



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Elizabeth H. Tyler, FAICP, Community Development Director

FROM: Kelly H. Mierkowski, Manager, Grants Management Division

DATE: February 23, 2012

SUBJECT: **Draft City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) Annual Action Plan– FY 2012-2013**

Description

Included on the agenda of the February 28, 2012 meeting of the Urbana Community Development Commission is a review of the Draft City of Urbana and Urbana HOME Consortium FY 2012-2013 Annual Action Plan (AAP). Staff is requesting public input and recommendations regarding the grant applications, proposed programs, projects, and budgets outlined in the AAP for FY 2012-2013.

Issues

The issue is for the Community Development Commission (CDC) to review the Draft AAP for FY 2012-2013 and provide input regarding the proposed allocations of funding. The Commission is asked to also review grant applications that were submitted as part of the annual Community Development Block Grant (CDBG) grant process for public facility projects, in order to recommend a funding amount for each application, to be included in the AAP.

No applications for HOME Investment Partnerships (HOME) Program were submitted for funding of housing projects from the Community Housing Development Organizations (CHDOs); therefore no recommendations for the funding are being made at this time. The deadline has been extended for the submission of HOME applications until March 7, 2012.

The Draft AAP for FY 2012-2013 will be made available for public review and comment beginning February 27, 2012. At the end of the thirty-day public review period, staff will incorporate public comments and CDC input into the Draft Action Plan. During its March 27, 2012 regular meeting, CDC will review the draft with changes and will be asked to make a recommendation to the Urbana City Council regarding the FY 2012-2013 AAP.

Background

HUD announced, via its website, the City of Urbana and Urbana Consortium allocations for FY 2012-2013. According to this announcement, the amount allocated to the HOME Program is **\$769,083**, and the CDBG allocation is **\$362,644**. In FY 2011-2012, the HOME allocation was **\$1,000,552**, and the CDBG allocation was **\$421,469**. The one year reduction in funding for the CDBG program is **13.9%**, and the reduction for HOME funding is **23%**. In FY 2010-2011, the HOME allocation was **\$1,130,755**, and the CDBG funding was **\$505,007**. The reduction in funding for the CDBG program was **17%**, and the reduction for HOME funding was **12%**.

In accordance with the Citizen Participation Plan outlined in the City of Urbana and Urbana HOME Consortium Draft Consolidated Plan for FY 2010-2014, a series of neighborhood meetings and public hearings were held to gather citizen input on the proposed utilization of the City's CDBG and HOME funding. The Draft Annual Action Plan includes comments from these public meetings/hearings that were held as follows:

NEIGHBORHOOD OPEN HOUSES/PUBLIC HEARINGS

- Monday, January 9, 2012, 7:00 PM
Prairie School Library, 2102 E. Washington Street, Urbana
- Tuesday, January 10, 2012, 7:00 PM
City of Urbana Council Chambers, 400 S. Vine Street, Urbana
- Wednesday, January 11, 2012, 7:00 PM
Crystal View Townhomes Community Center, 102 E. Stebbins Drive, Urbana
- Thursday, January 12, 2012, 7:00 PM
King School Library, 1108 W. Fairview Avenue, Urbana

PUBLIC HEARINGS FOR NON-PROFIT AGENCIES AND ORGANIZATIONS

- Tuesday, January 10, 2012 10:00 AM
City of Urbana Council Chambers, 400 S. Vine Street, Urbana

The Draft Annual Action Plan (AAP) for FY 2012-2013 includes the proposed budget for utilizing the Urbana CDBG entitlement funds. The Draft AAP also includes amounts budgeted for the HOME Program with regard to CHDO Operating, CHDO Reserve, and Program Administration, but does not yet include specifics regarding allocations to CHDOs because of readiness problems associated with the potential projects and CHDO certification. The HOME Consortium Technical Committee will provide a final recommendation for funding the CHDOs in time for CDC to make a recommendation to Council at its meeting on March 27, 2012.

The draft budgets for HOME Program funding for the City of Champaign, Champaign County and City of Urbana are also included. Champaign County is in the process of deciding how to allocate their portion of the HOME funding and will finalize the budget in time to be included in the AAP prior to the March 28th CDC meeting. As more information regarding the proposed projects during the upcoming 30-day period is acquired, recommended funding amounts will be developed and placed in the Draft FY 2012-2013 AAP that will be presented to the CDC at its March 27, 2012 regular meeting for a recommendation to the Urbana City Council.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

For FY 2012-2013, the City of Urbana's CDBG allocation from HUD is projected to be **\$362,644**, which is a **13.9%** reduction from last year's funding of approximately \$421,469. The CDBG revenues for FY 2012-2013 are augmented by the projected availability of an estimated **\$38,000** in program income from prior years. The total estimated CDBG resources for FY 2012-2013, including estimated program income and carryover, amounts to **\$585,650**. (See Attachment B for a table showing CDBG allocations since FY 2000-2001.)

Following is a summary of staff recommendations regarding the utilization of the Community Development Block Grant funds:

City of Urbana CDBG

Administration (FY 12-13)

\$80,128

Funding for administration is limited to 20% of the current CDBG allocation and 20% of the program income received during the program year. This program is funded below the level of funding for the previous fiscal year.

Program Delivery (FY 12-13)

\$93,000

These funds are used for personnel expenses and other costs more directly related to implementation of specific internal housing and community development programs. Most expenses are related to the implementation of the City's housing rehabilitation programs. This program is funded below the level of funding for the previous fiscal year.

Emergency Grant/Access Grant (FY 12-13)

\$60,000

This Emergency Grant Program supports affordable housing by making necessary emergency repairs that keep homes habitable. The Access Grant Program helps persons with disabilities by providing access improvements to facilitate mobility. This program is funded below the level of funding for the previous fiscal year.

Urbana Senior Repair Program (FY 12-13)

\$15,000

This program is essential in helping to meet affordable housing needs of Urbana's seniors. Funding is used to make minor repairs, which help to provide safe and functioning housing. This program is funded below the level of funding for the previous fiscal year.

Public Facilities and Improvements (FY 12-13)

The following projects were submitted for funding with CDBG funding from FY 2012-2013. Due to a 13.9% cut in the CDBG program, only one CDBG Public Facilities project will be funded this year. Therefore, the highest scoring application is being recommended for funding.

Community Elements

Elm Street Supported Apartments, Urbana

Score: 197

Requested: \$15,665

Staff Recommendation: \$15,665

Funds will be used to install upgrades in the bathroom of each unit (vanities and medicine cabinets), vinyl flooring in bathroom/kitchen/entryway of each apartment, and exterior painting of the siding at the Elm Street Supported Apartment Program, an 8-unit affordable housing complex for persons with psychiatric disabilities, located in Urbana.

Center for Women in Transition

A Woman's Place/Domestic Violence Program, Urbana

Score: 190

Requested: \$15,592

Staff Recommendation: \$0

Funds will be used for the installation of new cabinets for storage, install new doors, and paint the living room and dining room at the facility formerly operated by A Woman's Place, at the shelter located on East Main Street in Urbana. Due to cuts in the CDBG program, this application is not being recommended for funding.

Center for Women in Transition

Evans House, Champaign

Score: 139

Requested: \$23,325

Staff Recommendation: \$0

Funds will be used to repair the roof, and the interior damage caused by the leaks, at the Evans House located on Church St. in Champaign. Due to cuts in the CDBG program, this application is not being recommended for funding.

Public Service Funding Programs

\$ 60,096 (Total Public Service Funding)

Funding for public service programs is limited to 15% of the current CDBG allocation and 15% of the prior year's program income. Programs to be funded from the Public Service Fund include the following:

Transitional Housing Program (FY 12-13)

Personnel \$27,096

Programming \$16,000

Funds are used for staffing and costs associated with the Transitional Housing Program including for utilities, maintenance, and remodeling. This program is funded below the level of funding for the previous fiscal year.

Consolidated Social Service Fund (12-13)

\$9,000

Funding will be contributed to the City of Urbana and Cunningham Township's Consolidated Social Service Funding pool. CDBG eligible projects will be identified to utilize these funds. This program is funded below the level of funding for the previous fiscal year.

Neighborhood Cleanup (FY 12-13)

\$8,000 (\$15,000 total proposed, includes \$7,000 other funding)

Although this neighborhood cleanup event is very popular, HUD regulations allow only 15% of the total allocation to be used for Public Services. However, the City may use other funding sources, if available, to maintain the program at two cleanups per year. The level of funding is at the same level as last fiscal year.

HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM

The Urbana HOME Consortium allocation from HUD is anticipated to be **\$769,083** for FY 2012-2013, a **23%** reduction from the previous fiscal year. In addition, the City of Urbana estimates revenue of \$33,000 in program income. In FY 2011-2012, the HOME Consortium received an allocation of **\$1,000,552**, a **12%** reduction from the previous fiscal year. The Consortium must also contribute 25% in local MATCH, totaling **\$134,590**. (See Attachment B for a table showing HOME allocations since FY 2000-2001.)

The following is summary of staff recommendations regarding the utilization of the Home Investment Partnership Act (HOME) funds:

Administration (FY 12-13)

The FY 2012-2013 funds will be used for personnel and administrative functions related to the HOME program. Due to a reduction in HOME grant, the amount of available funding for administration is less than the previous fiscal year.

City of Urbana -	\$ 76,908
City of Champaign -	\$ 0
Champaign County -	\$ 0
Administration Total	\$ 76,908

CHDO Project (FY 12-13)

The HOME regulations require that a minimum of 15% of the annual allocation be utilized for CHDO projects. CHDO Project Funds or CHDO Reserve (CR) must be used for projects that produce actual housing units in which the CHDO acts as an owner, a developer, or a sponsor. Because no applications for CHDO Projects have been received, \$115,362 in CHDO Project Reserve fund will be set aside for a future eligible CHDO Project. The deadline for receiving CHDO Project applications has been extended to March 7, 2012, as no applications were received.

Un-programmed CHDO RESERVE Funds

\$115,362 HOME (\$28,841 Match must be provided by CHDO)

Funds will be provided to eligible CHDO project(s) proposed by an organization that has demonstrated success in creating affordable housing opportunities and utilized funding in a timely manner. Funding is below the level of funding from the previous fiscal year.

CHDO Operating (FY 12-13)

The Urbana HOME Consortium recognizes the Homestead Corporation, Ecological Construction Laboratory, and Champaign County Neighborhood Association for Habitat as CHDOs. Certified CHDOs are eligible for a portion of the 5% of the HOME funds set aside for CHDO operating funds, provided they continue to work on HOME funded projects and maintain the eligibility requirements of the HOME Program. The deadline for receiving CHDO Operating applications has been extended to March 7, 2012, as no applications were received. Funding for CHDO operating funds is below the level of funding from the previous fiscal year.

Total CHDO Operating Funds Available: \$ 38,454

Consortium Member Projects (FY 12-13)

Following is a listing of projects proposed to be undertaken by each member of the consortium:

City of Urbana

FY 12-13 HOME allocation:	\$ 174,859
Program Income (estimated)	<u>\$ 33,000</u>
Total Available Funds:	\$ 207,859
Match Required: \$ 43,715	

1. Owner-Occupied Housing Rehabilitation

Funds will be allocated for the rehabilitation of four-seven (4-7) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household that are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.

\$174,859 HOME (\$43,715 Match)

HOME funds may also be allocated to Program Delivery, Kerr Avenue Sustainable Development, Rental Rehabilitation at eligible locations, or other eligible programs.

City of Champaign (FY 12-13)

City of Champaign

FY 12-13 HOME allocation:	\$ 295,612
Program Income (Est.):	<u>\$ 24,500</u>
Total HOME +PI Funds:	\$ 320,112
Match Required: \$ 73,903	

- 1. Tenant Based Rental Assistance Program.** HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.
\$72,000 HOME (Additional \$18,000 Match required)

2. Neighborhood Revitalization Program

Funds may be allocated to **new or** existing programs, such as the Acquisition-Rehab, **Full Home Improvement Program**, or Lot Acquisition programs, to promote revitalization efforts of targeted neighborhoods. The areas identified may be included in the Neighborhood Wellness Plan or in specific neighborhood plans (i.e. Beardsley Park, Bristol Park, Burch Village Area Redevelopment) to further goals identified in the plans. **\$223,612 HOME; \$24,500 Estimated Program Income (Additional \$55,903 Match required)**

Champaign County (FY 12-13)

FY 12-13 HOME allocation: \$ 67,887
Match Required: \$ 16,972

Champaign County
\$ 67,887 HOME (\$16,972 Match)

These HOME funds may be allocated to Housing Rehabilitation, Program Delivery, Tenant Based Rental Assistance; or other eligible programs.

Fiscal Impact

Spreadsheets are included in the DRAFT FY 2012-2013 Annual Action Plan to reflect the fiscal analysis associated with programs and projects that staff has recommended. Note that the HOME funds do require a 25% match of **\$43,715** for Urbana’s HOME Allocation of **\$174,859**. Local Match may be provided from the City’s Capital Improvement Fund or may come from the Match accrued through previous Urbana projects.

Recommendation

Staff recommends that the CDC review and provide comments on the Draft FY 2012-2013 Annual Action Plan that will aid staff with preparing the final FY 2012-2013 AAP.

Prepared By:

Kelly H. Mierkowski, Manager
Grants Management Division

Attachment:

1. Attachment A: DRAFT City of Urbana and Urbana HOME Consortium Annual Action Plan for FY 2012-2013
2. Attachment B: Grant Summary for Fiscal Years 2000-2001 through 2012-2013



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

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**DRAFT
Annual Action Plan
FY 2012-2013**

Approved by Urbana City Council
Ordinance No.

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VI. APPENDICES

Appendix I: Tables – **Not included in draft**

- Table 3A - Summary of Specific Annual Objectives
- Table 3B - Annual Affordable Housing Completion Goals
- Table 3C - Consolidated Plan Listing of Projects

Appendix II: Target Area Map

Appendix III: Goals, Strategies, and Activities

Appendix IV: Citizen Participation Minutes and Public Input

VII. ADDITIONAL ATTACHMENT

HUD Certifications: CPMP Non-State Grantee Certifications

CITY OF URBANA and URBANA HOME CONSORTIUM

ANNUAL ACTION PLAN – FY 2012-2013

I. INTRODUCTION

Form Application

See Standard Forms HUD-424.

FY 2012-2013 Annual Action Plan:

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2012-2013 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, 2012 and ending June 30, 2013.

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 2012-2013 has been developed to further five-year strategies identified in the *City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2010-2014*. 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 2012-2013. 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 HOME 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 for public review and comment during the period beginning February 27, 2012 through March 27, 2012. On March 27, 2012 the City 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, are to be included in the Annual Action Plan.

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

Kelly H. Mierkowski, Manager, Grants Management Division, City of Urbana, Grants Management Division, at 217-384-2447 or by email: khmierkowski@urbanaininois.us

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

Kerri Spear, 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.

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

Darlene Kloepfel, Champaign County Regional Planning Commission, at 217-328-3313 or by email at dkloepfel@ccrpc.org.

EXECUTIVE SUMMARY

1. Managing the Process

The FY 2012-2013 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 that will be undertaken by the City of Urbana with Community Development Block Grant (CDBG) funds during the year beginning July 1, 2012, 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 is being prepared by the City of Urbana in its dual capacity as CDBG entitlement recipient and lead entity of the Urbana HOME Consortium. The Urbana Community Development Commission will review the proposed Annual Action Plan at its March 27, 2012 meeting and will make a recommendation to the Urbana City Council for approval of the Plan.

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 Committee of the Whole will be scheduled to review the Annual Action Plan at its April 9, 2012 meeting. The Annual Action Plan will be presented for Council approval on April 16, 2012.* Prior to approving the Annual Action Plan, the City of Urbana will have obtained 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 2010-2014 Consolidated Plan. 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 (Access/Emergency Grants).
- 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 Service Grants).
- Provide funds for property acquisition/demolition/maintenance to eliminate slum and blight, and support Affordable Housing programs with non-profits and Community Development Housing Organizations (CHDOs).
- Provide funding to Community Elements for the installation of bathroom vanities, medicine cabinets, and vinyl flooring in each unit, and exterior painting at the Elm Street Supported Apartment Program located in Urbana.
- Provide funding, which augments the City's general revenue fund, for street, sidewalk, and streetlight improvements in targeted neighborhoods.

