



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

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

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

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

**DATE:** January 16, 2013

**SUBJECT: AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM ANNUAL ACTION PLANS FY 2011-2012 and FY 2012-2013**

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### **Description**

Included on the agenda of the January 22, 2013 meeting of the Urbana Community Development Commission are proposed amendments to the City of Urbana and Urbana HOME Consortium Annual Action Plans (AAPs) for Fiscal Year 2011-2012 and Fiscal Year 2012-2013. The amendment would revise the Community Development Block Grant (CDBG) budget in the Annual Action Plans for FY 2011-2012 and FY 2012-2013 to provide more funds toward the “Census Tract 53 Street Lighting” project, as noted in the FY 2011-2012 Annual Action Plan under City Infrastructure Projects and shown as carryover in the FY 2012-2013 Annual Action Plan.

The City of Urbana proposed to amend the CDBG budget to re-allocate “Property Acquisition Demolition” funds (including carryover from previous years), combining the funds with unprogrammed funds, to “City Infrastructure Projects”, and to rename a “Public Facilities and Improvements” project from “Neighborhood Sidewalks” to the “Lanore/Adams/Fairlawn Multi-Use Path” project, increasing the funding with remaining unprogrammed funds.

The proposed amendment has been on display and available for public review and comment at the City Clerk’s office, the Department of Community Development Services office, the Urbana Free Library and on the City website since December 21, 2012.

### **Issue**

The issue is whether the Urbana Community Development Commission should forward the ordinance approving an amendment to the City of Urbana and Urbana HOME Consortium Annual Action Plans FY 2011-2012 & 2012-2013 to the Urbana City Council with a recommendation for approval.

## Background

The proposed amendments are needed to reflect project funding and program changes that have occurred since the approval of the AAPs and subsequent Amendments for FY 2011-2012 and 2012-2013. HUD regulations require that in the event significant changes occur to projects or programs described in the Annual Action Plans, the plans shall be amended to reflect the changes.

The City of Urbana and Urbana HOME Consortium Consolidated Plan for FY 2010-2014 sets forth a process that must be followed in order to amend Annual Action Plans. The City is required to give notice of the public hearing regarding a substantial amendment. In order to provide an opportunity for the public comment, a public hearing regarding the proposed amendments was held in the Urbana City Council Chambers on January 8, 2013. (Minutes attached)

The amendment to the CDBG budget proposes: (1) to increase the Property Acquisition Demolition carryover allocation from \$54,698 to \$107,647.50, and then re-allocate \$107,647.50 plus \$17,352.50 of unprogrammed funds for a total amount of \$125,000 to City Infrastructure Projects, increasing the total amount of Infrastructure funding from \$56,000 to \$181,000, and (2) to rename the Neighborhood Sidewalks Project to the Lanore/Adams/Fairlawn Multi-Use Path Project, re-allocating the original funding amount of \$43,000 from Neighborhood Sidewalks to the Lanore/Adams/Fairlawn Multi-Use Path Project, plus the remainder of unprogrammed funding (\$6,910.50), for a total allocation of \$49,910.50, as shown in the following charts.

### **CITY OF URBANA PROPOSED CDBG AMENDMENT:**

<u>City of Urbana CDBG Budget</u>	<u>Current</u>	<u>Proposed Amended</u>
Property Acq./Demo/New Construct. (c.o.)	\$107,647.50	-0-
Unprogrammed Funds (total)	\$ 24,263.00	-0-
Total Funds	-0-	\$131,910.50
Property Acq./Demo/New Construct. (c.o.)	\$107,647.50	-0-
City Infrastructure (FY 11-12 c.o.)	-0-	\$107,647.50
City Infrastructure (FY 11-12 c.o.)	\$107,647.50	-0-
City Infrastructure (FY 11-12 c.o.)	\$ 56,000.00	-0-
Unprogrammed Funds	\$ 17,352.50	-0-
Total Project Funds (c.o)	-0-	\$181,000.00
<u>City of Urbana CDBG Budget</u>	<u>Current</u>	<u>Proposed Amended</u>
Neighborhood Sidewalks (FY 11-12 c.o.)	\$ 43,000.00	-0-
Lanore/Adams/Fairlawn Multi-Use Path	-0-	\$ 43,000.00
Lanore/Adams/Fairlawn Multi-Use Path	\$ 43,000.00	-0-
Unprogrammed Funds	\$ 6,910.50	-0-
Total Project Funds	-0-	\$ 49,910.50

## **Options**

1. Forward the Ordinance approving the CDBG Amendment to the City of Urbana and Urbana HOME Consortium FY 2011-2012 & 2012-2013 Annual Action Plans to the Urbana City Council with a recommendation for approval.
2. Forward the Ordinance approving the Amendments, with suggested changes, to the Urbana City Council with a recommendation for approval
3. Do not recommend approval of the Ordinance.

