

RESOLUTION NO. 1999-06-025R

A RESOLUTION
APPROVING A MODIFICATION OF THE CITY OF URBANA
AND CHAMPAIGN/URBANA/CHAMPAIGN COUNTY HOME CONSORTIUM
FY1999-2000 ANNUAL ACTION PLAN SUBMITTAL
(CONSOLIDATED SOCIAL SERVICE FUND)

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 Grant (hereinafter "CDBG") funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter "HUD"); and

WHEREAS, on April 19, 1999, the City Council of the City of Urbana approved Resolution No. 1999-04-013R authorizing submittal to HUD of an Annual Action Plan for FY 1999-2000, including a proposed budget for the CDBG program; and

WHEREAS, the City of Urbana now desires to modify the Annual Action Plan to name Community Development Block Grant subrecipients for purposes of furthering public service priorities identified in the Annual Action Plan.

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

Section 1. That the City of Urbana and Champaign/Urbana/Champaign County HOME Consortium FY1999-2000 Annual Action Plan, dated June 7, 1999, as attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That said attached Annual Action Plan replaces and supersedes the Annual Action Plan previously adopted by the Urbana City Council on April 19, 1999.

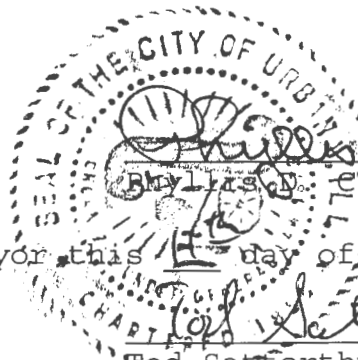
Section 3. That the Mayor is hereby designated as the authorized representative of the City of Urbana to take any action necessary in conjunction with said attached Annual Action Plan, including submittal of the plan to the HUD-Chicago field office and provision of such additional information as may be required.

PASSED by the City Council this 7th day of June, 1999.

AYES: Hayes, Kearns, Patt, Taylor, Whelan, Wyman

NAYS:

ABSTAINS:



Phyllis E. Clark
Phyllis E. Clark, City Clerk

APPROVED by the Mayor this 11th day of June, 1999.

Ted Satterthwaite
Ted Satterthwaite, Mayor

City of Urbana
Community Development Block Grant Program

Resources-Federal:

1999-2000 Grant	\$528,000
Unobligated Carryover from FY 1998-1999	130,500
Obligated Carryover from FY 1998-1999	235,352

Resources-Other:

Program Income (Loan Repayments)	9,700
TOTAL REVENUE	\$903,552

ACTIVITIES TO BE UNDERTAKEN:

General Administrative Expenses:

Personnel - Administrative	54,646
Division Manager @ 50%	
Secretary @ 10%	
Grants Coordinator I @ 60%	
IMRF @ 7.30%	
FICA @ 7.65%	
Insurance	
Other Administrative Expense	
Books & Periodicals	200
Office Supplies	1,500
Photo Supplies	300
Printing	2,500
Dues & Subscriptions	750
Travel & Conference	1,500
Postage	1,500
Recording Fees	250
Audits	500
Program Overhead	10,000

Rehabilitation Program Administration:

Personnel - Program	76,587
Division Manager @ 25%	
Housing Rehab Coordinator @ 100%	
Secretary @ 50%	
IMRF @ 7.30%	
FICA @ 7.65%	
Insurance	

Public Information

Citizen Participation	<u>3,000</u>
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TOTAL ADMINISTRATIVE EXPENSE	\$153,233	(13,033 NG; 130,500 UCO; 9,700 PI)
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Activities to be undertaken with CDBG funds address specific strategies as identified in the Consolidated Plan Strategic Five-Year Plan. These are designated in Italics.

Acquisition of Real Property, Disposition, Relocation, and Clearance & Demolition:

Property Acquisition for Renovation: United Citizens and Neighbors (Encumbrance FY97/98) Funds will be contributed for UCAN to purchase and rehabilitate a deteriorating structure in the area of Crystal Lake Park neighborhood (Census Tract 53). The renovated house will then be sold to a low- to moderate-income family. Funds resulting from the sale of the property will either be used to purchase another deteriorating property for rehabilitation and sale or will be returned to the city for use in other CDBG-eligible projects. HOME Program funds will also be used. \$25,000 (25,000 OCO) *Strategy A5*