- Clearance of secondary buildings and structures that create health and safety concerns. (Clearance of Slum/Blighted Conditions)
- Support public service programs and other activities targeted toward very low-income Urbana residents.
- Sponsor special neighborhood cleanup activities in the target areas.
- Assist homeless families through the City's Transitional Housing Program.
- Contribute funds toward the development of infrastructure on the Kerr Avenue affordable and sustainable housing project (carryover).

Through the **HOME Program**, the Urbana HOME Consortium members propose to:

- Provide operating funds to certified Community Housing Development Organizations (CHDOs) that develop affordable housing opportunities.
- Contribute toward projects providing homeownership of newly constructed energy efficient homes for low- and moderate-income families.
- Rehabilitate owner-occupied housing in Champaign, Urbana, and in unincorporated areas of Champaign County.
- Contribute funds for the process of planning and designing affordable, sustainable housing on City-owned property.
- Contribute toward programs that will provide homeownership units for low- and very-low income households.
- Contribute funds toward rehabilitation of rental units for low- and very-low income households.

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan, which is included as part of the 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.

2. Objectives and Outcomes

A summary of the Consolidated Plan Objectives and Outcomes is provided below and contains Objectives (with associated Goals as listed in Appendix D of the FY 2010-2014 City of Urbana and Urbana HOME Consortium Consolidated Plan) and the anticipated Outcomes from implementing the strategies associated with the Consolidated Plan goals.

The following Objectives and Outcomes summary serves as the framework for an outcome-based performance measurement system for the City of Urbana and Urbana HOME Consortium to monitor its progress toward meeting goals of the FY 2010-2014 Consolidated Plan. Each project identified in this Annual Action Plan provides the applicable Objectives and Outcomes. The anticipated results are provided as "Outcome Indicators."

OBJECTIVE 1: PROVIDE A SUITABLE LIVING ENVIRONMENT

GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families and encourage expansion of local services to meet community homeless needs.*

GOAL 7: *Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes*

GOAL 8: *Support infrastructure improvements in Urbana's Community Development Target Area*

GOAL 9: *Preserve and support Urbana's neighborhoods as vibrant places to live.*

Outcome: Accessibility for the purpose of creating suitable living environments

Strategies	Create a Suitable Living Environment by providing better access to health care in the community for low-income residents. (<i>Public Facilities Project - Community Elements</i>)
	Create a Suitable Living Environment for owner-occupied households with incomes at or below 80% of the area median by improving infrastructure in the targeted neighborhood. (<i>Projects including Neighborhood Sidewalks & Streetlights, and Kerr Subdivision Project Infrastructure</i>)
	Create a Suitable Living Environment by improving the appearance of the targeted areas by reducing blight. (<i>Neighborhood Cleanup</i>)

Outcome: Sustainability for the purpose of creating suitable living environments

Strategies	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. (<i>Emergency Grant and Access Grant</i>)
	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 at or below 50% of the area median. (<i>Senior Repair Service</i>)
	Create Suitable Living Environment by providing assistance to property owners in the target area having household incomes at or below 80% Median Family Income (MFI) by removing dilapidated structures from owner-occupied property. (<i>Clearance of Slum & Blighted Conditions</i>)

Outcome: Sustainability for the purpose of creating suitable living environments

Strategies	Create a Suitable Living Environment by providing better access to social services in the community for low-income residents. (<i>Consolidated Social Service Funding Projects</i>)
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Outcome: Affordability for the purpose of creating suitable living environments

Strategy

Create a Suitable Living Environment by providing support to the existing network of local homeless services. *(Urbana-Champaign Continuum of Care, Council of Service Providers to the Homeless, and the Emergency Relocation Task Force)*

OBJECTIVE 2: PROVIDE DECENT HOUSING

GOAL 1: *Provide decent affordable housing opportunities for low- and moderate-income households.*

GOAL 2: *Address barriers to obtaining affordable housing*

GOAL 3: *Preserve and improve supply of affordable housing as a community resource.*

GOAL 4: *Work with Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.*

Outcome: Affordability for the purpose of providing decent affordable housing

Strategies

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

Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median *(Property Acquisition)*

Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners *(CHDO affordable housing projects)*

Provide Decent Housing by constructing new mixed-income housing tax credit development that would include at least thirty units for residents whose household incomes are at or below 60% Median Family Income (MFI). *(Redevelopment of Dunbar Court)*

Provide Decent Housing by providing tenant-based rental assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty line. *(Tenant Based Rental Assistance)*

Strategies

Provide Decent Housing by developing new down payment assistance programs for low-income buyers. *(HOME Consortium – Acquisition Rehab)*

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

Strategies

Provide Decent Housing by providing access to services and counseling for homeless families with children to assist with transition into more permanent housing (*Urbana Transitional Housing Program for Homeless Families with Children; Supportive Housing Program for Homeless Families in Transition*)

Provide Decent Housing by identifying 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). (*City Redevelopment Programs*)

Strategies

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. (*Whole House Rehabilitation Program*)

OBJECTIVE 3: Expand Economic Opportunities

GOAL 5: *Support community efforts to provide services and training for low- and moderate-income residents.*

GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families and encourage the expansion of local services to meet community homeless needs.*

Outcome: Accessibility for the purpose of creating economic opportunities

Strategies

Support expansion of job-training programs for low-income individuals by area social service agencies, and encourage them to conduct a review of all available programs to determine if they meet current need. (*Consolidated Social Service Funding Projects*)

Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults (*Consolidated Social Service Funding Projects*)

Support area providers such as the Senior Services Division of Champaign County Regional Planning Commission and Family Service of Champaign County in their efforts to provide supportive services to low-income elderly persons residing in Urbana (*Consolidated Social Service Funding Projects*)

3. Evaluation of Past Performance

Based on input received during public hearings, Community Development Commission meetings and City Council meetings, infrastructure projects to be implemented during the FY 2010-2014 Consolidated Planning period will help to provide a more suitable and safe living environment. The infrastructure reconstruction and installation projects in this Annual Action Plan will also address suitable and safe living environment objectives.

The demand for assistance through the Emergency, Access, and Senior Repair Programs fluctuates year-to-year. Increasing utility and maintenance costs as well as other rising housing costs place a burden on the lower income households. The City maintains a waiting list for Whole House Rehabilitation participants for which the demand remains high due to limited funding availability. Owner-occupied housing rehabilitation programs have a positive impact for participants and help stabilize properties. Programs addressing neighborhood conditions are continuing to becoming more successful at improving the overall appearance of the target neighborhoods.

Since 2007, City of Urbana staff has annually conducted a survey in the target neighborhoods to identify blighted secondary structures and vacant, deteriorated buildings that need to be repaired or demolished. As part of this program, during FY 2012-2013, staff will continue to work with owners to encourage mitigation of the blighted conditions. Property owners are also informed of the availability of City of Urbana programs for income-qualified owner-occupants that will offset the cost of abatement. In the past five years this process has resulted in removal of 24 blighted structures.

The Neighborhood Newsletter is mailed three times each year to provide residents of the target neighborhoods notification of the available programs for assistance and to address these conditions. The City also keeps residents informed through public notices and information posted on the City website at www.urbanaininois.us, in the local newspaper, and on the public access television channel.

The City's Emergency Grant and Senior Repair Service Programs provide much-needed funds that mitigate the immediate and deferred maintenance issues for those who otherwise would not be able to afford such repairs. This is an essential element of helping to stabilize the target neighborhoods.

The Access Grant Program is intended to help remove barriers to accessibility for persons with disabilities. It is available for renters or homeowners who earn less than 80% of Median Family Income to make necessary improvements.

In FY 2011-2012, the City and Urbana HOME Consortium Programs have assisted residents by program or location as indicated in the following table. The table also includes the expected number of residents estimated to be served during FY 2012-2013.

		Number Assisted		
	Program Name	<i>FY 2011-2012</i>	<i>FY 2010-2014</i>	<i>FY 2012-</i>
		<i>(to date)</i>	<i>Con Plan</i>	<i>2013</i>
			<i>Period Goals</i>	<i>Expected</i>
City of Urbana HOME & CDBG	Urbana Emergency Grant/Access Grant	9	91	20
	Urbana Whole House Rehabilitation	5	24	4
	Urbana Senior Repair Service	12	102	18
	Urbana Public Facilities Improvements	348	4665	933
	Urbana Public Services			
	Transitional Housing Program	5 families	18 families	5 families
	Consolidated Social Service Funding	458	2378	476
	Neighborhood Cleanup	252	1528	475
HOME - City of Champaign & Champaign County, & CHDOs	CHDO Consortium Homeownership Programs	2	14	3
	Consortium TBRA (# of Households)	12	9	12
	Champaign - Full Home Rehabilitation	0	37	0
	Champaign - New Rental Housing Units	0	4	0
	Champaign - Rental Rehabilitation	0	0	0
	Champaign - Lot Acquisition	0	10	0
	Champaign - Acquisition Rehab	0	6	10
	County - Full Home Rehabilitation	2	8	2

The City and Consortium work to identify other new programs to improve property values and neighborhood appearance; however, federal funding limitations may affect the extent to which new programs can be carried out.

The City of Urbana instituted a Rental Registration Program in 2007 to address rental property conditions. The program is enforced on a citywide basis to ensure that all rental units are in compliance with the current property maintenance codes. This program will help to stabilize neighborhoods through inspection of rental units to ensure safe housing that complies with City codes for the tenants.

During FY 2011-2012, City inspectors have inspected approximately 381 dwelling units in six geographical areas of Urbana. The total number of units inspected since the program began in 2007 is 6619. The program goal is for all of the 8906 currently registered rental units in the City to be systematically inspected at least every five years to ensure compliance with the current Property Maintenance Code standards.

CITIZEN PARTICIPATION

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan included as part of the 2010-2014 Consolidated Plan process. 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, as follows:

Date	Format	Target Audience	Location	Morn.	Eve.
12/12/12	Open Meeting	Social Service Agencies	Urbana City Building	✓	✓
1/09/12	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	Prairie Elementary School Library		✓
1/10/12	Public Hearing	Social Service Agencies	Urbana City Building	✓	
1/10/12	Public Hearing	Residents of Neighborhood, Urbana & Consortium	Urbana City Building		✓
1/11/12	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	Crystal View Townhomes Community Center		✓
1/12/12	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	King Elementary School		✓
2/27/12-3/27/12	Public Review & Comment	Residents of Neighborhood, Urbana & Consortium, and all interested parties	Urbana Public Library	(Business Hrs)	
			City Clerk's Office	✓	
			Community Development Services Office	✓	
3/27/12	Public Hearing	Residents of Urbana & Consortium and all interested parties	Urbana City Building		✓

Citizen Participation: Comments Received

Comments received in January 2012 regarding the Annual Action Plan are in support of the City continuing support of Consolidated Social Service Programs, and the funding for Public Facility and Infrastructure 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/Annual 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 areas
- Provided public notice by advertising in a local, widely-read newspaper
- Provided public notice on City Website www.urbanaininois.us
- Emailed and mailed public notice to social service agencies, media, and concerned citizens

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 **\$362,644** in FY 2012-2013 CDBG entitlement funds. These funds will be combined with an estimated **\$38,000** in program income and carryover, to create a total estimated CDBG program budget of **\$585,650**.

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). The following 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.
- The following CDBG subrecipient has pledged non-CDBG funds as leverage for delivery of their CDBG-funded activities:
 - Community Elements has pledged twenty-six percent (26%) towards the installation of bathroom vanities/medicine cabinets, vinyl flooring, and exterior painting at their Elm Street Supported Apartment Program.

The Urbana HOME Consortium expects to receive **\$769,083** in FY 2012-2013 HOME funds. These funds will require **\$134,590** Local Match to be provided in Consortium-wide. The final Annual Action Plan will have a budget total that includes projected administrative carryover. HOME Funds remaining as of July 1, 2012 from uncompleted projects from previous years will be carried over to be expended in the coming year.

As with the CDBG program, many HOME-assisted activities involve leveraging non-HOME funds:

- HOME funds allocated to the Community Housing Development Organizations developing owner occupied homes will be leveraged by down payment assistance provided by other agencies, material donations, volunteer participation, and monetary donation.
- 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 Carryover 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, private donations and grants to meet their HOME match requirements.

DESCRIPTION OF ACTIVITIES TO BE TAKEN

See Listing of Proposed Projects (CDBG...page 30 and HOME Program...page 41)

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 Program Years associated with the FY 2010-2014 Consolidated Plan, the Community Development Target Area also includes Block Group 1 of Census Tract 56. A graphic (map) depicting the expanded boundary of Community Development Target Area is attached as Appendix II. The areas of Minority Concentration are Census Tracts 51:1, 53:2, 53:3 and 53:5. This information is provided graphically in the 2010-2014 Consolidated Plan as Map 4, in the map section of the plan.

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%

The table above 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. These areas correlate with the Community Development Target Area map in Appendix II.

Urbana HOME Consortium funds are divided geographically based on 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.

DEVELOPING INSTITUTIONAL STRUCTURES

Urbana staff is an acknowledged resource for information on housing and service agencies. Staff receives numerous telephone calls each week requesting information 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 continue to utilize available Internet website applications to aid in this effort. The City launched a new user-friendly site with improved access to information this past year.

Although the City of Urbana and the Housing Authority of Champaign County (HACC) are separate government agencies, as prescribed by state law, the City will work with the HACC to provide input and assistance regarding the HACC's Annual Agency Plan. The seven-member HACC Board of Commissioners consists of two commissioners appointed by each of the Cities of Urbana and Champaign, an appointee that rotates between the two cities called a "floating" appointee, a commissioner appointed by the Champaign County Board, and a commissioner appointed from among residents of the HACC properties.

The City of Urbana receives a Draft Annual Agency Plan from the HACC for review and comment. Staff works with the HACC to ensure the Agency Plan is consistent with the Urbana HOME Consortium Consolidated Plan. The process includes City review of proposed capital improvement, demolition, and disposition projects that are planned in the near future. The City will continue to work with the HACC's Developer over the next year regarding the redevelopment of Dunbar Court, located in Urbana.

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*, *Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight*, and *Basically CDBG* (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 Program, 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 funding levels for the annual CDBG and HOME applications to the Urbana City Council, and reviews requests for other housing-related funds.

The Grants Management Division of the City of Urbana's Community Development Services Department is responsible for monitoring all programs implemented with Community Development Block Grant and HOME program funding to ensure compliance with all regulations associated with HOME and CDBG programs.

Local building codes apply to properties assisted through the City's housing rehabilitation programs. Certified inspectors from the City's Building Safety Division enforce compliance with local building codes. Assisted properties are inspected for code violations by Building Safety staff in the initial phase of the rehabilitation process. In addition, a risk assessment inspection is completed by trained and certified staff to identify potential hazards associated with lead-based paint.

After the contract is executed and during project construction progress, rehab staff performs inspections periodically to ensure proper completion of the work. Payouts to contractors are issued only after both the rehab staff and owner approve the work quality. Building Safety Division performs a final inspection of all the work associated with building codes and issues a Certificate of Occupancy that indicates all work is complete in accordance with local code. Final payment is issued to the contractor only after a Certificate of Occupancy is approved and the property has been tested to ensure lead-paint hazard clearance.

The City of Champaign and Champaign County will similarly monitor their HOME funded programs. Work processes and checklists are in place to ensure compliance with HOME program requirements related to housing code concerns. Subrecipients 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 2012-2013:

- 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 and EPA-sponsored lead-based paint training workshops, internet training applications, 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 for future funding opportunities.
- 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, IDPH, and EPA lead-based paint requirements with the Building Safety Division of the City of Urbana, Community Development Services Department.