## **Fiscal Impacts**

There will be no fiscal impact to the City budget, as the CDBG funds were previously allocated in the FY 2011-2012 AAP and shown as carryover in the FY 2012-2013 AAP. The changes to the CDBG budget will assist with the timeliness in spending CDBG funds, as required by HUD, and will provide more funds to city infrastructure projects already included in the Annual Action Plans for FY 2012-2012 and 2012-2013.

## **Recommendations**

Staff recommends that the Urbana Community Development Commission forward the Ordinance to the Urbana City Council with a recommendation for approval.

**Memorandum Prepared By:**

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Kelly H. Mierkowski, Manager  
Grants Management Division

## **Attachments:**

1. AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM ANNUAL ACTION PLANS FY 2011-2012 & FY 2012-2013 (Winter 2012 CDBG Amendment)
2. PROPOSED AMENDMENT TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM ANNUAL ACTION PLANS FY 2011-2012 & FY 2012-2013 (Winter 2012 CDBG Amendment).
3. Minutes from Public Hearing held January 8, 2013 on Proposed Amendments to CDBG (and HOME) budgets.

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

**AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2011-2012 AND FY 2012-2013 ANNUAL ACTION PLANS (Winter 2012 CDBG Amendment)**

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

WHEREAS, the Urbana City Council previously approved ordinances authorizing submittal to HUD of the Annual Action Plans for FY 2011-2012 and FY 2012-2013 that included proposed budgets for the CDBG Program, and HUD subsequently approved the said Annual Action Plans; and

WHEREAS, the Urbana City Council previously approved ordinances approving amendments to the FY 2011-2012 and FY 2012-2013 Annual Action Plans;

WHEREAS, on December 21, 2012, the City of Urbana published on the City website a notice of a 30-day public review period regarding said proposed budgetary amendments to the Annual Action Plans for FY 2011-2012 and FY 2012-2013; and

WHEREAS, on January 8, 2013, the City of Urbana, the Grants Management Division of the Community Development Services Department held a public hearing on the proposed CDBG amendments; and

WHEREAS, the City Council now finds it necessary and appropriate to further amend the City of Urbana and Urbana HOME Consortium Annual Action Plans for FY 2011-2012 and FY 2012-2013.

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

Section 1. That the City of Urbana hereby approves the amendment to the City of Urbana and Urbana HOME Consortium Annual Action Plans for FY 2011-2012 and FY 2012-2013, in substantially the form of the copy of said amendments attached hereto and hereby incorporated by reference.

Section 2. That the Mayor of the City of Urbana is hereby designated as the authorized representative of the City of Urbana to take any action necessary in conjunction with said attached amendments to the Annual Action Plans for FY 2011-2012 and FY 2012-2013, and any prior approved Annual Action Plan or Amendment, including, without limitations, to execute any documents necessary to commit applicable CDBG funds to the projects, submittal of the Annual Action Plan Amendment to the HUD Regional Field Office and provision of such additional information as may be required.

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

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

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

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

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



## **Proposed Amendments to Annual Action Plans FY 2011-2012 & FY 2012-2013**

*(Winter 2012 CDBG Amendment)*

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

Approved by Urbana City Council Ordinance No. \_\_\_\_\_

**PROPOSED AMENDMENT TO CITY OF URBANA and URBANA HOME CONSORTIUM  
FY 2011-2012 & 2012-2013 ANNUAL ACTION PLANS**

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The City of Urbana proposes to amend the Community Development Block Grant (CDBG) budget of the FY 2011-2012 and 2012-2013 Annual Action Plans (AAPs) to re-allocate City of Urbana Property Acquisition funds (cumulative carryover from previous years unaccounted), combining the funds with unprogrammed funds, to City Infrastructure Projects, as outlined below, and to rename a Public Facilities and Improvements project from Neighborhood Sidewalks to the Lanore/Adams/Fairlawn Multi-Use Path Project, increasing the funding with remaining unprogrammed funds.

The amendment proposes to increase the Property Acquisition carryover allocation from \$54,689 (estimated) to \$107,647.50, and then re-allocate the funding of \$107,647.50 plus \$17,352.50 of unprogrammed funds for a total amount of \$125,000 to City Infrastructure Projects, increasing the amount of funding from \$56,000 to \$181,000 (see chart below). The amendment will also rename the Neighborhood Sidewalks Project to the Lanore/Adams/Fairlawn Multi-Use Path Project, re-allocating the original funding amount of \$43,000 from the Neighborhood Sidewalks to the Multi-Use Path Project, plus the remainder of the unprogrammed funding (\$24,263 minus \$17,352.50 equals \$6,910.50) for a total of \$49,910.50.

