match Amount</b>	<b>\$ 55,276</b>	
	<b>Total Funds Available</b>	<b><i>\$ 276,379</i></b>	
	Program Delivery	\$ 86,379	Match obligation \$17,276
	Owner Occupied Rehab	\$140,000	Match obligation \$28,000
	Lakeside Redevelopment	\$ 50,000	Match obligation \$10,000
<i>Subtotal</i>	<i>\$276,379</i>	<i>Does not include Admin</i>	
<b>SUMMARY</b>	<b>Total Available Funds</b>	<b><i>\$ 1,400,781</i></b>	
	<b>Total Allocated Funds</b>	<b><i>\$ 1,400,781</i></b>	
	<b>Balance</b>	<b><i>\$0</i></b>	

**ANNUAL ACTION PLAN FY 2007-2008  
PUBLIC HEARING**

**Monday, January 8, 2007, 7:00 p.m.  
Prairie Elementary School  
2102 E. Washington St., Urbana IL 61802  
Minutes**

Present: City Staff John Schneider, Kelly Hartford; Scott Rose (CCRPC);  
Others Present: Janice Mitchell, Carol Bradford, Delores Roundtree, Alysia Monroe, Byron  
and Simone Smith, Tracee Palmer, Fred Palmer Jr., Adrienne Spires.

John Schneider called this the meeting to order at 7:05pm; Kelly Hartford took notes.

John Schneider provided a brief overview of the CDBG and HOME Programs including  
explanation of the types of projects are eligible to receive funding under these programs.

Janice Mitchell discussed the need for additional resources. During the summer there were  
structured activities for 76 students, at least 35 were middle school age. Crime is a concern  
in the area, particularly around Home Run and the other gas station next store, as well as  
Scottswood Manor & Woodstone Townhomes renting month to month.

Ms. Mitchell commented that their group wanted to let the City know of their concerns.  
They want to pull money from different sources, i.e. City, County, etc. They are willing to  
take on the process in terms of becoming more organized. They do not need \$50,000, but  
could use \$1,000. Even with program development, they would still need a building or  
center.

Ms. Mitchell commented that she will work on the organizing of the group and will be  
sending out letters to everyone and stated that she wanted to get their concerns heard,  
and would work with other groups/organizations.

Carol Bradford stated that she would like to see a place where kids can to in the evenings  
and on weekends. Kids from other schools and who are older, volunteer and hand out at  
activities held at Prairie School. They need a structured place that is safe and affordable.  
She would like a building that is separate from the school district and park district. Lighting  
is needed in the area around the school. Also, sidewalks and/or streetlights are needed in  
other parts of the neighborhood. Also, there are no speed limits signs near High Cross  
Road.

Delores Roundtree stated that children need more than what the school and park district  
offers, they need something to do and a place to go. Ms. Roundtree asked the question:  
Could they look for a building?

Alice Monroe stated that she has an 11 & 12 year old, and is concerned about them having nothing to do. If they had something positive to do, that would be better. Ms. Monroe stated that a bike path is needed in the area. She wanted the focus on children who are not necessarily at-risk; they need to be taken into account.

Alice Monroe stated that they just need a place. They have had activities on a limited amount of funds.

Adrian Spyers wanted to thank Ms. Mitchell and Mrs. Jeffries, principal at Prairie School, for all their help. She stated that the kids are comfortable with them, but a now in a new building. Volunteer is not a problem. They want to make sure that whatever is started, is completed.

Scott Rose, CCRPC stated that there may be extra space at the County Nursing Home, possible other County buildings that could be used. Mr. Rose commented that a bike path is in the works for near Brookens Administration Building; it is in the planning stages.

Byron Smith stated that 25 years ago King School had an open gym, but they no longer have it; it was a good program. Tracy Palmer stated lights are needed around the school.

John Schneider responded to the above questions and comments, including stating that: The group needs to become more organize and obtain 501(c)(3) status. They need to identify what kind of space they need, then they can look at finding a place. If there are no speed limit signs posted, then the speed limit is 30 miles per hour.

Mr. Schneider suggested having the kids go to the County Nursing Home to see the patients/residents, who would enjoy having them there.

The meeting adjourned at 8:25pm.

Respectfully Submitted

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Kelly Hartford, Grants Coordinator

**ANNUAL ACTION PLAN FY 2007-2008  
PUBLIC HEARING**

**Tuesday, January 9, 2007, 7:00 p.m.  
Anita Purves Nature Center  
1505 North Broadway, Urbana, IL 61801**

**Minutes**

Present: John Schneider, City of Urbana, Scott Rose, Champaign County RPC; see attached list for names of additional attendees

John Schneider and Scott Rose were prepared to receive interested citizens at 7:00 p.m.

John Schneider opened the hearing at 7:00 pm. As there were no citizens present, the meeting was adjourned at 7:30 p.m. .