II. HOUSING

SPECIFIC HOUSING PRIORITIES & OBJECTIVES

Housing activities to be undertaken in FY 2012-2013 are selected based on the needs of the community, as reflected in the FY 2010-2014 Consolidated Plan and input received from citizens during public hearings and neighborhood meetings.

1. 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.

2. Homeownership

The City will be working with local non-profit Community Housing Development Organizations (CHDO) to continue 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, the Federal Home Loan Bank, and other sources. Any funds acquired through such grants will be used to offset the costs of developing affordable housing.

3. Fostering Decent Housing

In 2007, construction was completed on Prairie Winds, a 92-unit Senior Retirement Center. 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 reserved on a first-come, first-served 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. In conjunction with CRG and Consortium involvement with Money Smart Week, advertising and outreach will be stepped up in an effort to continue the increase in attendance to this popular annual event.

The City of Urbana, in cooperation with the Urbana-Champaign Continuum of Care and its member agencies, periodically conducts point-in-time surveys throughout the community in order to gauge the needs of the special needs (homeless) population. A Community-Wide Needs Assessment was completed in 2004.

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 annually provides input to the Urbana City Council regarding priorities to be considered regarding public service funding under the CDBG portion of the Consolidated Social Service Funding (CSSF) pool.

NEEDS OF PUBLIC HOUSING

Over the last five years, City of Urbana staff has spent a significant amount of time and resources related to public housing improvements, and anticipates an increased level of involvement in FY 2012-2013. City staff attends the regular meetings of the board of directors of the Housing Authority of Champaign County, and works with the Housing Authority to provide input, and foster coordination and cooperation between the two entities.

The City provided technical assistance to the Housing Authority in regards to the tax credit Preliminary Market Study Assessment submittal to the Illinois Housing Development Authority (IHDA) for the redevelopment of Dunbar Court. At the time this report was submitted to HUD, the project had passed the initial qualifying round and is awaiting a response for the next application round with IHDA. The City will continue to work with the Housing Authority to identify opportunities to provide replacement housing units to low-income residents throughout the community.

The Housing Authority was selected as a participant in the newly developing "Moving to Work" program, a program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.

In addition to working with the Housing Authority, outreach has been targeted directly to public housing residents and Section 8 voucher holders. The Consortium will 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., which 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 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.
- Implement strategies included in the City of Urbana Analysis of Impediments to Fair Housing Choice (as updated in January of 2010). The City of Urbana's most recent Analysis of Impediments to Fair Housing Choice was adopted by the Urbana City Council in January 2010. The results of the study identified four barriers to fair housing choice, including: discrimination on the basis of a mental or physical disability, culture and language barriers, an inefficient complaint system for taking legal action against discrimination, and housing affordability issues. The City will work to educate landlords to address these barriers.
- 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.
- The Urbana HOME Consortium will require that owners of projects containing five or more units will affirmatively market any City HOME-assisted unit available for rent or purchase in a manner to attract tenants without regard to race, color, national origin, sex, religion, familial status or disability. The procedures will require that owners:
 - a) Use the Equal Housing Opportunity logo in all advertising;
 - b) Display a Fair Housing poster in the rental and sales office;
 - c) Where appropriate, advertise/use media, including minority outlets, likely to reach persons least likely to apply for the housing;
 - d) Maintain files of the Project's affirmative marketing activities for five (5) years and provide access thereto to LENDER Staff;
 - e) Not refrain from renting to any participating tenant holding a Section 8 Housing Choice Voucher, except for good cause, such as previous failure to pay rent and/or to maintain a rental unit, or the tenant's violation of other terms and conditions of tenancy;
 - f) Comply with Section 8 Housing Choice Voucher Regulations when renting to any participating tenant;
 - g) Exercise affirmative marketing of the units when vacated; and complete an Urbana HOME Consortium Affirmative Marketing Plan.

HOME INVESTMENT PARTNERSHIPS 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 homebuyer, 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:

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

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

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 five 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.

III. HOMELESS & SPECIAL NEEDS

HOMELESS PREVENTION

1. Sources of Funds

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 an estimated **\$43,096** to support the City's Transitional Housing Program for homeless families with children. This program has been operating for over twenty years.

- The City will work with local agencies that provide services to the homeless through the Continuum of Care (Continuum) and Council of Service Providers to the Homeless (CSPH) to assist with grant applications and to help facilitate interagency cooperation in addressing and preventing chronic homelessness in the community. Both the Continuum and the CSPH regularly review and evaluate the needs of the community for homelessness and homeless prevention. One need in particular that has arisen is establishing an intact family emergency shelter in the community.
- 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 for Homeless Families in Transition. 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 program to the Champaign County Regional Planning Commission (CCRPC), as 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 CCRPC continues to work with non-profits to deliver services of the program. The City works with CCRPC by providing inspection services for Shelter Plus Care properties within City limits.
- The Urbana HOME Consortium has collaboratively allocated a total of over **\$280,000** of HOME funds to a Tenant Based Rental Assistance (TBRA) Program that is currently operated by the Champaign County Regional Planning Commission to provide rent assistance Consortium wide. Funds were allocated during FY 2009-2010 and FY 2010-2011. In addition, the City of Champaign allocated **\$72,000** of its FY 2010-2011 HOME allocation for TBRA to be targeted within the City of Champaign. Community Elements, a local social service agency, received HOME funding in the amount of \$190,149 towards a TBRA program.

2. Homelessness

The City of Urbana, as part of the Urbana-Champaign Continuum of Care, has devised a Strategic Plan for the prevention, coordination, maintenance, and evaluation regarding services to address the issue of homelessness in Champaign County. The goals for the City of Urbana and the Urbana HOME Consortium, as outlined in the Strategic Plan include:

- Developing an interagency effort to address emergency rental property closings;

- Developing twenty-five (25) Single Room Occupancy (SRO) bed spaces for single persons to incorporate housing options with less restrictive felony restrictions.

The Annual Action Plan programs combine multiple sources for a concerted effort to address the current homeless population, as well as those at risk of becoming homeless:

- The Consortium members and other local municipal agencies, as well as utilities, have created an Emergency Tenant Relocation Task Force, facilitated by the City of Urbana, to address issues that would help those households who face the need to move from their current homes or apartments because of potential disconnection of one or more utilities. The Task Force has created a referral resource list, both in English and Spanish.

3. Chronic Homelessness

The City of Urbana, as part of the Urbana-Champaign Continuum of Care, helped develop the Ten Year Plan to End Chronic Homelessness in 2004. According to the vision of the Plan, *"within ten years (2014), all individuals and families facing homelessness in Champaign County will have access to a coordinated array of housing options and supports that will enable them to sustain safe and decent shelter."*

According to the Plan, prevention of the causes of initial, prolonged, or repetitive homelessness will make a significant impact on ending chronic homelessness. Prevention often can be achieved through social service intervention or some form of immediate financial help to serve as a safety net for individual or family resources. Preventive and crisis intervention services can assist individuals and families resolve and address crisis housing issues in ways that will prevent homelessness. Local agencies provide a wide range of services that are available to persons at risk of homelessness, including:

- Emergency rent assistance
- Financial literacy/debt management
- Employment assistance
- Legal assistance
- Home repair/rehabilitation
- Utility assistance
- Homeowner education
- Substance abuse/mental health treatment
- Domestic violence education/assistance
- Information & referral services

Also, coordination of services provided to homeless persons facilitates efficient response, eliminates duplication of activities, highlights gaps in services, and identifies effective outcomes. Each year, the Ten Year Plan is reviewed and a strategic action plan is put into place to assist with achieving the goals listed in the overall plan for chronic homelessness.

4. Homelessness Prevention

Numerous activities proposed in the Annual Action Plan are designed to address the needs of homeless persons and persons with special needs:

- The City of Urbana estimated CDBG budget includes **\$43,096** to support the City's Transitional Housing Program for homeless families with children. This program has been operating for twenty years and will remain stable for the upcoming year.
- The Urbana HOME Consortium members may allocate a portion of their share of HOME funds to a Tenant Based Rental Assistance Program through which those at risk of becoming homeless would receive priority for receiving funding in this program.

5. Discharge Coordination Policy

The City of Urbana, as a participant in the Urbana-Champaign Continuum of Care, has established a policy for discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge resulting in homelessness for such persons.

EMERGENCY SHELTER GRANTS (ESG)

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

IV. OTHER ACTIONS (COMMUNITY DEVELOPMENT)

PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

The City of Urbana's community development needs and priorities are based on the needs of the community, as reflected in the FY 2010-2014 Consolidated Plan, and input received from citizens during public hearings and neighborhood meetings.

1. Basis for Assigning Priority Given to Each Category of Priority Needs

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

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

2. Specific Goals and Strategies

As indicated in the FY 2010-2014 Consolidated Plan, CDBG funds can be contributed for the following projects identified in the City's Capital Improvement Plan. 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:

	Estimated Funding	Anticipated Time Frame
Sidewalks - Division (Oakland - Thompson); Busey (south of Sunset) CT 54	\$ 70,000	2010-11
Census Tract 53 Street Lighting	\$ 200,000	2010-13
Division Street Reconstruction (South of Kerr)	\$ 225,000	2010-13
Mathews Street Reconstruction (Church - Ellis) CT 53	\$ 250,000	2012
Kerr Project Subdivision Infrastructure CT 54	\$ 400,000	2013

3. Economic Development Activities

The City is currently working with a prospective developer to redevelop a site the City owns just north of the City building. Staff is working with a new owner to renovate a major hotel property in the downtown area. The desire is for vacant or underutilized areas to become new mixed office/commercial and residential development that will create jobs, activities, and residences for the downtown. The City's Comprehensive Plan calls for the use of Tax Increment Financing to promote new development and redevelopment opportunities in the downtown area.

Commercial development and redevelopment activity continues to increase, which helps to 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 through the addition of new developments, such as a new retail building and ongoing expansion of a large hospital.

The City continues to assist small businesses through utilization of rent subsidy, loan/grant programs, enterprise zone incentives, and tax increment finance incentives. It is estimated that through City subsidy efforts from July 2011 to the current time, approximately 139 jobs have been created.

ANTIPOVERTY STRATEGY

Reducing the number of persons below poverty level

Urbana and Cunningham Township will provide an estimated **\$316,900** to social service agencies. Most of the funded projects are designed to assist lower-income households and persons below the poverty level.

City staff provides technical assistance to other non-profit organizations whose mission is to assist persons below the poverty level. City staff also serves on a number of voluntary boards and commissions, including the Champaign County Continuum of

Care, Council of Service Providers to the Homeless, and the Champaign County Community Action Board, whose missions are to assist in reducing the numbers of persons below poverty level.

In the upcoming year, it is anticipated that the continuing trend of 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.

Over the previous three years, the opening of a discount food store and a major retail store in Urbana created job opportunities. This, in addition to the opening of new smaller businesses throughout the City resulted in an overall increase of jobs. The economic downturn has affected the timeline for a major building materials supplier to open a new retail store in east Urbana. However, the City will continue in its efforts in working with this company to begin the project in the near future.

As stated previously, the City is currently working with a prospective developer to redevelop a site the City owns just north of the City building. Staff is working with a new owner to renovate a major hotel property in the downtown area. The desire is for vacant or underutilized areas to become new mixed office/commercial and residential development that will create jobs, activities, and residences for the downtown.

The City's Comprehensive Plan calls for the use of Tax Increment Financing to promote new development and redevelopment opportunities in the downtown area. The City's Comprehensive Plan calls for the use of Tax Increment Financing to "promote new development and redevelopment opportunities in the downtown area." Such activities are likely to result in a broad range of job opportunities in the community.

NON-HOMELESS SPECIAL NEEDS

It is the goal of the City of Urbana to provide residents with special needs (i.e. elderly, persons with disabilities, person with HIV/AIDS, and persons with alcohol or other substance abuse problems) access to resources and to decent affordable housing.

Through the Consolidated Social Service Funding and the CDBG Public Facilities & Improvement grants provided by the City, agencies that work with residents with special needs are able to access City resources. The following is a list of agencies that have received funding through either the Consolidated Social Service Funding pool, and/or the CDBG Public Facilities & Improvement grant:

- **Family Service of Champaign County**, whose mission is to support people across the generations by providing quality human services, has received funding for their various senior programs, (i.e. Homecare, Senior Counseling & Advocacy,

Meals on Wheels, Senior Transportation, and Retired Senior Volunteer Program), through Consolidated Social Service Funding.

- **Peace Meal Senior Nutrition Program**, whose mission is to provide quality meals for healthier lives and helps seniors improve their nutrition, sustain their independence and enhance the quality of their life by providing meals, fellowship, and connections to other needed services, has received funding through Consolidated Social Service Funding.
- **Persons Assuming Control of their Environment (PACE)**, which has received funding through Consolidated Social Service Funding, promotes the full participation of people with disabilities in the rights and responsibilities of society. The PACE Homeownership Coalition for People with Disabilities (Homeownership Coalition) promotes greater accessibility to homeownership for households with members who have disabilities. The group also includes many community organizations as partners and participants; the City of Urbana is member.
- **Developmental Services Center**, a non-profit organization serving developmentally disabled individuals in Champaign County, has received funding through the Public Facilities & Improvements grant for various sites, including the Clark Road facility and group homes in the community. Their mission is to enhance the lives of persons with disabilities by providing services and supports which enable them to live, work, learn, and participate in their communities.
- **Champaign County Regional Planning Commission, Social Services Division**, a Community Action Agency that supports the well-being and quality of life for at-risk, low-income, and underserved residents of their defined services areas and provides effective and meaningful services to increase self-sufficiency of these populations and is committed to efficient services through regional leadership in interagency cooperation, has received Consolidated Social Service Funding in the past for their Court Diversion Services and Senior Services programs.
- **Community Elements**, whose mission is to educate, advocate, and help build communities of well-being by providing individuals and families a range of prevention, intervention, and mental health treatment services, has received both Consolidated Social Service Funding and CDBG Public Facilities & Improvement grant funds in the past for their homeless programs (Roundhouse & TIMES Center) and supported group homes.
- **Greater Community AIDS Project (GCAP)**, whose mission is to address the needs of those affected by HIV and AIDS, and to educate the public about HIV and AIDS, has received funding through Consolidated Social Service Funding, specifically CDBG Public Service funds.
- **Prairie Center Health System**, whose mission is to provide the highest quality of prevention, intervention, and treatment facilities for alcoholism and chemical dependence, other addictions, and associated conditions to individuals, families, and communities in east central Illinois, has received Consolidated Social Service Funding and CDBG Public Facilities & Improvement grant funds in the past.

The City also provides assistance to residents with special needs through the Access Grant program, which provides general improvements necessary to eligible renters or homeowners to remove barriers to accessibility by persons with disabilities.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

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

OTHER NARRATIVE

Other Actions 91.220

The City of Urbana has utilized its allocation of CDGB and HOME funds to:

- address obstacles to meeting underserved needs,
- foster and maintain decent housing,
- support public housing improvements and resident initiatives,
- address lead-based paint hazards,
- reduce the 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 2011-2012 projects.

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

**A. CITY OF URBANA FY 2012-2013
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

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 Project 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:

2012-2013 Estimated Grant	\$ 362,644
Program Income (previous year)	\$ 38,000
TOTAL FEDERAL RESOURCES (FY 2012-2013)	\$ 400,644

1. ADMINISTRATION (FY 2012-2013)

a. General Administration Activities

Personnel – Administrative	\$ 73,028
Other Administrative Expenses	\$ 7,100
Goal 3, Strategy 1	
Citation - [24 CFR 570.206(a)]	
Environmental – EXEMPT	

Total Administration Expense (CDBG Only): \$ 80,128 (20% Cap)

b. Affordable Housing Program

Program Delivery

Personnel	\$ 89,000
Citation - [24 CFR 570.202(b)(9)]	
Environmental - EXEMPT	

Case Preparation

Title work & front-end expenses associated with affordable housing initiatives	\$ 4,000
Citation - [24 CFR 570.202(b)(9)]	
Environmental - EXEMPT	

Total Program Delivery Expense \$ 93,000

2. NEW FUNDING ACTIVITIES

a. Housing Activities (FY 2012-2013):

1. Emergency Grant and Access Grant (FY 12-13)

Funds will be contributed toward two programs:

- 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.
- 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.