*Following are the proposed City of Urbana CDBG Program budget changes for existing projects and programs to be changed or renamed in the FY 2011-2012, and FY 2012-2013 Annual Action Plans (AAPs), as shown in the FY 2012-2013 AAP budget as carryover.*

**CITY OF URBANA PROPOSED CDBG AMENDMENT:**

<u>City of Urbana CDBG Budget</u>	<u>Current</u>	<u>Proposed Amended</u>
Property Acq./Demo/New Construct. (c.o.)	\$107, 647.50	-0-
Unprogrammed Funds (total)	\$ 24, 263.00	-0-
Total Funds	-0-	\$131,910.50
Property Acq./Demo/New Construct. (c.o.)	\$107,647.50	-0-
City Infrastructure (FY 11-12 c.o.)	-0-	\$107,647.50
City Infrastructure (FY 11-12 c.o.)	\$107,647.50	-0-
City Infrastructure (FY 11-12 c.o.)	\$ 56,000.00	-0-
Unprogrammed Funds	\$ 17,352.50	-0-
Total Project Funds (c.o)		\$181,000.00
Neighborhood Sidewalks (FY 11-12 c.o.)	\$ 43,000.00	-0-
Lanore/Adams/Fairlawn Multi-Use Path	-0-	\$ 43,000.00
Lanore/Adams/Fairlawn Multi-Use Path	\$ 43,000.00	-0-
Unprogrammed Funds	\$ 6,910.50	-0-
Total Project Funds	-0-	\$49,910.50

### 3. CARRYOVER ACTIVITIES (ESTIMATED)

#### a. Housing Activities

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

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)~~ **\$107,647.50**

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

##### 2. CITY INFRASTRUCTURE PROJECTS (FY 11-12/c.o.)

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 + \$125,000 (\$107,647.50 + \$17,352.50) = \$181,000**

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.

## **b. Public Facilities and Improvements (continued)**

### **3. Neighborhood Sidewalks (FY 11-12/c.o.)**

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

~~**\$43,000.00**~~

~~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. Lanore/Adams/Fairlawn Multi-Use Path Project (FY 11-12/c.o.)**

Funds will be used to construct a concrete sidewalk, new pedestrian lights, and landscaping for a multi-use path located in Census Tract 56 Block 1.

**\$43,000.00 + \$6,910.50 (unprogrammed funds) = \$49,910.50**

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.



**NOTICE OF AVAILABILITY OF AMENDMENTS TO  
CITY OF URBANA & URBANA HOME CONSORTIUM  
ANNUAL ACTION PLANS  
FY 2011-2012 & FY 2012-2013  
& NOTICE OF PUBLIC HEARING**



On **Tuesday, January 8, 2013 @ 7:00 p.m.**, the City of Urbana will hold a public hearing in the Urbana City Council Chambers at 400 S. Vine St. Urbana, IL, to accept comments on the proposed amendments to the *FY 2011-2012, and FY 2012-2013 Annual Action Plans* as outlined below. The City of Urbana receives CDBG Funding from the Dept. of Housing and Urban Development (HUD) to benefit low- and moderate-income citizens within the City of Urbana, and the Urbana HOME Consortium, of which the City of Urbana is the lead entity, receives HOME funding allocations from HUD for the purpose of building affordable housing.

**1. CITY OF URBANA PROPOSED AMENDMENT TO CDBG PROGRAM  
(FY 2011-2012 & FY 2012-2013)**

The City of Urbana proposes to amend the Community Development Block Grant (CDBG) budget of the FY 2011-2012 and 2012-2013 Annual Action Plans (AAPs) to re-allocate City of Urbana Property Acquisition funds (carryover from previous years unaccounted), combining the funds with unprogrammed funds, to City Infrastructure Projects, as outlined below, and to rename a Public Facilities and Improvements project from Neighborhood Sidewalks to the Lanore/Adams/Fairlawn Multi-Use Path Project, increasing the funding with remaining unprogrammed funds.