Respectfully Submitted

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*John A. Schneider, Manager  
Grants Management Division*

**ANNUAL ACTION PLAN FY 2007-2008  
PUBLIC HEARING**

**Wednesday, January 10, 2007,  
10:00 a.m.**

**City Council Chambers  
City of Urbana,  
400 S. Vine St. , Urbana, IL 61801**

**Minutes**

City Staff Present: *John Schneider, Kelly Hartford,*

Others Present: Sandra Hannum, Ginny Dewar, Kate Avalos, Jim Rose, Kathie Spegal, Sophia Lewis, Martel Miller, Patrick Thompson

*Kelly Hartford* called this the meeting to order at 7:05pm.

*Kelly Hartford & John Schneider* provided a brief overview of the CDBG and HOME Programs including explanation of the types of projects are eligible to receive funding under these programs.

Ginny Dewar of Crisis Nursery and is a homeowner in Urbana thanked the City for its support of Crisis Nursery and requested continued support of the social service agencies by funding of eligible programs and bricks and mortar improvements.

John Schneider explained the Public Facility Improvement grants for which applications are available. Ms. Dewar asked if funding could be requested for a parking lot through this type of grant. Mr. Schneider indicated that would be eligible.

Cathy Spiegel of Planned Parenthood's Teen Awareness Program stated that their program had been funded through Urbana's Consolidated Social Service programs for several years. Ms. Spiegel explained the program and stated that they appreciated the funding provided through Urbana Township. Ms. Spiegel suggested collaboration between Urbana and Champaign regarding social service funding.

Ms. Dewar asked if the agencies must be 501C-3 to be eligible for funding. Ms. Hartford answered that in the Urbana process this is a requirement.

Ms. Spiegel asked how the applications for funding are scored. Ms. Hartford responded that the scoring explanation is provided on the application and that scoring requirements include National Objectives and Consolidated Plan strategies.

Sandra Hannum Volunteer Coordinator of Champaign County CASA explained their program and stated that they were grateful for past funding. Ms. Hannum requested more information about the difference between CDBG funding and other City funding.

Martell Miller of Visionary Education Youth and Adults asked about the grant deadline, and funding amounts. Mr. Miller mentioned the difficulty of getting other funding for this new program.

John Schneider explained the processes for both Public Facility and Social Services grants.

Sophia Lewis, a citizen who lives in Sunnycrest area discussed the need for more daycare and preschool programs in the area stating that only the Urbana Middle School has such programs currently available to the public, asking if a program like this would be eligible for the grant program.

John Schneider stated that the public schools would be eligible for public facility improvement grant but that the cost to retrofit a building would be very high and would likely require the greater amount of funding to be leveraged through other sources because the available CDBG funding is very limited.

Jim Rose of Homestead Corporation stated that there may be a need for a Rental Rehabilitation Program. Mr. Schneider explained the Rental Rehabilitation program requirements .

Mr. Miller asked how an agency would get started to acquire funding for a program such as the VEYA. Ms. Dewar explained how the Crisis Nursery was formed through local church and rotary club efforts and fund raising events. Ms Dewar stated that it was a very large effort that took a lot of time and energy to get people involved. Ms. Hartford stated that funding may be available through United Way.

Patrick Thompson of VEYA explained that their program serves youth from Urbana schools and focuses on at risk youth by providing tutoring and mentoring.

Kelly Hartford explained the Consolidated Social Service process that would be later in they year and that the City would notify agencies when the applications are available.

Attendees then left the meeting, and seeing that there were no other citizens present, the public hearing was declared closed and 12:00 noon.

Respectfully Submitted

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*John A. Schneider, Manager Grants Management Division*

**ANNUAL ACTION PLAN FY 2007-2008  
PUBLIC HEARING**

**Wednesday, January 10, 2007,  
7:00 p.m.  
Council Chambers  
City of Urbana,  
400 S. Vine St., Urbana, IL 61801**

**Minutes**

City Staff Present: *John Schneider, Kelly Hartford,*

Others Present: Bettina Francis, George Francis, Dominique Pestowski, Zhi Yon, Dennis Roberts, Alice Englebretsen, Tyler Fitch

*John Schneider* called this the meeting to order at 7:00pm.

*John Schneider* provided a brief overview of the CDBG and HOME Programs including explanation of the types of projects are eligible to receive funding under these programs.

Questions/comments:

There were discussions regarding: (1) streetlights in Webber-Anderson area; (2) brick sidewalks & wheel-chair accessibility; (3) incentive programs on property maintenance; and (4) possible eligible projects in the neighborhood.

Alice Englebretsen @ 501 E. California: Questions regarding money used for infrastructure, i.e. streetlights, sidewalks, etc. She stated not much improvement seen on California Street, a lot of run-down housing. In general, there is older infrastructure in the area, i.e. sidewalks. Alice asked if they combined efforts, could they draw up a proposal with re to the Neighborhood Cleanup.

Mr. & Mrs. Francis: Asked about brick sidewalks being wheel-chair accessible; majority of neighbors on Anderson Street do not want streetlights, they are worried about the trees being cut down, etc. They did not even know that Anderson would be included in project. Mrs. Francis asked what the neighborhoods did before the Cleanups. Toxic cleanup is a good project/program.