All programs are available citywide and will be accomplished through contractual arrangements.

\$60,000

Goal 3, Strategy 1; Goal 3, Strategy 2; 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 12-13)

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.

\$15,000

Goal 3, 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.

b. Public Facilities and Improvements

1. Community Elements (FY 12-13)

Funds will be used to install upgrades in the bathroom of each unit (vanities and medicine cabinets), vinyl flooring in bathroom/kitchen/entryway of each apartment, and exterior painting of the siding at the Elm Street Supported Apartment Program, an 8-unit affordable housing complex for persons with psychiatric disabilities, located in Urbana.

Requested: \$15,665

Staff Recommendation: \$15,665

CD Commission Recommendation:

Goal 2, Strategy 3; Goal 2, Strategy 4; Goal 6, Strategy 3; Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and housing for persons with developmental or psychiatric disabilities.

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 housing facility (estimated: 8).

2. Center for Women in Transition (FY 12-13)

Funds will be used for the installation of new cabinets for storage, install new doors, and paint living room and dining room at the facility formerly operated by A Woman's Place, at the shelter located on East Main Street in Urbana.

Requested: \$15,592

Staff Recommendation: \$0

CD Commission Recommendation:

Goal 5, Strategy 9; Goal 6, Strategy 1; Goal 6, Strategy 2

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: 500).

3. Center for Women in Transition (FY 12-13)

Funds will be used to remove the old kitchen and install new flooring, electrical outlets, cabinetry, plumbing, countertops, and painting the room.

Requested: \$23,325

Staff recommendation: \$0

CD Commission recommendation:

Goal 5, Strategy 9; Goal 6, Strategy 1; Goal 6, Strategy 2

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: 7 at any one time).

4. Neighborhood Streetlight Construction (FY 12-13)

Funds are proposed to be used to construct new streetlights or reconstruct existing streetlights in target area neighborhoods.

\$76,755

Goal 8, Strategy 1; Goal 8, Strategy 2

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.

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 12-13)

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.

\$27,096 (personnel)

\$16,000 (programming)

Goal 1, Strategy 1; Goal 6, Strategy 1; Goal 6, Strategy 2; Goal 6, Strategy 4
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.

2. Public Service Activities under Consolidated Social Service Funding Program (FY 12-13)

The balance of available funding at 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.

\$9,000

Goal 5, Strategy 1-9; Goal 6, Strategy 1-4

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 (estimated 5 -10).

3. Neighborhood Cleanup (FY 12-13)

One-day, neighborhood cleanup activities will be held in Fall 2012 and Spring 2013, in the CD Target Area. Activities will include disposal of junk, debris, and recyclable metal. The program will be co-sponsored by the Urbana Public Works.

\$8,000 (\$15,000 total proposed, including \$7,000 Other Funding)

Goal 9, Strategy 1; Goal 9, Strategy 2

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).

3. CARRYOVER ACTIVITIES (ESTIMATED)

(Following is an estimate of CDBG funding that will be carried over to FY 2012-2013 for activities previously budgeted or to utilize unobligated carryover.)

a. Housing Activities

Property Acquisition in Support of New Construction and Relocation/ Clearance/Disposition Activities (Cumulative)

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56 Block Group 1. 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, vegetation 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 for the program will be properly maintained.

\$54,689 (estimated)

Goal 1, Strategy 1; Goal 9, Strategy 1; Goal 9, Strategy 2

Citation - [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 and non-profits for affordable housing development.

b. Public Facilities and Improvements

(The following Public Facility and Improvement projects are anticipated to be carried over to FY 2012-2013; however, some of the funds may be expended before June 30, 2012, depending on schedule and weather).

1. Capital Improvement Projects - Kerr Avenue Sustainable Development

Funds will to be used towards installation of infrastructure at the Kerr Avenue sustainable, affordable housing development.

\$31,317

Goal 8, Strategy 1; Goal 8, Strategy 2
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.

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.

2. CITY INFRASTRUCTURE PROJECTS (FY 11-12)

Funds will be used toward the construction or reconstruction of City infrastructure in one or more of the following projects in the City's Target areas:

Neighborhood Sidewalks: Division (Oakland-Thompson); Busey (south of Sunset) CT 54
Census Tract 53 Street Lighting
Division Street Reconstruction (South of Kerr)
Mathews Street Reconstruction (Church - Ellis) CT 53
Kerr Project Subdivision Infrastructure CT 54

\$56,000

Goal 8, Strategy 1; Goal 8, Strategy 2
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.

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.

3. Neighborhood Sidewalks (FY 11-12)

Funds are proposed to be used to construct new sidewalks or reconstruct existing sidewalks in target area neighborhoods.

\$43,000

Goal 8, Strategy 1; Goal 8, Strategy 2
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.

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.

4. Budget Summary (Projected CDBG Budget) FY 2012-2013

CDBG BUDGET	FY 2012-2013
Estimated Federal Allocation (Grant)	\$362,644
Estimated Previous year Program Income	38,000
TOTAL TO ALLOCATE (ESTIMATE)	\$400,644
ADMINISTRATION (20%)	\$80,128
Personnel	\$73,028
Other Administration	\$7,100
PUBLIC SERVICE (15%) - Trans Hsg/NHD Cleanup/CSSF	\$60,096
Transitional Housing personnel	\$27,096
Transitional Housing programming	\$16,000
Neighborhood Cleanup (\$8,000 CDBG, \$7,000 Other Funding)	\$8,000
Consolidated Social Service Fund	\$9,000
AFFORDABLE HOUSING PROGRAMS	\$168,000
Housing-Related Program Delivery (subtotal \$93,000)	
Program Delivery (Personnel & misc)	\$89,000
Case Preparation	\$4,000
Housing-Related Programs	
Emergency/Access	\$60,000
Urbana Senior Repair	\$15,000
PUBLIC FACILITIES AND IMPROVEMENTS	\$92,420
Community Elements – Elm Street Supported Apartments	\$15,665
Center for Women in Transition – Evans/Church St.	\$0
Center for Women in Transition - A Woman's Place	\$0
Neighborhood Streetlights	76,755
TOTAL Budget FY 2012-2013 CDBG	\$400,644
ESTIMATED MAJOR CARRYOVER PROJECTS TOTAL	\$185,006
<i>Property Acquisition in Support of New Construction</i>	<i>\$ 54,689</i>
<i>Other Capital Improvement Projects - Kerr Ave, Neighborhood Sidewalks, City Infrastructure, etc.</i>	<i>\$130,317</i>
GRAND TOTAL CDBG PROGRAM FUNDING (FY 12-13 plus Estimated Carryover)	\$585,650

**B. URBANA HOME CONSORTIUM FY 2012-2013
HOME INVESTMENT PARTNERSHIPS PROGRAM**

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

2012-2013 HOME Grant (Estimated):	\$ 769,083
Estimated Carryover Funds: Admin	\$ 0
Funds available to re-program	
Champaign	\$ 0
Urbana (estimated Program Income)	\$ 33,000
Champaign County	\$ 0

Resources-Other

Local Match HOME: \$ 134,590

***TOTAL Estimated HOME* \$ 802,083**

1. ADMINISTRATION (10% SET-ASIDE, NO MATCH REQUIREMENT)

FY 12-13 Allocation: \$ 76,908

Administration Activities:

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

City of Urbana	\$ 76,908
City of Champaign	\$ 0
Champaign County	\$ 0

***TOTAL EXPENSE* \$ 76,908**

2. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
(CHDO) RESERVE SET-ASIDE (15¹% SET-ASIDE IS REQUIRED EACH
YEAR, MATCH PROVIDED BY CHDO)

FY 12-13 TOTAL Allocation Available Minimum: \$ 115,362

CHDO Reserve Funds

CHDO Reserve funds in the amount of 15% of the total annual allocation are being set aside to be allocated to certified Urbana Consortium CHDOs whose proposed project(s) meet project readiness requirements. In order to meet project readiness requirements, the CHDO project(s) receiving reserve allocation(s) must be able to begin construction within one year from the date of execution of the agreement.

No applications have been received to date for CHDO reserve set-aside funding. Staff is working with each of the Consortium's three agencies to identify projects that could potentially break ground in FY 2012-2013.

Total Project Budget

\$115,362 HOME (\$28,841 Match must be provided by CHDO)

TOTAL EXPENSE

\$ 115,362

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

3. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
(CHDO) OPERATING SET-ASIDE (*5% Maximum Set-Aside, No Match Requirement*)

FY 12-13 Total Allocation Available Maximum: \$38,454

Funds will be 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.

Champaign County Neighborhood Alliance for Habitat (CCNAfH), Ecological Construction Laboratory, LLC, and Homestead Corporation of Champaign-Urbana are each certified as CHDOs. To date, no applications have been submitted for CHDO operating set-aside funding.

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

Citation - [24 CFR 92.208(a)]

Environmental - EXEMPT

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 two Community Housing Development Organizations.

Total CHDO Operating Expense: \$38,454

4. CITY OF CHAMPAIGN

FY 12-13 Allocation:	\$ 295,612
Program Income (Est.):	\$ 24,500
Total HOME +PI Funds:	\$ 320,112
Match Required:	\$ 73,903

1. Tenant Based Rental Assistance Program. HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

\$72,000 HOME (Additional \$18,000 Match required)

Goal 2, Strategy 2, Activity 1

Citation - [24 CFR 92.209]

Environmental – EXEMPT

Objective: Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 80% of Area Median, of which 90% will be at or below 60% of the Area Median).

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

Outcome Indicators: Number of tenants maintaining affordable rental units at or below 60% of Area Median.

2. Neighborhood Revitalization Program

Funds may be allocated to **new or** existing programs, such as the Acquisition-Rehab, **Full Home Improvement Program**, or Lot Acquisition programs, to promote revitalization efforts of targeted neighborhoods. The areas identified may be included in the Neighborhood Wellness Plan or in specific neighborhood plans (i.e. Beardsley Park, Bristol Park, Burch Village Area Redevelopment) to further goals identified in the plans.

\$223,612 HOME; \$24,500 Estimated Program Income (Additional \$55,903 Match required)

Goal 3, Strategy 3 & 6

Citation – [24 CFR 92.206(d)]

Environmental – Non-Exempt/Non-Categorically Excluded

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 purchased and/or rehabbed. Amount of funding leveraged through local match.

5. CHAMPAIGN COUNTY

FY 12-13 Allocation:	\$	67,887
Match Required:	\$	16,972

HOME Program funds may be allocated to one or more of the following programs:

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.

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

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

Environmental – Assessment Required

Recapture

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. Program Delivery

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

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

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

3. Tenant Based Rental Assistance Program. HOME funds will be used to provide affordable housing assistance to low-income residents of the Urbana Consortium area in the City of Urbana, City of Champaign and in unincorporated Champaign County. Assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

Goal 2, Strategy 2, Activity 1

Citation - [24 CFR 92.209]

Environmental – EXEMPT

Objective: Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 80% of Area Median, of which 90% will be at or below 60% of the Area Median).

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

Outcome Indicators: Number of tenants maintaining affordable rental units at or below 60% of Area Median (est. 10 to 15)..

6. CITY OF URBANA

FY 12-13 Allocation: **\$ 174,859**
Match Required: **\$ 43,715**

1. Owner-Occupied Housing Rehabilitation

Funds will be allocated for the rehabilitation of four-seven (4-7) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household that are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.

\$174,859

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

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 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 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Total amount of households served (4 to 7). Amount of funding leveraged through local match.

HOME Program funds may also be allocated to one or more of the following:

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.

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

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 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 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Total number of households served (4-7). Amount of funding leveraged through local match.

3. Acquisition-Rehab Program

Funds may be reserved for down payment assistance for homebuyers to acquire and rehabilitate properties that may be in need of repair for low-income purchasers. The proposed program may provide the lesser of \$10,000 or 10 percent of the home purchase price toward down payment assistance. The rehabilitation loan will not exceed \$25,000 after the sale is completed. Homebuyers must have incomes less than 80% MFI to qualify for this down payment assistance.

Goal 2, Strategy 1, Activity 1

Citation – [24 CFR 92.206(d)]

Environmental – Non-Exempt/Non-Categorically Excluded

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 purchased and/or rehabilitated. Amount of funding leveraged through local match.

4. Purchase-Rehab-Resell Program

Funds may be used to acquire vacant or deteriorating properties in need of rehabilitation to then be sold to income-qualified homebuyers at or below 80 percent of the Median Family Income. Priority will be given to properties within the Community Development Target Area. A full description of this program is included in the Housing Program Manual for Program Years 2010-2014.

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 purchased and/or rehabilitated. Amount of funding leveraged through local match.

5. Kerr Avenue Sustainable Development

HOME funds are set aside to be used in conjunction with the redevelopment of the City-owned property at 401 E. Kerr Avenue into an affordable, energy efficient sustainable housing development. The project must be consistent with affordable housing goals as outlined in the Consolidated Plan, the 2005 Comprehensive Plan, and must comply with applicable local, state and federal regulations.

Goal 2, Strategy 1

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

Environmental – Assessment Required

Objective: Provide Decent Housing by constructing new affordable housing development that would provide units for residents whose household incomes were at or below 80% MFI.

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

Outcome Indicators: Number of housing units available to low-income households (at or below 80%MFI), (estimated: 44).

6. **Rental Rehabilitation** – Urbana HOME funding may be used to assist in the renovation of eligible rental properties in the City of Urbana. Eligible units/properties will be occupied by tenants meeting HUD income requirements and will comply with HOME Program rent restrictions for the area. In all cases tenant incomes may not exceed 60% of the Area Median Family Income. Long-term affordability restrictions will apply to units renovated through this program, in accordance with the level of HOME subsidy provided to assist each unit.

Objective: Provide decent housing by creating affordable housing opportunities for households who meet HOME Program income requirements.

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

Outcome Indicators: Number of affordable housing units assisted with households meeting HOME Program income requirements).