The amendment proposes to increase the Property Acquisition carryover allocation from \$54,689 to \$107,647.50, and then re-allocate the funding of \$107,647.50 plus \$17,352.50 of unprogrammed funds for a total amount of \$125,000 to City Infrastructure Projects, increasing the amount of funding from \$56,000 to \$181,000. The amendment will also rename the Neighborhood Sidewalks Project to the Lanore/Adams/Fairlawn Multi-Use Path Project, re-allocating the original funding amount of \$43,000 from the Neighborhood Sidewalks to the Multi-Use Path Project, plus the remainder of unprogrammed funding (\$6,910.50), for a total of \$49,910.00.

**CARRYOVER ACTIVITIES**

*Following are the proposed City of Urbana CDBG Program budget changes for existing projects and programs to be changed or renamed in the FY 2011-2012 Annual Action Plan (AAPs), and as shown in the FY 2012-2013 AAP budget as carryover.*

**a. Housing Activities**

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

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)~~ \$107,647.50

**b. Public Facilities and Improvements**

**2. CITY INFRASTRUCTURE PROJECTS (FY 11-12/c.o.)**

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 + \$125,000 = \$181,000

**b. Public Facilities and Improvements (continued)**

**3. Neighborhood Sidewalks (FY 11-12 c.o.)**

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

\$43,000

**3. Lanore/Adams/Fairlawn Multi-Use Path Project (FY 11-12 c.o.)**

Funds will be used to construct a concrete sidewalk, new pedestrian lights, and landscaping for a multi-use path located in Census Tract 56 Block 1.

\$43,000.00 + \$6,910.50 (unprogrammed funds) = \$49,910.50

**2. URBANA HOME CONSORTIUM PROPOSED HOME AMENDMENT (FY 2011-2012 & FY 2012-2013)**

The Urbana HOME Consortium proposes to amend the HOME Program budgets for the FY 2011-2012 and 2012-2013 Annual Action Plans (AAPs) to re-allocate unobligated CHDO funding to Champaign County Neighborhood Alliance for Habitat (Neighborhood Alliance), as outlined below, for the construction of four single-family homes in the Community Development Target Area. Also proposed is a CHDO Operating re-allocation to Neighborhood Alliance in the amount of \$28,000. Funding for these activities was previously unallocated, and per Department of Housing and Urban Development HOME regulations, these funds are to be committed within two years of receiving a grant allocation.

The amendment proposes to re-allocate a total of **\$159,279.89** in unobligated HOME funds for CHDO projects, as well as **\$28,000** in CHDO operating funding to Neighborhood Alliance.

*Following is the HOME Program language and/or budget changes for the FY 2011-2012 Annual Action Plan (pages 41)*

**2. CHDO RESERVE FUNDS (FY 11-12)  
(15% SET-ASIDE IS REQUIRED EACH EAR, 25% MATCH PROVIDED BY CHDO)**

***TOTAL Allocation Available: \$42,842.54***

**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.~~

CHDO Reserve Funds will be allocated to Champaign County Neighborhood Alliance to construct four single-family homes in the Community Development Target Area, using FY 2011-2012 CHDO Reserve Set-Aside funding, in conjunction with FY 2012-2013 funds as part of its Affordable Housing Program (AHP). Units will be sold to income-eligible homebuyers.

*Following is the HOME Program language and/or budget changes for the FY 2012-2013 Annual Action Plan (pages 38-39)*

**2. CHDO RESERVE FUNDS (FY 12-13)  
(15% SET-ASIDE IS REQUIRED EACH EAR, 25% MATCH PROVIDED BY CHDO)**

***TOTAL Allocation Available: \$116,437.35***

**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.~~

CHDO Reserve Funds will be allocated to Champaign County Neighborhood Alliance to construct four single-family homes in the Community Development Target Area, FY 2012-2013 CHDO Reserve Set-Aside funding, in conjunction with FY 2011-2012 funds as part of its Affordable Housing Program (AHP). Units will be sold to income-eligible homebuyers.

**3. CHDO OPERATING SET-ASIDE (FY 12-13)**  
**(5% Maximum Set-Aside, No Match Requirement)**

***FY 12-13 Total Allocation Available Maximum: \$28,000***

**CHDO Operating Funds**

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.

Funds will be allocated to Champaign County Neighborhood Alliance in the amount of \$28,000 in CHDO Operating Set-Aside funding to assist in carrying out its Affordable Homeownership Program during FY 2012-2013.