Tyler Fitch @ 503 East California: Asked about incentive programs for property maintenance. He also asked about what if a neighborhood group did a program to haul away brush, etc. in conjunction with Neighborhood Cleanup, could money be given for that?

Councilman Dennis Roberts: City has established and maintained brick sidewalks, a new process makes them wheel-chair accessible. He asked how closely does Grants Management work with Public Works re infrastructure. Re Webber-Anderson Streetlights, fewer lights needed when using pole lights vs. globe lights, which also cost more. He also stated that he heard from his constituents that they wanted streetlights. He explained the history of the Webber-Anderson area and the lack of streetlights.

Mr. Roberts then gave a list of possible projects that he would like to see CDBG funds used for, if eligible:

Victory Park water line: An application has been available since the beginning of December. An application will be sent to Chris Stohr @ HEUNA, and to Vickie Mays @ the Urbana Park District.

Paving and re-curbng of Green Street: It is in the Capital Improvement Plan, but he would like to see about using CDBG funds for the south side brick sidewalk in conjunction with the street work being done in FY0708. The regulations will have to be checked.

North Cunningham/North Urbana Business Association: Sidewalks are needed from the Interstate down to Perkins Road.

Urbana Street/High Street: There are no sidewalks, and no curbs/gutters. Illinois Street could also use some upgrades.

John Schneider answered questions raised in the hearing: He explained that GMD works very closely with Public Works, timeliness is an issue when completing projects. We will work with Doug Miller with regard to the Capital Improvement Plan (CIP) in order to budget for streets, etc. With regard to the Webber-Anderson Streetlights, letters were sent out to the neighborhood, all projects are listed in newsletter sent out. With regard to the Neighborhood Cleanup, John asked if there was a preference for having two sites or have everyone drop off at a transfer station; discussion ensued. John also stated that the neighborhood had to take some ownership; the funds are limited to \$9,000 for this activity. John recommended that the EPA website be checked for dates of alternate places in the state to take toxic items. A list of places in Champaign-Urbana to drop of items was passed out. Remediation could possible be paid for with Emergency Grant.

The meeting adjourned at 8:45pm.

Respectfully Submitted,

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*Kelly Hartford, Grants Coordinator*



**ANNUAL ACTION PLAN FY 2007-2008  
PUBLIC HEARING**

**Thursday, January 11, 2006, 7:00pm  
King School Library  
1108 West Fairview, Urbana**

**Minutes**

Present: John Schneider, Randy Burgett – City of Urbana; Nancy Greenwalt, Bob Leach, Jerry Moreland, Pauline Walker, Helen Kratz, and Lloyd Carter – United Citizens And Neighbors (UCAN), Augusta Coleman, resident.

Randy Burgett called the meeting to order at 7:00pm.

Both Randy Burgett & John Schneider provided a brief overview of the CDBG and HOME Programs including explanation of the types of projects are eligible to receive funding under these programs. Mr. Schneider explained that in the upcoming year, one of the projects that the City may undertake is the Harvey Street and Sidewalk improvement from Fairview south to Church Street.

Lloyd Carter articulated his dissatisfaction with the exterior appearance of the Ecological Construction Laboratory house at 1005 W. Fairview.

Jerry Moreland asked when there would be improvement to the section of Church street West of Goodwin Ave.

Bob Leach asked about the possibility of a repair program to address windows and doors for the purpose of weatherization. Mr. Burgett explained the City Emergency Grant and Senior Repair Service programs.

Mr. Leach asked if the Neighborhood Cleanup would continue in the upcoming year. Mr. Burgett explained that the City expanded the target area, increasing costs. Staff is researching ways to cut the overall costs so that the program can continue in light of the recent HUD funding cuts including the possibility of moving to a single drop-off site.

There was discussion about how to get more volunteers to help with the Cleanup program. Mr. Leach stated that if the location of the Cleanup is changed, the Newsletter should included highlighted information or graphics to alert the residents of the change. Mr. Moreland stated that trash receptacles placed throughout the neighborhood would encourage residents to keep the area clean. Helen Katz said a similar undertaking was successful in Champaign's Maple-Vine neighborhood.

There was discussion about minority contracting. Mr. Carter mentioned the need for more jobs in the low- income community and stated the need for lessening of restrictions for minorities to participate in City rehab projects. Nancy Greenwalt asked about the requirements for contractors to participate in the City programs. Mr. Burgett explained the requirements and procedures to become a qualified contractor including the State laws regarding Lead paint training and certification.

There was discussion regarding existing and potential bike paths. Ms. Greenwalt mentioned that bike paths provide safe access to downtown for residents. Ms. Katz and Mr. Moreland agreed that bike paths should be marked for safety reasons.

There was discussion about the need for a Community Center. Ms. Greenwalt asked if the old Family video store could be used for this purpose. Ms. Katz said that the Family video could be used as a neighborhood library.

Mr. Moreland stated that Matthews Street also needed to be improved in addition to the alleys in the area.

The meeting adjourned at 8:45pm.

Respectfully Submitted,

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John A. Schneider, Manager  
Grants Management Division