7. HOME PROGRAM BUDGET SUMMARY

		2012-2013	Comments
Program Area		Budget	
FY 11-12 HOME Funds		\$769,083	(estimated allocation)
Program Income (estimated) - Champaign			
Program Income (estimated) - Urbana		\$33,000	
Local Match Required	\$134,590		May be Cash Match or Match Accrued over previous years
Total Budget		\$802,083	
FY 12-13 Administration 10% of Grant		\$76,908	
<i>Total Available</i>		\$76,908	
City of Urbana		\$76,908	
City of Champaign		0	
Champaign County		0	
CHDO Project Funds		\$115,362	
Reserved for eligible CHDO project(s)		\$115,362	
CHDO Match required	\$28,841		
CHDO Operating (5%)		\$38,454	
May be allocated to certified CHDOs		\$38,454	
Sub-Total	Subtotal Allocated Funds	\$230,724	
	Funds Remaining to for Consortium Members	\$538,359	

CONSORTIUM MEMBER ALLOCATIONS		2012-2013	Comments
Program Area		Budget	
Member Split	City of Champaign - 54.91%	\$295,612	Individual member allocations are determined by applying the established ratio to \$769,083 which is the FY 2012-2013 Allocation, less current year set-asides for administration and CHDOs.
	Champaign County - 12.61%	\$67,887	
	City of Urbana - 32.48%	\$174,859	
Champaign Budget Detail	CMI ADMINISTRATION		
	<i>Personnel & admin expenses</i>		\$0
	CMI CITY PROJECTS		
	HOME Funds Available		\$295,612
	Program Income (est.)		\$24,500
	Match Obligation	\$73,903	Additional \$55,903 Match required for Neighborhood Revitalization Program.
	Total HOME		
	Tenant Based Rental Assistance		\$72,000
	Neighborhood Revitalization (HOME+PI)		\$223,612
	<i>Champaign Subtotal</i>		\$295,612
County Budget Detail	COUNTY - ADMINISTRATION		
	<i>Personnel & admin expenses</i>		\$0
	COUNTY PROJECTS		
	HOME Funds Available		\$67,887
	Match Obligation	\$16,972	Housing rehab Match provided through contributions to project expenses from County general funds.
	Total HOME		
	Owner Occupied Housing Rehab		
	Program Delivery		
Tenant Based Rental Assistance			
<i>County Subtotal</i>		\$67,887	<i>Does not include Admin or MATCH</i>
Urbana Budget Detail	URB - ADMINISTRATION		
	<i>Personnel & admin expenses</i>		\$76,908
	URB CITY PROJECTS		
	HOME Funds Available		\$174,859
	Program Income (estimated)		\$33,000
	Match Obligation	\$43,715	
	Total HOME		
	Program Delivery		
	Owner Occupied Housing Rehab		\$174,859
	MISC Other Projects		
Match	\$43,715		
Urbana Subtotal Expenses			\$174,859
SUMMARY			
Total Allocated Member Funds		\$538,358	
<i>HOME Balance</i>		\$538,358	

APPENDIX I

TABLES

Table 3A – Summary of Specific Annual Objectives

Table 3B – Annual Affordable Housing Completion Goals

Table 3C – Consolidated Plan Listing of Projects

[not included in draft]



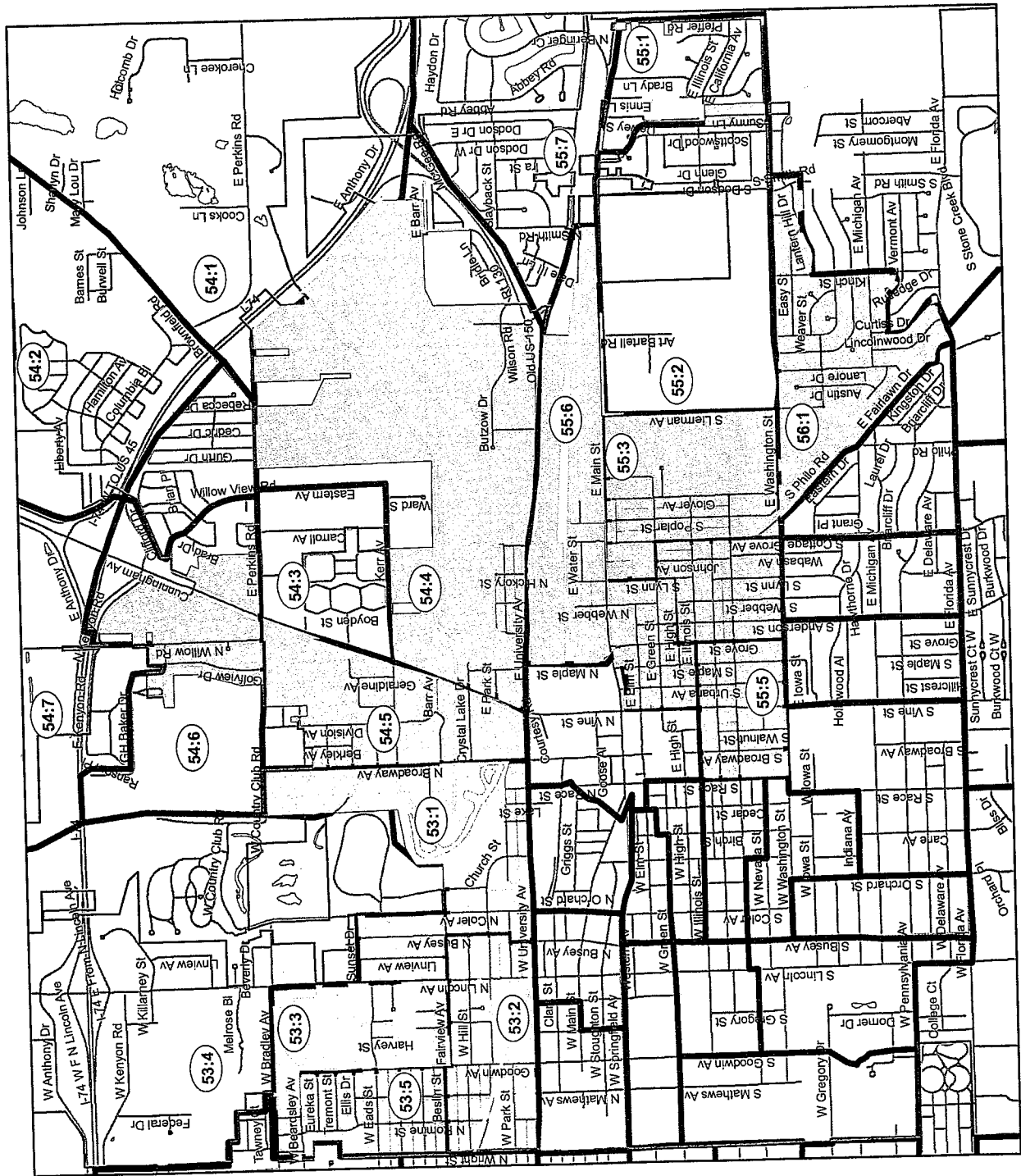
APPENDIX II
CD TARGET AREA MAP

Map 1: Community Development Target Area

Approved July 1, 2005
 Urbana City Council

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%

* Based on Census 2000 Data



Legend

- Urbana Corporate Boundary
- Roads
- Lakes
- CD Target Area
- Census Block Group Boundary
- Census Tract 55 Block Group 1

APPENDIX III

Goals, Strategies, and Activities To Address Local Funding Priorities And Community Need

Goals, Strategies and Activities to Address Local Funding Priorities and Community Need

Goal 1: Provide decent affordable housing opportunities for low- and moderate-income households

Strategy: Increase supply of affordable housing available to low and moderate income households.

Activity: Provide Tenant Based Rental Assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty level.

Activity: Support new construction for homeownership sponsored by CHDOs and other nonprofits.

Activity: Support new construction of affordable rental units sponsored by CHDOs and other nonprofits.

Activity: Support and provide guidance for for-profit developers building new affordable renter and owner units.

Activity: Support construction of new affordable rental units through LIHTC, in compatible areas.

Activity: Encourage the development of non-profit housing development organizations eligible for CHDO status.

Strategy: Expand homeownership opportunities for low and moderate income households.

Activity: Support and encourage homeownership education programs.

Activity: Support the Housing Authority of Champaign County's Section 8 Homeownership program.

Activity: Support the development of local Lease Purchase Programs.

Activity: Directly encourage homeownership through downpayment assistance programs such as programs funded with Private activity bond funds.

Activity: Develop new downpayment assistance programs for low-income buyers.

Goal 2: Address barriers to obtaining affordable housing

Strategy: Address issues faced by certain special populations, such as seniors and individuals in need of supportive service/ substance abuse treatment.

Strategy: Partner with other municipalities and agencies in the Consortium area to complete a housing needs study that will identify gaps in the housing stock, including an analysis of current housing availability and a projection of future housing needs.

Strategy: Provide assistance for affordable permanent housing for persons with targeted disabilities.

Strategy: Support efforts to increase accessible and visitable housing units for persons with disabilities.

Activity: Encourage housing developers to include visitability/accessibility measures in new construction efforts.

Activity: Access Grants: Provide grants for approximately 25 low-income residents over a five-year period to increase the supply of accessible and visitable housing.

Strategy: The Urbana Human Relations Division will promote community awareness of the Urbana Human Rights Ordinance and will provide fair housing training for landlords and tenants.

Activity: Education and training opportunities, which focus on eliminating barriers to affordable housing, will be encouraged.

Activity: Encourage the Urbana Human Relations Division, the Building Safety Division, and Persons Assuming Control of their Environment, Inc. (PACE) to join forces in an effort to acquaint developers with local codes and fair housing laws to insure that handicapped units are produced when new housing is constructed.

Activity: Support tenant advocacy and educational efforts by agencies such as the C-U Tenant Union.

Activity: Encourage landlord and community group distribution of information in multiple languages to help overcome language and/or cultural barriers.

Activity: The City could consider undertaking a discrimination testing program to obtain preliminary results to determine if further programs are necessary.

Goal 3: Preserve and improve supply of affordable housing as a community resource.

Strategy: Continue and expand city's repair and rehabilitation programs.

Activity: Senior Repair: Provide home repair service for approximately 175 very low-income elderly households over a five-year period to help maintain those households in their homes longer thus reducing demand for higher levels of sheltered care. In addition to home repair, the service would provide referrals to other home-care programs such as Meals on Wheels.

Activity: Emergency Grants: Provide emergency repair service for approximately 55 low-income residents over a five-year period to help maintain those households in their homes longer thus reducing demand for higher levels of sheltered care.

Activity: Whole House Rehabilitation: Provide loans and grants for major home improvements for low-income homeowners to approximately 25 households over the next five years.

Activity: GLO (if funding is available): Provide lead hazard reduction for approximately 22 single family residences over the next five years, in coordination with the Champaign-Urbana Public Health District and the Illinois Department of Public Health.

Activity: Purchase Rehabilitation Resale: Purchase housing that is structurally sound but in need of major code-related renovation, and rehabilitate property for sale as affordable housing to income-qualified households.

Activity: Acquisition-Rehabilitation: Provide funds for downpayment and rehabilitation to low-income homebuyers to purchase and rehabilitate properties that may be in need of repair.

Activity: Rental Rehabilitation: Provide HOME funds for rehabilitation of rental housing units to rent to households with incomes at or below 60% of the area median.

Strategy: Support and encourage home maintenance programs.

Activity: Encourage counseling and educational opportunities and resources, which teach homeownership maintenance skills.

Goal 4: Work with Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.

Strategy: Promote substantial upgrading of the living environment for residents of Urbana public housing, particularly family units.

Activity: Assist in developing a plan, which partners with the private sector to use private dollars to leverage HOPE VI or other Federal funds, to redevelop units and to replace demolished units with a combination of new on-site units, scattered-site units and Section 8 rent subsidies.

Strategy: Encourage the Housing Authority of Champaign County to increase the number of affordable housing units available to extremely low-income households. Seek additional means of subsidizing very low-income households with rental assistance.

Strategy: Encourage the Housing Authority of Champaign County to increase the earning potential of extremely low-income households.

Strategy: Strongly encourage the Housing Authority of Champaign County to rehabilitate existing units and develop new units, which would be accessible to families, which include persons with disabilities.

Strategy: Encourage the Housing Authority of Champaign County to follow a similar process and design as the Burch Village and Lakeside Terrace redevelopment projects for the demolition or redevelopment of any other Public Housing units.

Goal 5: Support community efforts to provide services and training for low- and moderate-income residents.

Strategy: Encourage and support appropriate area social service agencies to provide additional economic assistance for persons who pay out-of-pocket expenses for medical and psychological services, perhaps by developing a centralized process to contact pharmaceutical companies with requests for donations of medicines.

Strategy: Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults

Strategy: Support expansion of job-training programs for low-income individuals by area social service agencies, and encourage them to conduct a review of all available programs to determine if they meet current need.

Strategy: Support area providers such as the Senior Services Division of Champaign County Regional Planning Commission and Family Service of Champaign County in their efforts to provide supportive services to low-income elderly persons residing in Urbana.

Strategy: Support efforts by local service providers to area youth to increase supportive services available to at-risk youth.

Strategy: Encourage existing childcare facilities to expand services to late night/overnight and weekend hours.

Strategy: Support development of a program(s) by area agencies to provide transitional housing services and/or foster care to teen parents of young children.

Strategy: Encourage current and newly created companies to hire low-income persons by providing public incentives linked directly to hiring local residents.

Strategy: Support agencies that provide services to victims of domestic violence

Goal 6: Provide Support for existing agencies delivering services to homeless individuals and families and encourage the expansion of local services to meet community homeless needs.

Strategy: Support the existing network of local homeless services.

Activity: Continue to provide leadership and support of Continuum of Care.

Activity: Provide support to emergency and transitional shelters through Consolidated Social Service Pool fund allocations.

Strategy: Improve and expand the existing network of local homeless services.

Activity: Support and encourage local efforts to acquire additional grant funding.

Activity: Support accurate and comprehensive data management through the Homeless Management Information System (HMIS) and annual surveys.

Activity: Encourage and support the expansion of transitional housing for women and children.

Activity: Encourage development of emergency shelter services or transitional housing for homeless two-parent households with children.

Activity: Encourage development of transitional living facilities for adults and youth with substance abuse issues.

Activity: Encourage the development of a shelter facility to provide emergency services for elderly persons who are victims of domestic violence.

Strategy: Regularly review and evaluate the needs of the community for homeless and homeless prevention service, and encourage local agencies to match service provided to community needs.

Activity: Encourage and support area agencies to develop services such as Supportive Housing and Safe Havens for targeted populations such as homeless teens, teen parents, families, persons with disabilities, etc.

Activity: Participate in the Urbana-Champaign Continuum of Care, Council of Service Providers to the Homeless, Supportive Housing Program.

Strategy: Take steps to stabilize households at risk of homelessness.

Activity: Develop and support rental assistance programs (such as Tenant Based Rental Assistance, the No Limits Program, and Shelter Plus Care) with and without supportive services for extremely low and very low income persons.

Activity: Work with regional group to provide information and a support network in the case of a need for emergency relocation of residents of multifamily apartments when utilities are disconnected.

Activity: Support programs offering permanent housing solutions for low and extremely low income households (see Goal 1)

Activity: Support educational services including financial literacy, homeowner education and debt management.

Goal 7: Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes.

Strategy: Coordinate public and private efforts to reduce lead poisoning hazards and protect young children

Activity: Encourage Private Funding

Activity: Expand Childhood Testing

Activity: Prevention Education

Strategy: Reduce lead-based paint hazards in residential housing, particularly homes occupied by young children

Activity: Lead Assessment in Housing Assistance Programs

Activity: Preserve and Expand Funding for Lead Hazard Reduction Activities

Activity: Temporary Relocation of Occupants during Lead Hazard Work

Activity: Lead Contractor Incentives

Activity: Distribution of Lead Contractor List

Goal 8: Support infrastructure improvements in Urbana's Community Development Target Area

Strategy: The majority of CDBG funds will be targeted toward improvements in and services to the City's Community Development Target Area.

Strategy: The City shall allocate to its designated Community Development Target Area its proportionate share of City capital improvement funds for upgrading infrastructure. CDBG funds may be set aside during one fiscal year for infrastructure projects scheduled in another fiscal year in order to fulfill a commitment to a scheduled project.

Goal 9: Preserve and support Urbana's neighborhoods as vibrant places to live.

Strategy: Identify and encourage or assist in removal of blighting and deteriorated structures from neighborhoods.

Activity: Perform regular surveys of City to identify deteriorated housing and accessory structures that need to be addressed either through repair or removal.

Activity: Using CDBG funds, clear dilapidated accessory structures such as sheds and garages from income qualified owner-occupied properties

Strategy: Acquire and clear deteriorated housing and vacant lots for donation to non-profit home construction programs. Acquisition and clearance efforts may be implemented in the CD Target areas and will be focused on the King Park Neighborhood in accordance with the King Park Neighborhood Plan.

Activity: Using HOME and/or CDBG funds to acquire vacant properties and deteriorated and/or substandard structures that will be cleared as necessary, for donation to a non-profit housing developer for the purpose of new construction of affordable housing.

The City will properly maintain such properties until transfer of ownership occurs.

Strategy: Explore the creation of a Neighborhood Revitalization Strategy for low-income Urbana neighborhoods.

Strategy: Clearly identify and document designated Brownfields and seek additional funding sources to alleviate same.

Strategy: Through its Neighborhood Organizations, the City will support resident involvement in neighborhood housing development projects.

Activity: Encourage the creation and development of local groups concerned with furthering the interests of their neighborhood. Specifically, encourage such groups to accomplish non-profit status by obtaining a 501(c)3 designation, thus making them eligible for grant funding.

