

**AN ORDINANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF AN URBANA HOME CONSORTIUM  
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT**

**(Homestead Corporation of Champaign-Urbana - Affordable  
Homeownership Program, FY 2008-2009)**

WHEREAS, The City Council of the City of Urbana, Illinois, has found and determined that execution of the attached Community Housing Development Organization agreement is desirable and necessary to carry out one of the corporate purposes of the City of Urbana, to wit: implementation of Strategies and Objectives to Address the Affordable Housing Needs of Low and Moderate Income Households described in the *Urbana HOME Consortium and the City of Urbana Consolidated Plan for Program Years 2005-2009*.

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

Section 1. That an Agreement providing \$85,030 in HOME Program funds, for the construction of two (2) affordable single family homes as part of Homestead Corporation's Affordable Homeownership Program FY 2008-2009, between the City of Urbana and Homestead Corporation of Champaign-Urbana, in substantially the form of the copy of said Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is authorized to attest to said execution of said Agreement as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED by the City Council this 7th day of July,  
2008.

AYES: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:



*William D. Clark*  
William D. Clark, City Clerk  
*J. Kelly*  
Deputy Clerk

APPROVED by the Mayor this 11th day of July,  
2008.

*Laurel Lunt Prussing*  
Laurel Lunt Prussing, Mayor

**AN AMENDMENT TO A COMMUNITY HOUSING DEVELOPMENT  
ORGANIZATION AGREEMENT WITH HOMESTEAD CORPORATION OF  
CHAMPAIGN-URBANA**

(Affordable Homeownership Program FY 2008-2009)

This Amendment is made this 28<sup>th</sup> day of July, 2011, with the CITY OF URBANA, an Illinois Municipal Corporation, acting as lead entity for the Urbana HOME Consortium (hereinafter the "GRANTOR"), and Homestead Corporation of Champaign-Urbana, an Illinois Not-For-Profit Organization (hereinafter "DEVELOPER").

WITNESSETH:

WHEREAS, the City of Urbana, the City of Champaign, and Champaign County have been jointly designated as a Participating Jurisdiction by the U.S. Department of Housing and Urban Development (hereinafter "HUD") for purposes of receiving HOME Investment Partnerships (hereinafter "HOME") Program funds in the name of the Urbana HOME Consortium under provision of Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (42 U.S.C 12701 et seq.) (hereinafter the "National Affordable Housing Act"); and

WHEREAS, the Urbana HOME Consortium has received HOME Program funds from HUD for the period beginning July 1, 2008 and ending June 30, 2009 to increase affordable housing opportunities for low-income residents of Urbana, Champaign, and unincorporated Champaign County; and

WHEREAS, the GRANTOR, as the administrator of the Urbana HOME Consortium, has authority under the provisions of the HOME Program to amend the HOME Agreements; and

WHEREAS, on July 7, 2008 the Urbana City Council passed Ordinance No. 2008-07-069 approving and authorizing the execution of an Urbana HOME Consortium Community Housing Development Organization Agreement (Urbana HOME Consortium Community Housing Development Organization Developer Agreement Homestead Corporation of Champaign-Urbana – Affordable Homeownership Program FY 2008-2009); and

WHEREAS, the GRANTOR and the DEVELOPER desire to amend said Agreement to modify and clarify certain conditions,

NOW, THEREFORE, for and in consideration of the agreement and of the mutual covenants herein contained, the parties agree to the following changes to the Agreement:

- 1) The DEVELOPER and GRANTOR agree that ARTICLE I: HOME REQUIREMENTS, Section 1: Use of Funds, is changed as follows:

The GRANTOR agrees to provide the DEVELOPER an amount not to exceed \$55,010 from its Federal Fiscal Year FY 2008-2009 HOME Community Housing

Development Organization (CHDO) set-aside to be used for related development function and providing down payment assistance to low- to moderate-income households for the homeownership opportunities.

- 2) The DEVELOPER and GRANTOR agree that ARTICLE I: HOME REQUIREMENTS, Section 1: Use of Funds, subpart b.) is changed as follows:

The DEVELOPER shall provide the grantor with the budget and financial projection for each home from the preliminary budget for the construction of one (1) house as provided in "Attachment 3" or in a similar document format as approved by the GRANTOR

- 3) The DEVELOPER and GRANTOR agree that ARTICLE I: HOME REQUIREMENTS, Section 1: Use of Funds, subpart c.) is changed as follows:

The DEVELOPER shall own or purchase the real property for the Project in the following location: One (1) in Champaign, IL, Urbana, IL or unincorporated areas of Champaign County, IL

- 4) The DEVELOPER and GRANTOR agree that ARTICLE I: HOME REQUIREMENTS, Section 3: HOME Project Requirements, is changed as follows:

The Grantor shall provide HOME funds not to exceed **\$55,010** in accordance with 24 CFR 92.205(b) for eligible costs as described in 24 CFR 92.206 and 92.207.

All other provisions of said Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and corporate seals affixed hereto, all on the day and year first above written.

CITY

By: *Laurel Lunt Prussing*

Laurel Lunt Prussing, Mayor

by Charles Smyth, Mayor Pro-Tem

Date: 7/28/11

DEVELOPER

By: *Amos P. Smith*

as Executive Director

Date: 7-25-11

Attest: *Phyllis E. Clark*

City Clerk