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**Copies of the City of Urbana and Urbana HOME Consortium FY 2012-2013 Annual Action Plan, as well as the proposed amendments, are available from Friday, December 21, 2012 for public review and comment until 5:00 p.m. Tuesday, January 22, 2013 at the following locations:**

- **Urbana Free Library, 210 W. Green St , Urbana, IL, and**
- **Urbana City Building, 400 S. Vine St, Urbana, IL 61801 in the following offices:**
  - (1) Dept. of Community Development Services**
  - (2) City Clerk's Office**
  - (3) City website: [www.urbanaininois.us](http://www.urbanaininois.us)**

**Questions and comments should be directed in writing, beginning December 21, 2012 and ending before the close of business on Tuesday, January 22, 2013 to Kelly H. Mierkowski, Manager, Grants Management Division, City of Urbana, 400 S. Vine St., Urbana, IL 61801, or [khmierkowski@urbanaininois.us](mailto:khmierkowski@urbanaininois.us).**



**CITY OF URBANA & URBANA HOME CONSORTIUM  
PROPOSED AMENDMENTS  
TO FY 2011-2012 & FY 2012-2013 ANNUAL ACTION PLANS  
(Winter 2012 CDBG Amendment & Winter 2012 HOME CHDO Amendment)  
PUBLIC HEARING MINUTES**

**Tuesday, January 8, 2013, 7:00 p.m.  
City Council Chambers, 400 S. Vine Street, Urbana, IL**

Present:

- City of Urbana Grants Management Division: Kelly H. Mierkowski, Connie Eldridge, Jennifer Gonzalez, Jenell Hardy
- Esther Patt, Champaign-Urbana Tenant Union; Lisa Benson, Community Elements (see attached sign-in sheet)

Ms. Mierkowski called the public hearing to order at 7:41p.m., immediately following the public hearing for the Draft FY 2013-2014 Annual Action Plan. The purpose of this public hearing was to provide an opportunity for the public to provide input and for the City to accept comments regarding the proposed amendments to the FY 2011-2012 and FY 2012-2013 City of Urbana and Urbana HOME Consortium Annual Action Plans.

The City of Urbana receives Community Development Block Grant (CDBG) funding from the Department of Housing and Urban Development (HUD) to benefit low- and moderate-income citizens within the City of Urbana. The Urbana HOME Consortium, of which the City of Urbana is the lead entity, receives HOME funding allocations from HUD for the purpose of building affordable housing.

Notice of this public hearing was placed on the City's website on December 21, 2012; faxed, mailed and emailed to various social service agencies and citizens; and published on Friday, December 21, 2012 in Champaign-Urbana's local newspaper, *The News-Gazette*. Questions and comments may also be directed in writing, beginning December 21, 2012 and ending before the close of business on Tuesday, January 22, 2013 to Kelly H. Mierkowski, Manager, Grants Management Division, City of Urbana, 44 S. Vine St, Urbana, IL 61801 or [khmierkowski@urbanaininois.us](mailto:khmierkowski@urbanaininois.us).

Ms. Mierkowski explained these amendments were placing unobligated and carryover funds into projects. The CDBG amendment also renamed the project *Neighborhood Sidewalks (FY 11-12 c.o.)* to *Lanore/Adams/Fairlawn Multi-Use Path Project (FY 11-12 c.o.)*. The HOME amendment allocated reserved HOME funds to a specific Community Housing Development Organization (CHDO). Neighborhood Alliance, which is the CHDO for Habitat for Humanity of Champaign County, will build four houses in Champaign County.

Lisa Benson, Community Elements, asked about green development. Jen Gonzalez reviewed the Ecological Construction Laboratory's current project at 1302 West Dublin Street, Urbana. Eco-lab would like to provide consulting services to Brinshore Development and Homestead Corporation on the City's Kerr Avenue Redevelopment project.

Esther Patt, Champaign-Urbana Tenant Union, inquired if the Kerr Avenue Redevelopment project would serve extremely low income persons. Ms. Gonzalez believed the regulations usually require four percent of the persons to be at 30% or below Median Family Income (MFI). There was discussion if this federal requirement was directed at persons with physical disabilities who would need accessible units. Ms. Patt added that new construction has been very expensive, and many persons with disabilities cannot afford wheelchair accessible units. An exception is new Tax Credit Housing, which may be less expensive for renters.

In response to Ms. Benson and Ms. Patt, Ms. Gonzalez explained the Kerr Avenue Redevelopment project still needs to receive funding. Brinshore Development and Homestead Corporation submitted a two-phased project, a mixture of rental and owner-occupied townhomes. Ms. Patt discussed the Housing Authority's redevelopment of the former Dunbar Court and Joanne Dorsey Homes sites and the number of project based rental subsidies. These are partnerships between the non-profit developer, which receives the tax credits, and the Housing Authority. Ms. Patt is concerned the majority of tax credit housing units will not be affordable to people who really need the help.

Ms. Mierkowski adjourned the public hearing at 7:48 p.m.

Respectfully Submitted

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Connie Eldridge, Recording Secretary