APPENDIX IV

Citizen Participation and Public Input



DEPT. OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

M E M O R A N D U M

TO: Kelly H. Mierkowski, Manager, Grants Management Division
FROM: Connie Eldridge, ^{CE}Administrative Assistant
DATE: December 29, 2011
SUBJECT: Public comments on FY 2012-2013 Annual Action Plan

Ms. Lillie Thompson, who lives at 610 South Glover Avenue, Lot 2, Urbana, IL 61802, phone number (217) 390-4008, called our office today. She noted the winter issue of *Neighborhood News* requested citizen comment on using Community Development Block Grant (CDBG) and HOME funds.

Ms. Thompson is a former program director at the Boys & Girls Club. She discussed her concerns with homelessness, citing examples of family and neighbors who have struggled to find housing. Ms. Thompson suggested that the City of Urbana acquire the vacant nursing home at 907 North Lincoln Avenue (near the corner of Lincoln and Fairview Avenues), renovate or demolish it, and convert it to Transitional Housing for the homeless. Possibly an organization such as Community Elements could run the program. Her main concern was providing housing for homeless persons with mental illnesses or those who have just been released from prison.



DEPT. OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

M E M O R A N D U M

TO: Kelly H. Mierkowski, Manager, Grants Management Division
FROM: Connie Eldridge, ^{CE}Administrative Assistant
DATE: January 3, 2012
SUBJECT: Public comments on FY 2012-2013 Annual Action Plan

Ms. Roseann Shaw, who lives at 2001 Weaver Street, Urbana, IL 61802, phone number (217) 384-5484, called our office today. She referenced the winter issue of *Neighborhood News* and wanted to voice her opinion. I encouraged her to attend our public hearings and agreed to summarize her concerns.

Ms. Shaw stated they built their home many years ago in this “good working class neighborhood.” She is very concerned about how the neighborhood is changing. Her home and their neighbors’ homes have been robbed, the most recent occurrence being the house directly across the street from her. Ms. Shaw has noticed people “canvassing the area” and expressed her frustration. We discussed several options, and I suggested she contact the Police Chief’s Administrative Assistant for further advice. I also mailed her the Neighborhood Association Contact Information, with the suggestion she contact one of the groups.

GREETINGS FROM CHARLES HASKINS

1615 IVANHOE WAY

URBANA, IL 61802-5431

I AM HANDICAPPED AND CANNOT COME
TO A MEETING, SO I AM SENDING YOU A
COUPLE OF IDEAS FOR OUR NEIGHBORHOOD.

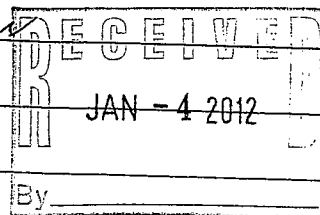
DRIVE OUT WASHINGTON ST - TOWARD
BROOKENS CENTER - TO LANORE ST - TURN
RIGHT - TO THE DEAD END - GET OUT AND LOOK
AT THE PEDESTRIAN PATH. - IT NEEDS ATTENTION.

IT IS VERY DIFFICULT FOR SENIORS, HANDICAPPED,
OR MOTHERS WITH STROLLERS. COULD THIS
BE PAVED WITH CEMENT OR ASPHALT AND
A WHEEL CHAIR ACCESS AT THE CURB AT FAIRLAWN ST?

BETTER YET, COULD THE STREET BE
EXTENDED
~~EXTEND~~ TO CONNECT WITH ADAMS ST, FOR
BETTER ACCESS TO THE PHIL RD BUSINESS DISTRICT

SEE THE NEXT PAGE

FOR MY OTHER SUGGESTION



NIGHT STREET LIGHTING

IF YOU WORK TIL 5PM, OR ON YOUR WAY
TO A MEETING, COME E. ON WASHINGTON
TO LANORE, TURN RIGHT AND TRY TO
FIND HUNTER ST, THEN KEEP GOING SOUTH
AND TRY TO FIND IVANHOE WAY, TURN RIGHT
AND FIND AUSTIN, TURN RIGHT AND FIND
HUNTER AGAIN. TURN RIGHT, BACK TO LANORE
AND TURN LEFT TO GET BACK TO WASHINGTON.
SEE HOW DARK IT IS! I WOULD ^{LIKE} TO SEE
LIGHTS AT EACH ONE OF THOSE INTERSECTIONS;

THESE ARE MY SUGGESTIONS AND I
HOPE YOU CAN PUT THEM FORTH. WE'VE BEEN
WAITING 40 YRS.

I CAN'T COME TO A MEETING, ESPECIALLY AT
NIGHT. I AM HANDICAPPED AND TERMINALLY ILL. BUT
IF ANY ONE OF THINGS HAPPEN, I'D BE THANKFUL
FOR MY FAMILY AND MY NEIGHBORS. GOOD LUCK, AND
THANKS FOR READING THIS.

Charles L. Jackson (IVANHOE
1615 IVANHOE WAY AUSTIN)



**FY 2012-2013 APPLICATIONS
FOR URBANA CDBG &
HOME CONSORTIUM FUNDS**



AVAILABLE MONDAY, DECEMBER 12, 2011

**APPLICATION WORKSHOPS WILL BE HELD
MONDAY, DECEMBER 12, 2011 AT 10:00 AM & 5:30 PM
URBANA CITY BUILDING, 400 S. VINE ST, URBANA**

The City of Urbana is accepting applications for:

- **Community Development Block Grant (CDBG) Public Facilities & Improvements**
- **Urbana's allocation of HOME funding**
- **Community Housing Development Organization (CHDO) allocations of HOME funding**

Applications are available to submit proposals for grant funds for housing and community development projects. **Completed applications are due before 4 PM Friday, January 13, 2012.**

Applications may be picked up at the Urbana City Building, Community Development Services Department, 400 S. Vine Street, Urbana, or can be downloaded from the City's website: www.urbanaininois.us.

For additional information, contact the City of Urbana, Grants Management Division, at 384-2447 or e-mail Kelly H. Mierkowski at khmierkowski@urbanaininois.us.

NOTE: Consolidated Social Service Fund (CSSF) applications will be available Monday, March 5, 2012.

Friday, Dec 9, 2011 News-Gazette



FY 2012-2013 APPLICATIONS FOR
URBANA CDBG & HOME CONSORTIUM
FUNDS AVAILABLE
MONDAY, DECEMBER 12, 2011

**URBANA
HOME
CONSORTIUM** 

APPLICATION WORKSHOPS ON
MONDAY, DECEMBER 12 AT 10:00 AM & 5:30 PM
URBANA CITY BUILDING, 400 S. VINE ST, URBANA

The City of Urbana is accepting applications for Community Development Block Grant (CDBG) funds for Public Facilities & Improvements, Urbana's allocation of HOME funding, and the Community Housing Development Organization (CHDO) allocations of HOME funding. Applications are available to submit proposals for grant funds for housing and community development projects. Completed applications are due before 4 PM, Friday, January 13, 2012.

Applications may be picked up at the Urbana City Building, Community Development Services Department, 400 S. Vine Street, Urbana, or can be downloaded from the City's website: www.urbanaininois.us

For additional information, contact the City of Urbana, Grants Management Division, at 384-2447 or e-mail Kelly H. Mierkowski at khmierkowski@urbanaininois.us.

9155027



FY 2012-2013 Applications for Urbana CDBG & HOME Consortium Funds

Home > FY 2012-2013 Applications for Urbana CDBG & HOME Consortium Funds

Date:

January 13, 2012 - 4:00pm

From December 12, 2011 through January 13, 2012, the City of Urbana is making applications available for:

- Community Development Block Grant (CDBG) Public Facilities & Improvements
- Urbana's allocation of HOME funding
- Community Housing Development Organization (CHDO) allocations of HOME funding

Applications are available to submit proposals for grant funds for housing and community development projects. **Completed applications are due before 4 PM Friday, January 13, 2012.**

Applications may be picked up at the Urbana City Building, Community Development Services Department, 400 S. Vine Street, Urbana, or can be downloaded from the City's website.

APPLICATION WORKSHOPS will be held on Monday, December 12, 2011: 10:00 am in the Urbana City Council Chambers OR 5:30 pm in the Community Development Services Conference Room.

For additional information, contact the City of Urbana, Grants Management Division, at 384-2447 or email Kelly H. Mierkowski at khmierkowski@urbanaininois.us

NOTE: Consolidated Social Service Fund (CSSF) applications will be available Monday, March 5, 2012.

Contact Reference:

Kelly Hartford Mierkowski khmierkowski@urbanaininois.us (217) 384-2441

Jen Gonzalez jmgonzalez@urbanaininois.us (217) 384-2335

Connie Eldridge cjeldridge@urbanaininois.us (217) 384-2447

Created on Dec 08, 2011 – Author: Connie Eldridge – Contributors: Kelly Hartford, Jen Gonzalez

Filed under Applications, CDBG, CHDO, HOME, Notices & Alerts, Community Development Services, Doing Business in Urbana

Home - FY 2012-2013 Applications for Urbana CDBG & HOME Consortium Funds

FY 2012-2013 Applications for Urbana CDBG & HOME Consortium Funds

Date: January 13, 2012 - 4:00pm.

From December 12, 2011 through January 13, 2012, the City of Urbana is making applications available for:

- Community Development Block Grant (CDBG) **Public Facilities & Improvements**
- Urbana's allocation of HOME funding
- Community Housing Development Organization (CHDO) allocations of HOME funding

Applications are available to submit proposals for grant funds for housing and community development projects. **Completed applications are due before 4 PM Friday, January 13, 2012.**

Applications may be picked up at the Urbana City Building, Community Development Services Department, 409 S. Vine Street, Urbana, or can be downloaded from the City's website.

APPLICATION WORKSHOPS will be held on Monday, December 12, 2011: 10:00 am in the Urbana City Council Chambers OR 5:30 pm in the Community Development Services Conference Room.

For additional information, contact the City of Urbana, Grants Management Division, at 384-2447 or email Kelly H. Miszkowski at kmmiszkowski@urbanaininois.us

NOTE: Consolidated Social Service Fund (CSSF) applications will be available Monday, March 5, 2012.

Contact Reference:

Kelly Harford Miszkowski kmmiszkowski@urbanaininois.us (217) 384-2441

Jen Gonzalez jgonzalez@urbanaininois.us (217) 384-2335

Connie Eldridge celdrige@urbanaininois.us (217) 384-2447

Print

Created on Dec 06, 2011 - Author: Candice Eklund - Contributors: Kelly Harford, Jen Gonzalez
Filed under Applications, CDBG, CHDO, HOME, Notices & Alerts, Community Development Services, District Business in Urbana

City of Urbana, 409 South Vine Street, Urbana, IL 61821
Phone: 217-384-2447 Fax: 217-384-2335
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Site by [iScience Center](#)





CDBG & HOME Application Workshops

Home > CDBG & HOME Application Workshops

Date:

December 12, 2011

10:00 am, City Council Chambers

5:30 pm, Community Development Services Conference Room

Attend either workshop to learn about CDBG & HOME fund applications.

Completed applications are due before 4 pm, Friday January 13, 2012.

Contact Reference:

Kelly Hartford Mierkowski khmierkowski@urbanaillinois.us (217) 384-2441

Jen Gonzalez jmgonzalez@urbanaillinois.us (217) 384-2335

Connie Eldridge cjeldridge@urbanaillinois.us (217) 384-2447

Created on Dec 08, 2011 – Author: Connie Eldridge – Contributors: Kelly Hartford, Jen Gonzalez

Filed under Applications, CDBG, CHDO, Events & Activities, HOME, Community Development Services, Doing Business in Urbana



Home | CDBG & HOME Application Workshops

CDBG & HOME Application Workshops

Date: December 12, 2011

10:00 am. City Council Chambers

5:30 pm. Community Development Services Conference Room

Attend either workshop to learn about CDBG & HOME fund applications.

Completed applications are due before 4 pm, Friday January 13, 2012.

Contact Reference:
 Kewl Harford, kharford@urbanaillinois.us (217) 384-2441
 Jen Gonzalez, jgonzalez@urbanaillinois.us (217) 384-2335
 Connie Ehrig, cehrig@urbanaillinois.us (217) 384-2447

Print

Created on Dec 09, 2011 - Author: Connie Ehrig - Contributor: Kewl Harford, Jen Gonzalez
 Find more publications: CDBG, CDBG, Events & Activities, HOME, Community Development Services, Other Business in Urbana

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NOTICE OF NEIGHBORHOOD MEETINGS AND PUBLIC HEARINGS



The City of Urbana and the Urbana HOME Consortium (comprised of the City of Urbana, City of Champaign, and Champaign County) seek citizen input regarding community needs for the preparation of the ***City of Urbana & Urbana HOME Consortium Annual Action Plan (AAP) for FY 2012-2013***. The Annual Action Plan is the City of Urbana's budget for Community Development Block Grant (CDBG) Programs. The Plan also includes budgets for HOME Investment Partnerships Program (HOME) by the City of Urbana, City of Champaign, and Champaign County.

NEIGHBORHOOD/PUBLIC HEARING MEETINGS IN URBANA

Monday, January 9, 2012, 7 PM Prairie School Library 2102 E. Washington St	Tuesday, January 10, 2012, 7 PM City Council Chambers 400 S. Vine St
Wednesday, January 11, 2012, 7 PM Crystal View Community Center 102 E. Stebbins Dr	Thursday, January 12, 2012, 7 PM King School Library 1108 W. Fairview Ave

PUBLIC HEARING FOR SOCIAL SERVICE AGENCIES & ORGANIZATIONS *Tuesday, January 10, 2012, 10:00 AM* *City of Urbana Council Chambers* *400 S. Vine Street, Urbana*

Persons with disabilities who need accommodations for any of these hearings should contact Community Development Services at 384-2447, TTY 384-2360, email cjeldridge@urbanaininois.us, or contact the City of Urbana Americans with Disabilities Act Coordinator at 384-2466.

—MEDIA NOTICE—

Monday, December 26, 2011 News-Gazette

wood because it wasn't much kept: a 38-book set of the "Mag- do to a kid," Kathy Hug said.

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NOTICE OF NEIGHBORHOOD MEETINGS & PUBLIC HEARING



The City of Urbana and the Urbana HOME Consortium (comprised of the City of Urbana, City of Champaign, and Champaign County) seek citizen input regarding community needs for the preparation of the Annual Action Plan (AAP) for Fiscal Year 2012-2013. The AAP establishes budgets for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs.

ALL NEIGHBORHOOD MEETINGS AT 7:00 PM IN URBANA

MON, JAN 9, 2012 Prairie School Library 2102 E Washington St	TUES, JAN 10, 2012 City Council Chambers 400 S Vine St	WED, JAN 11, 2012 Crystal View Community Center 102 E Stebbins Dr	THURS, JAN 12, 2012 King School Library 1108 W Fairview Ave
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PUBLIC HEARING FOR SOCIAL SERVICE AGENCIES & ORGANIZATIONS TUES, JAN 10, 2012, 10:00 AM

City of Urbana Council Chambers, 400 S. Vine Street, Urbana

Persons with disabilities who need accommodations for any of these hearings should contact Community Development Services at 384-2447, TTY 384-2360, email ciedridge@urbanaininois.us, or contact the City of Urbana Americans with Disabilities Act Coordinator at 384-2466.

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ANNUAL ACTION PLAN FY 2012-2013 PUBLIC HEARING MINUTES

Monday, January 9, 2012, 7:00 P.M.

Prairie School Library, 2102 East Washington Street, Urbana

Present: Randy Burgett, Connie Eldridge, Community Development Services Department, City of Urbana; James Winston, Pamela Y. Greer, Dwight Redding. See attached sign-in sheet.

Randy Burgett called the meeting to order at 7:08 p.m. The purpose of this public hearing is to provide an opportunity for the public to provide input and comments regarding the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan for Fiscal Year 2012-2013. Notice of this public hearing was placed on the City's website on December 21, 2011; faxed, mailed and emailed to various social service agencies and citizens; published in Grants Management Division's winter issue of the *Neighborhood News*; and published on Monday, December 26, 2011 in Champaign-Urbana's local newspaper, *The News-Gazette*.

Dwight Redding, who has lived in his neighborhood since 1939, discussed changes and his concerns. The Urbana Park District only mows a small portion of Weaver Park, does not keep it litter-free, and does not remove old trees. The Park District has not done a prescribed burn of vegetation, as it had earlier advertised. Mr. Redding is also concerned with open topped garbage trucks that litter when they transfer garbage to a larger truck. There is no enforcement of the state law requiring the trucks to be covered with tarps. Because of these conditions, North Coler Street is lined with plastic bags and other trash from trucks going to the transfer station. He also suggested that the Landscape Recycling Center allow persons to drop off leaves and brush at no cost to them rather than participate in the City's leaf pickup.

Mr. Burgett explained that these issues would be forwarded to the proper government entity. He then discussed the City's various housing rehabilitation programs, Neighborhood Cleanup, Community Development Block Grant (CDBG) and HOME Programs.

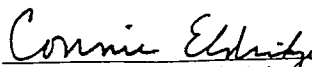
In response to James Winston, Mr. Burgett reviewed the City's Whole House Rehabilitation Program guidelines, prioritization list, and the number of projects in process and completed in a fiscal year.

Pamela Greer inquired if a homeowner could receive more than one housing rehabilitation grant. Mr. Burgett discussed the Senior Repair Service, Emergency Grant, Access Grant, and Secondary Structure Demolition Programs.

Mr. Burgett mentioned the City of Urbana and Cunningham Township's Consolidated Social Service Fund (CSSF) application process. Ms. Greer supported the CDBG and CSSF funding provided to the Urbana Neighborhood Connections Center, which is located on Main Street.

The meeting adjourned at 8:00 p.m.

Respectfully Submitted



Connie Eldridge, Administrative Assistant

**ANNUAL ACTION PLAN FY 2012-2013
PUBLIC HEARING**

**Tuesday, January 10, 2012, 10:00 A.M.
City of Urbana Council Chambers
400 South Vine Street Urbana, Illinois**

Minutes

Present: Jennifer Gonzalez, Jenell Hardy, Kelly Mierkowski, Community Development Services Department, City of Urbana; Dennis Roberts, Urbana City Council; Carol Ammons, Urbana Champaign Independent Media Center; Robin Arbiter, Lierman Neighborhood Advisory Committee; Martina Miranda-Lugo, DHS-Division of Rehabilitation Services; Janice McAteer, Developmental Services Center; Darlene Kloeppel, Champaign County Regional Planning Commission See attached sign-in sheet.

Kelly Mierkowski called the meeting to order at 10:13 a.m. and introductions of City Staff were made.

Ms. Mierkowski stated that the purpose of this public hearing is to provide an opportunity for the public to provide input and comments regarding the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan for Fiscal Year 2012-2013.

Notice of this public hearing was placed on the City's website on December 21, 2011; faxed, mailed and emailed to various social service agencies and citizens; published in Grants Management Division's winter issue of the *Neighborhood News*; and published on Monday, December 26, 2011 in Champaign-Urbana's local newspaper, *The News-Gazette*.

Robin Arbiter of the Lierman Neighborhood Advisory Committee (LNAC) provided a letter that she read aloud (*see attachment #1*), in addition to a map defining the boundaries of the neighborhood the LNAC represents (*see attachment #2*). Additional concerns noted by Ms. Arbiter that she would like to emphasize the desire their Advisory Committee has for the City to purchase/acquire the vacant lot on the corner of Lierman and Washington. It is owned by Busey Bank, Steve Henderson is the contact person. It is currently in a land auction that is schedule to conclude on January 19, 2012. They are attempting to draw the interest of the largest landlord in the area they represent. Ms. Mierkowski inquired if they identified that landlord. Ms Arbiter replied that it is Chris Saunders with Green Street Realty. LNAC has talked with Mr. Saunders and he is also interested in Urbana Townhomes for possible purchase and re-development.

Denis Roberts, also spoke on behalf of the LNAC, and commented about the use of the lot use, such as future playground, or if it remains zoned commercial then maybe residential housing that is energy efficient and for low-income residents.

LNAC is considering obtaining a 501(c)(3) status, and then they might be able to do some development type projects of their own. Ms. Arbiter and Mr. Roberts presented a map that

highlighted potential re-development sites within the neighborhood they are representing (*see attachment #3*).

Mr. Roberts also mentioned that Walter Lewis, and Emeritus Professor at U of I, who teaches community development classes, would be interested in creating a focal point for the neighborhood. With regard to the Tri-Star building owned by the City, architecture students could possibly do a project with a public assessment of community need, structural or use changes. Mr. Roberts also suggested possible demo parts of the building that are un-useful, and recycle some parts if possible. Student Interns could receive credit to fulfill their program requirements, as it is sometimes difficult for them to find projects to meet the necessary criteria.

Ms. Arbiter, also mentioned that LNAC is interested in having a playground with equipment, basketball for youth, a park with walk/jogging path, and circuits. They desire to provide affordable and accessible fitness in the neighborhood. The neighborhood is also ready and has started the process of developing its own comprehensive plan.

Janis McAteer, Director of Development for Developmental Services Center (DSC), expressed her appreciation for the support provided by the City of Urbana with regard to affordable housing for people with disabilities, and she commended the City on an excellent job of serving this population. Ms. McAteer stated when DSC prepares to take on new ventures in they look to do so in Urbana because of this.

Martina Miranda-Lugo, Community Resource Specialist for the DHS-Division of Rehabilitation Services, shared her concerns about the growing Latino population she serves, primarily Migrants Workers and working with them on finding decent and affordable housing. She stated that it is a little easier in the summer, but gets difficult to find affordable rental units as fall approaches. Lots of the people that she servers come to Urbana, because they feel Urbana is welcoming, and therefore she would like to partner with the City, to help with meeting this need.

Carol Ammons, a resident of Urbana, volunteers for a re-entry program, helping with housing people in the program. A survey showed that 200-300 people re-enter Champaign-Urbana area each year. She also commented on the Housing Authority of Champaign County (HACC) and their mandate to refuse housing to felons. Ms. Ammons addressed one of our goals listed in the Consolidate Plan regarding working with the HACC, and suggested the City work with the HACC to discourage from openly discriminating against housing for persons who have felonies. Ms. Ammons also commented that she was surprised the no agency from the Champaign County area applied for the re-entry grants that were advocated and supported by Congressman Danny Davis.

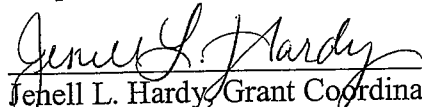
Ms. Arbiter also commented that many re-entry people come to the neighborhood that she represents. Those that a re-entering the community, come there and live with many family members who are on Section 8 or have a site voucher. As far as the landlord knows, these additional people are not living there. Because of this, recidivism rate increases, and they hurt those that they live with.

Mr. Roberts inquired about the attendance of the Public Hearing that was held on Monday, January 9, 2012 at Prairie School. Ms. Mierkowski shared that there were 3 citizens that attended that meeting.

Ms. Mierkowski then shared the dates and times of the remainder of the public hearings for this AAP. She also announced that the Grants Management Division will continue to accept written and e-mailed public comments on the Annual Action Plan.

The meeting was adjourned at 10:41 a.m.

Respectfully Submitted,



Jehell L. Hardy, Grant Coordinator

Attachment 1: Letter from the LNAC

Attachment 2: Map from the LNAC – Outlining the boundaries of the neighborhood being represented

Attachment 3: Map from the LNAC – Highlighting the potential areas for re-development.



PUBLIC HEARING FOR THE CITY OF URBANA &
URBANA HOME CONSORTIUM

FY 2012-2013 ANNUAL ACTION PLAN
10:00 AM, TUESDAY, JANUARY 10, 2012

CITY COUNCIL CHAMBERS, 400 South Vine Street, Urbana - SIGN-IN SHEET



NAME	ORGANIZATION	PHONE	EMAIL
Carol Ammons	Urbana Champ. INC	217-344-8820	Carolammons@gmail.com
Robin Arbitter	Women Neighborhood Advisory Committee	217-344-2005	robumb6A@yahoo.com
Pennis Roberts	LNAC	344 0069	drobertcityconcile@yahoo.com
Martina Miranda-Lugo	DHS-Division of Rehabilitation Services	773-3571	Martina.Miranda-Lugo@illinois.gov
Janice McAteer	DSC	356-9176	jmcateer@dsc-illinois.org
Deborah Koepfel	CCRC	328-3313	dskoepfel@ccrc.org

Lierman Neighborhood Advisory Committee

LNAC c/o Dennis Roberts, 507 E. Green, Urbana, IL 61801

Contact Dennis (217) 344-0069 or Robin (217) 344-2005

January 10, 2012

LNAC respectfully submits the following input regarding community needs to the City of Urbana, with the hope that our goals and concerns will be reflected in the City of Urbana and Urbana HOME Consortium Annual Action Plan (AAP) for Fiscal Year (FY) 2012-2013.

On November 28, 2011, LNAC presented three goals it is pursuing to the City Council. These goals, which LNAC hopes to accomplish between six months and two years, represent mid-range planning, and included the establishment of a community garden, a park with recreational features (playground equipment, game courts, tables, and benches), and a community activities building (for meetings, classes, arts and leisure). In addition, LNAC requested immediate help from the city to address neighborhood safety concerns by adding a street light or lights to the area of Hunter and Austin, and, if possible, Hunter and Lanore.

In subsequent meetings with city staff, it appears a solution to the lighting concern is at hand, and we hope to hear that plan is moving forward shortly. We are also hopeful of having community garden space available by this spring. And we are pledged to pursuing incorporation that would allow us to access grants that might be applied toward our other goals.

Today, we would like to re-iterate that part of our vision which we believe the city could assist us to achieve, and we would like to suggest that the city begin planning now for what look to us like the emerging needs of the LNAC area.

We ask that HUD funds be applied to a community activities building, perhaps the Tri-Star building, which the City owns and which HUD funds, in addition to other resources, might refurbish. We have been approached by five people with three projects between them, who would like to do adult mentoring, educational enrichment, and physical achievement programs. These are year-round programs requiring meeting space which simply does not exist in an accessible way in the neighborhood. The Tri-Star building is empty, and we have a team of Architecture students available to evaluate its potential and either retrofit the current building or design something else on the site.

We ask that the city work now to obtain the property on the southeast corner of Washington and Lierman. The lot, currently undeveloped, is for sale by online auction today. Perhaps, if approached, the selling bank will defer sale until the 2012-2013 Fiscal Year or consider donating the property to the city. We strongly desire that that lot be obtained by the city so that its eventual use will reflect the needs and wishes of the neighborhood. Whether the lot is rezoned from its current commercial designation to

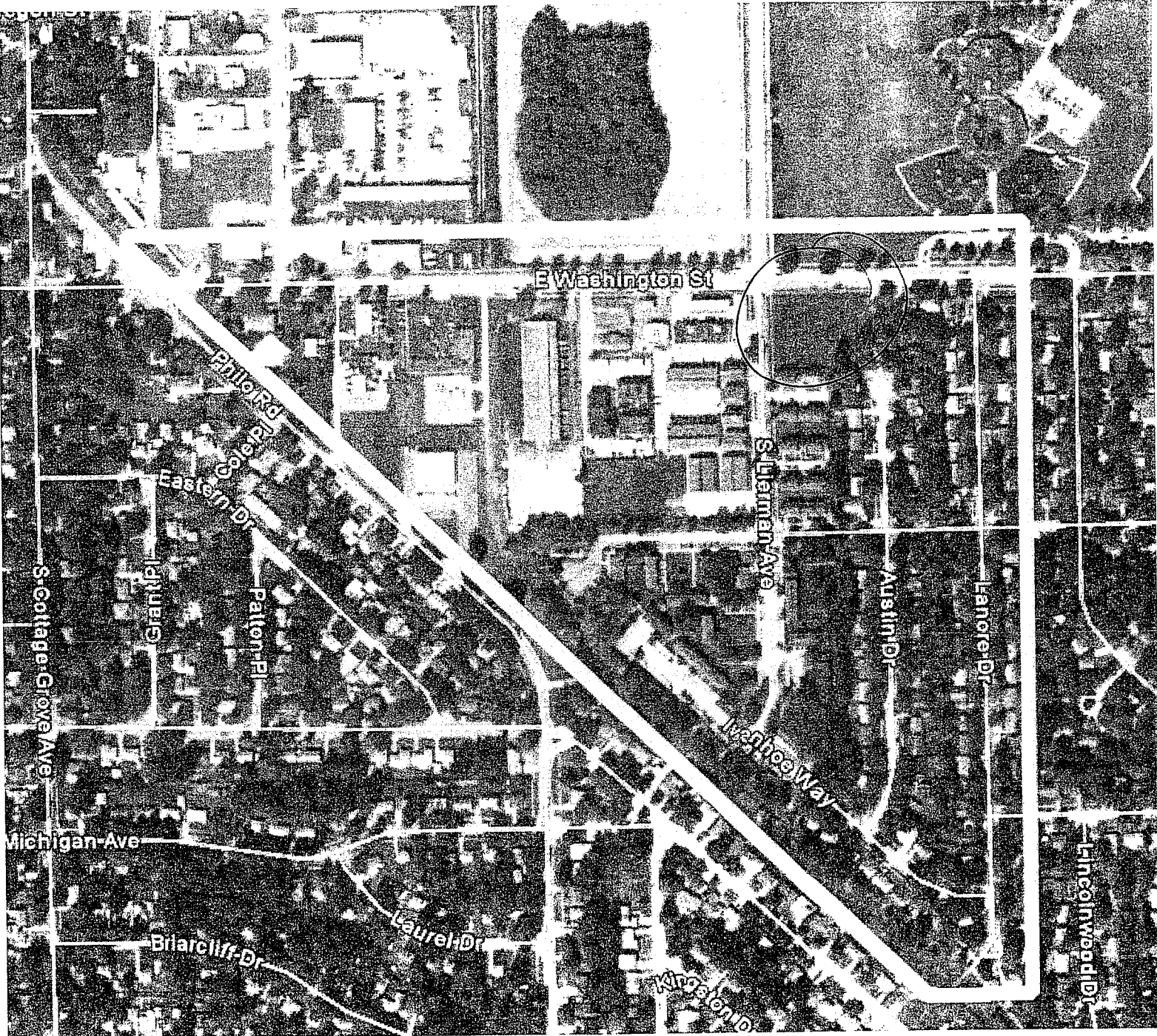
allow housing development, or whether the lot is eventually bought by or donated to a group that could build a facility aimed at serving the needs of the community, we think for now, it is best held in the city's hands. (We are, simultaneously, trying to interest a local neighborhood stakeholder in the property).

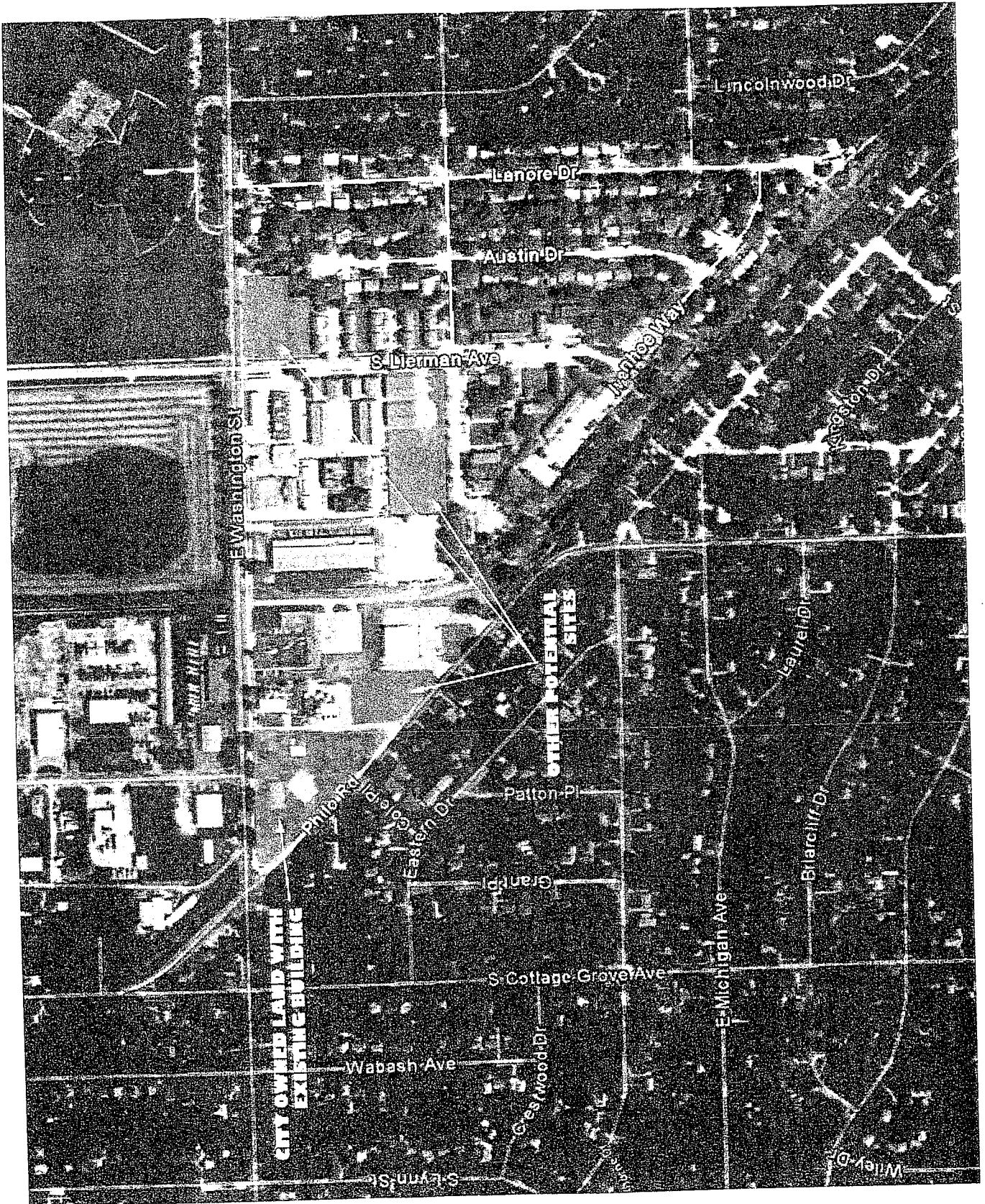
We anticipate the need for HUD/CDBG funds to be available in the next one to three years to support the rebuilding or restoration of the Urbana Townhomes site. HUD/CDBG funds could incentivize the building or retrofitting that incorporates energy efficiency, universal design principles, and crime-detering features. We observe that decent, affordable housing is disappearing from the neighborhood, due to the condemning of many units at Urbana Townhomes and unrepaired damage to houses both rented and owned in the area of Austin and Ivanhoe. Should redevelopment of Urbana Townhomes take place, (and it looks highly likely that this will be necessary in the next few years), there are lots attached to the currently developed one that could allow a safer, lower-density and mixed income complex to be created. HUD/CDBG funds could assist in that foreseeable redevelopment, and we encourage the city to meet with LNAC and the area's largest landlord to discuss ways a planned and careful development could occur.

In the long-term, incentives may be required to keep owners in the neighborhood and to assist landlords and owners to improve or maintain their properties. We have no specific request in relation to this concern right now, but we note that in the next few years, the city might need programmatic and financial resources to address this. We hear from area homeowners that they are discouraged by what they see as rising crime and sinking value of their homes as a result of the poor condition of neighboring rental houses. (It is LNAC's intention to seek meetings with landlords in the area to address some of these concerns).

We request that HUD/CDBG funds be allocated to facilitate the posting of community welcome signs at the entrances to the neighborhood. LNAC adopted part of Washington Street and holds clean-up days three times a year. In addition to Washington, volunteers usually clean in the Lierman, Hunter, Austin, Ivanhoe and Lanore streets. We have also begun supporting such efforts as "Walk to School Day." Our group is seen positively by residents and passersby. We would like to enhance our presence with small signs, similar to those in the HEUNA neighborhood, which would incorporate our name, a simple graphic, and a phrase along the lines of, "neighbors helping neighbors."

In sum, we believe it is time that the city begins looking at the LNAC neighborhood's needs now and for the future and develops a long-range plan to address them. Our requests for HUD/CDBG allocations reflect our group's beginning of that same process.





Mierkowski, Kelly

From: Dennis Roberts [drobertscitycouncil@yahoo.com]
Sent: Tuesday, January 10, 2012 1:13 PM
To: Mierkowski, Kelly
Cc: Myers, Robert
Subject: One additional letter of support

Hi Kelly,

I wanted to attach one additional email letter of support to substantiate the interest of students from the School of Architecture in the revitalization of Lierman Area neighborhood through participation in community defined projects. The attached letter from graduate Peter Normand has had positive response. His mentor, Professor Emeritus Walter Lewis came to UIUC in 1958, retired in 1992, is currently an emeritus professor, and is still mentoring students with on-site experience. Professor Lewis attended our December LNAC meeting and stated that students were always looking for community projects to fulfill their course requirements. He opted that the Tri-Star building was a highly visible location worthy of selection for such a program as discussed in the evening meeting.

Dennis Roberts
(cc Robert Myers)

Dear Dennis:

I felt the same **ELECTRICITY!**

Walter

Walter H. Lewis, FAIA
Professor Emeritus
Chair Emeritus, Practice & Technology Teaching Division
School of Architecture
University of Illinois at Urbana-Champaign
w-lewis@illinois.edu
Cell Phone: 217-621-8687

PS Attached below is a copy of my response to Peter Normand:
"Peter:

You have hit a Home Run!!!!

The Group assembled last night is perfect to accomplish something. You need to get the other students who will work with you on the Project to the next meeting,

INVITE THEM NOW

.....So they too are part of the genesis of the effort.. Also, much like the Weekly Progress Meetings, on Campus at TURNER Construction, students have to be present to benefit. Get Kelly and Selwa there at least. All others you can muster too. Your Team needs to be a part of the initial birthing of ideas.

I will gladly provide "direct supervision and control" as NCARB requires for Architectural Interns to receive IDP credit in "Grassroots Community Service."

Professor Lewis"

**ANNUAL ACTION PLAN FY 2011-2012
PUBLIC HEARING**

**Tuesday, January 10, 2012, 7:00 p.m.
Urbana City Council Chambers
400 South Vine Street, Urbana, IL 61801**

Minutes

Present: Kelly Hartford and Connie Eldridge, Community Development Services Department.

Others Present: None.

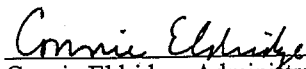
Kelly Hartford called the public hearing to order at 7:20 p.m.

She announced the purpose of this public hearing is to provide an opportunity for input and comments regarding the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan (AAP) for Fiscal Year (FY) 2012-2013. The AAP is the annual budget as part of the five-year Consolidated Plan FY 2010-2014.

Notice of this public hearing was placed on the City's website on December 21, 2011; faxed, mailed and emailed to various social service agencies and citizens; published in Grants Management Division's winter issue of the *Neighborhood News*; and published on Monday, December 26, 2011 in Champaign-Urbana's local newspaper, *The News-Gazette*.

Seeing there were no public comments, Kelly Hartford closed the public hearing at 7:30 p.m.

Respectfully Submitted



Connie Eldridge, Administrative Assistant II

**ANNUAL ACTION PLAN FY 2012-2013
PUBLIC HEARING**

**Wednesday, January 11, 2012, 7:00 p.m.
Crystal View Townhomes Community Center
102 East Stebbins Drive, Urbana**

Minutes

Present: Jen Gonzalez and Jenell Hardy, Community Development Services Department.

Others Present: Cathy Eastman, 1311 N Berkley, Urbana

Jenell Hardy called the public hearing to order at 7:09 p.m.

She announced the purpose of this public hearing was for the public to provide input on the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan (AAP) for Fiscal Year (FY) 2012-2013. The AAP is the annual budget as part of the five-year Consolidated Plan FY 2010-2014.

Notice of this public hearing was placed on the City's website on December 21, 2011; faxed, mailed and emailed to various social service agencies and citizens; published in Grants Management Division's winter issue of the *Neighborhood News*; and published on Monday, December 26, 2011 in Champaign-Urbana's local newspaper, *The News-Gazette*.

Cathy Eastman introduced herself as a member of the Urbana community, noting that she used to live at what was Woodlands Village. She inquired about the various nonprofits carrying out the HOME Program's initiatives.

Ms. Eastman made several suggestions regarding the FY 2012-2013 AAP. She complimented the Crystal View Townhomes project and asked if the City had evaluated the project now that it is complete, as well as whether the City sees it as a success or not. She also inquired about the Kerr Avenue project, if it is to be modeled after the Crystal View Townhomes project.

As for the units just north of Crystal View Townhomes, Ms. Eastman noted that the management of those units has been poor, and she expressed support of safer housing options for the low- and middle-income members of the community. She would like to see the City create programs geared towards encouraging landlords to maintain their properties. One possibility she mentioned was an award system recognizing those landlords who demonstrated exemplary care and management of their properties.

Also mentioned was the possibility of creating a neighborhood plan for the area in regards to the housing available. Ms. Eastman mentioned that there had been a Habitat

for Humanity house constructed in the neighborhood 5 or 7 years ago, which developed a mold problem, and the family had to be relocated. She indicated that the property is now rented out by a private landlord and is not maintained well. Adjacent to the former Habitat house is a unit that burned down, and now there has been a lot of trash dumping towards the back end of the property.

Ms. Eastman then inquired about the flexibility of spending HOME funds into housing projects. She asked whether or not the City might be able to offer low interest loans to assist landlords with making improvements to their apartment complexes. Ms. Eastman indicated that the code requirements were not enough to promote landlords to install esthetically pleasing exteriors.

Jen Gonzalez, Grant Coordinator for the City of Urbana, explained that the federal HOME Investment Partnerships Program grant requires that the City invest funds into bring units up to code before other work can be done when rehabilitating a property. She indicated that with many projects there is little funding left after code issues are addressed. Ms. Gonzalez gave a brief overview of the home improvement programs offered by the City of Urbana.

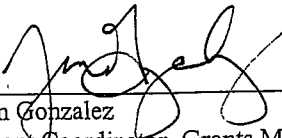
Ms. Eastman described a situation wherein a property had been so poorly maintained that she ended up cleaning the property with a few other residents in the neighborhood to get rid of the blighted conditions. The property had been dilapidated and was left vacant for three months.

In regards to other issues present in the neighborhood, Ms. Eastman expressed a desire to see a school in the area. She noted that the Washington School for Early Childhood Development could be repurposed as a school for Adult Education. She was quoted as saying, "This neighborhood cannot support another rental complex at the Washington School site."

Ms. Eastman took time to thank City staff for the community development work being done in the area and throughout Urbana.

Seeing there were no further public comments, Ms. Gonzalez closed the public hearing at 7:53 p.m.

Respectfully Submitted,



Jen Gonzalez
Grant Coordinator, Grants Management Division

**ANNUAL ACTION PLAN FY 2012-2013
PUBLIC HEARING**

**Thursday, January 12, 2012, 7:00 p.m.
King School Library
1108 West Fairview Avenue, Urbana**

Minutes

Present: Kelly H. Mierkowski, Community Development Services Department.

Others Present: Sheila Dodd, Habitat for Humanity

Kelly H. Mierkowski called the public hearing to order at 7:10 p.m.

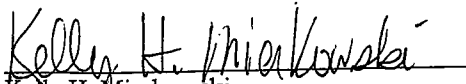
She announced the purpose of this public hearing was for the public to provide input on the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan (AAP) for Fiscal Year (FY) 2012-2013. The AAP is the annual budget as part of the five-year Consolidated Plan FY 2010-2014.

Notice of this public hearing was placed on the City's website on December 21, 2011; faxed, mailed and emailed to various social service agencies and citizens; published in Grants Management Division's winter issue of the *Neighborhood News*; and published on Monday, December 26, 2011 in Champaign-Urbana's local newspaper, *The News-Gazette*.

Ms. Dodd thanked the City of Urbana and the Urbana Consortium for supporting their Agency, and looked forward to continuing the relationship in order to build affordable housing in the community.

Seeing there were no further public comments, Kelly H. Mierkowski closed the public hearing at 7:40 p.m.

Respectfully Submitted,


Kelly H. Mierkowski
Manager, Grants Management Division



NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM
 FY 2012-2013 ANNUAL ACTION PLAN
 7 PM, THURSDAY, JANUARY 12, 2012

KING SCHOOL LIBRARY, 1108 West Fairview Avenue, Urbana – SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>ORGANIZATION</u>
Kelly Mierkowski	400 S. Vine Street, W.	384-2441	City of Urbana
Shirley Dodder	119 E University Ave, E	819-514	Seabrook



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW & COMMENT

CITY OF URBANA & URBANA HOME CONSORTIUM DRAFT ANNUAL ACTION PLAN FY 2012-2013

PUBLIC HEARING AT 7 PM, TUESDAY, MARCH 27, 2012 URBANA CITY BUILDING, 400 SOUTH VINE STREET, URBANA

Copies of the Draft FY 2012-2013 Annual Action Plan will be available for review to the general public between Monday, February 27, 2012 and Tuesday, March 27, 2012 at the following locations:

- Urbana City Clerk's Office
400 South Vine Street
- Urbana Free Library
201 South Race Street
- Grants Management Division Office
400 South Vine Street, Urbana
- On the City of Urbana's website at
www.urbanaininois.us

A public hearing will be held on Tuesday, March 27, 2012 at 7 p.m. in the Urbana City Building to receive comments and suggestions on the Draft FY 2011-2012 Annual Action Plan. Persons with disabilities needing services for this hearing should contact Grants Management Division at 384-2447 (TDD 384-2360) or the City's Americans With Disabilities Act Coordinator at 384-2466.

The Annual Action Plan is the City of Urbana's budget for Community Development Block Grant (CDBG) Programs. The Plan also includes budgets for HOME Programs by the Cities of Champaign and Urbana, and Champaign County, which make up the Urbana HOME Consortium.

Submit written comments to the City of Urbana, Grants Management Division, 400 South Vine Street, Urbana, IL 61801 or by e-mail to khmierkowski@urbanaininois.us before the close of business on Tuesday, March 27, 2012.

- PUBLIC HEARING NOTICE -



**NOTICE OF AVAILABILITY FOR
PUBLIC REVIEW & COMMENT**



**CITY OF URBANA &
URBANA HOME CONSORTIUM
DRAFT ANNUAL ACTION PLAN FY 2012 - 2013**

**PUBLIC HEARING 7 PM, TUES, MARCH 27, 2012
URBANA CITY BUILDING, 400 S. VINE, URBANA**

The Draft FY 2012-2013 Annual Action Plan (AAP) will be available for review to the general public between Monday, February 27, 2012 and Tuesday, March 27, 2012 at the following locations:

- **400 S. Vine St, Urbana—City Clerk's Office & Grants Management Division Office**
- **201 S. Race St, Urbana—Urbana Free Library**
- **www.urbanaininois.us**

There will be a public hearing on Tuesday, March 27, 2012 at 7 pm in the Urbana City Building to receive comments on the Draft FY 2012-2013 AAP. Persons with disabilities who need services for this hearing should contact Grants Management Division at 384-2447 (TDD 384-2360) or the City's Americans With Disabilities Act Coordinator at 384-2466.

The AAP is the City of Urbana's budget for Community Development Block Grant (CDBG) Programs. It also includes budgets for HOME Programs by the Cities of Champaign and Urbana, and Champaign County, which make up the Urbana HOME Consortium. For more information, contact the City of Urbana, Grants Management Division, at 384-2447 or e-mail Kelly Mierkowski at khmierkowski@urbanaininois.us

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