Property Acquisition in Support of New Construction and Relocation/Clearance/Disposition Activities Funds will be used to purchase lots primarily in Census Tracts 53, 54, and 55, and donated for new housing construction to either Habitat for Humanity or Illinois Center for Citizen Involvement. If necessary the lots will be cleared of substandard structures or debris. Any necessary relocation activities will be governed by the Federal Uniform Relocation Act. Properties may also be acquired and cleared for blight abatement purposes only. \$20,000 (20,000 NG) *Strategies A8 and D4*

Public Facilities and Improvements (General):

Mental Health Center of Champaign County (TIMES Center) (Encumbrance FY98/99) Funds will be contributed toward development and construction of a new emergency shelter/transitional housing facility for homeless persons to be located on North Market Street in Champaign. These monies are the first of a three-year commitment (\$150,000) to this project. \$50,000 (50,000 OCO) *Strategy B2*

Mental Health Center of Champaign County (TIMES Center) (FY99/00) Funds will be contributed toward development and construction of a new emergency shelter/transitional housing facility for homeless persons to be located on North Market Street in Champaign. These monies are the second of a three-year commitment (\$150,000) to this project. \$50,000 (50,000 NG) *Strategy B2*

King Park Neighborhood Center (Encumbrance FY95/96 - FY98/99) Funds will be contributed toward establishment of a neighborhood

meeting center. The proposed center would be located in Census Tract 53. \$103,000 (103,000 oco) Strategy D3

Crisis Nursery of Champaign County (FY99/00) Funds will be contributed toward development of a facility to house the Crisis Child Care and Family Enhancement Programs. These monies are the first of a two-year commitment totaling \$50,000. \$25,000 (25,000 NG) Strategies D2 and D10

Don Moyer Boys & Girls Club (FY99/00) Funds will be contributed towards the renovation of two buildings located at Lakeside Terrace for use as a recreational facility for area children.
\$75,000 (75,000 NG) *Strategies A4 and D1*

Census Tract 55 Curb/Gutter/Paving (Encumbrance FY98/99) Funds will be contributed toward reconstruction of oil and chip streets in Census Tract 55, east of the Urbana City Complex (Maple, Grove, Anderson between Illinois and Oregon). Funds may also be used for reconstruction of select brick sidewalk sections in Census Tract 55 to benefit homeowners with disabilities. This is the first of a two-year commitment to this project. \$57,352 (57,352 oco) Strategy D9

Census Tract 55 Curb/Gutter/Paving (FY99/00) Funds will be contributed toward reconstruction of oil and chip streets in Census Tract 55 east of the Urbana City Complex (Maple, Grove, Anderson between Illinois and Oregon). This is the second of a two-year commitment to this project. Funds may also be used for reconstruction of select brick sidewalk sections in Census Tract 55 to benefit homeowners with disabilities. \$63,519 (63,519NG)

Strategy D9

Public Services (General):

Transitional Housing for Homeless Families With Children
(Transfer to J20/See Attached Budget) Funds will be contributed to the City of Urbana's transitional housing program. Five dwellings are available for homeless families. Rent receipts will be another source of revenue. \$44,900 (44,900 NG) Strategy B2

Public Service Activities under Consolidated Social Service Funding Program The balance of available funding @ 15% of current entitlement amount **has been** allocated for the following activities listed by priority: homeless assistance; youth services; and job training/workforce preparation. \$34,300 (34,300 NG) Strategy B2

Homeless Assistance:	Greater Community AIDS Project - operations of Champaign House (\$6,000)
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Youth Services:

The Salvation Army Stepping Stone
Shelter - operations (\$4,800)
Don Moyer Boys & Girls Club - operations
(\$10,000)
The Conservatory of Central Illinois -
music scholarships (\$1,000)
The Reading Group - reading tutorials
(\$2,000)
Urbana Park District - summer
scholarship program (\$2,000)

Job-Training/
Workforce Preparation:

Urban League of Champaign County -
personnel (\$8,500)

Interim Assistance:

Neighborhood Clean-Up One-day neighborhood clean-up activities
will be held in Fall, 1999 and Spring, 2000 in the Community
Development Target Area. Activities will include appliance,
metal, tire, and landscape materials recycling. The program will
be co-sponsored by Urbana Public Works Department and the UCAP
Committee. \$22,500 (22,500 NG)

Property Maintenance City-owned properties acquired through the
City's Community Development Program will be mowed and cleaned
until needed for housing construction. \$7,500 (7,500 NG)

Shed Removal Program (FY99/00) CDBG monies will provide free
removal of deteriorated accessory buildings from residential
properties in Census Tracts 53, 54, and 55. \$12,000 (12,000 NG)

Rehab; Single-Unit Residential:

Emergency and Accessibility Grant Programs Funds will be
contributed for two programs providing repairs necessary to
alleviate hazardous conditions which pose a threat to the health
and safety of a homeowner and general improvements necessary to
remove barriers to accessibility by persons with disabilities.
Very low-income homeowners are eligible for the Emergency Grant
Program. The Accessibility Grant Program is available for
homeowners or renters who earn less than 80% of Median Family
Income (Low-Income). Both programs are available citywide.
\$100,000 (100,000 NG) Strategy A5

Urbana Senior Repair Service Funds will be contributed to a home
maintenance repair program for very low-income homeowners 62
years old or older and for very low-income homeowners with
disabilities (any age). To be eligible for this program a family
must earn less than 50% of the Median Family Income as

established annually by HUD. The Repair Service is available citywide. \$15,000 (15,000 NG) Strategy C2

Greater Champaign County AMBUCS (FY99/00) Funds will be contributed for costs associated with materials necessary to construct and install wheelchair ramps for qualified individuals living in Urbana. Volunteer labor will be provided by members of GCCAMBUCS. \$2,000 (2,000 NG) Strategy A5

(Urban League of Champaign County) House Painting Program (FY99/00) The City will contract with Urban League to facilitate exterior painting of houses owned and occupied by very low-income families or individuals. \$5,000 (5,000 NG) Strategy A5

Rehabilitation of Property for Women's SAFE House CDBG funds will be contributed to Canaan Development Foundation for property rehabilitation activities resulting in the establishment of a transitional housing facility for women recovering from substance abuse issues. The facility will be located in Champaign. This contribution is in addition to a \$15,000 contribution made by the City of Urbana to the Women's SAFE House in FY1998-1999. \$15,000 (15,000 NG) Strategy B2

Rehabilitation of Property for Men's SAFE House CDBG funds will be contributed to Canaan Development Foundation for property rehabilitation activities resulting in establishment of a transitional housing facility for men recovering from substance abuse issues. \$15,000 (15,000 NG) Strategy B2

Other Administrative/Capacity Building:

Neighborhood Organization Grant Program V United Citizens and Neighbors will receive CDBG funds in accordance with guidelines adopted by the Urbana City Council in November, 1997, for capacity-building activities related to administration of acquisition and rehabilitation of property for sale to a low-income homebuyer. \$2,500 (2,500 NG) Strategy E2

Unprogrammed Funds: \$5,748 (5,748 NG)

TOTAL ACTIVITIES EXPENSES

\$903,552

Urbana HOME Consortium
HOME Investment Partnership Program

Resources-Federal

1999-2000 Grant: \$ 931,000

Resources-Other

Local Match: 219,026

TOTAL REVENUE

\$1,150,026

ACTIVITIES TO BE UNDERTAKEN:

General Administration

Personnel:

Manager @ 25%

GCII @80%

Secretary @ 25%

IMRF

FICA

Insurance

(see also FY9899)

Conference/training

322

(see also FY9798 - \$676)

Audit

0

(see FY9697 - \$164 and FY9798 - \$736)

Printing/publication

0

(see FY9798 - \$1,000)

Postage

100

Office supplies

0

(see FY9798 - \$1,000)

Dues & subscriptions

500

Program overhead

0

(see FY9596 - \$444 and FY9697 - \$5,106)

TOTAL ADMINISTRATIVE EXPENSE

\$54,902 (54,902 HOME; 0 Match)

Activities to be undertaken with HOME funds address specific strategies as identified in the Strategic Five-Year Plans of the Urbana HOME Consortium and the City of Urbana Consolidated Plan for Program Years 1995-1999 and the City of Champaign's Consolidated Plan FY1995-1999. These are designated in italics.

Community Housing Development Organizations (CHDOs):

Illinois Center for Citizen Involvement - HomeBuild 3 - Year 2

HOME funds will be granted to ICFCI for its HomeBuild 3 Program. Funds will be used for down-payment assistance and program delivery. \$110,875 (88,700 HOME; 22,175 Match provided by CHDO) Strategy A7

Homestead Corporation HOME funds will be allocated to Homestead Corporation for the acquisition and rehabilitation of two properties within the City of Urbana which will be rented to low-

income families. \$50,000 (40,000 HOME; 10,000 Match provided by CHDO) *Strategy A3*

Illinois Center for Citizen Involvement HOME funds may be used to provide financial assistance to homebuyers in the Eads at Lincoln Subdivision. \$13,688 (10,950 HOME; 2,738 Match provided by CHDO) *Strategy A7*

Total CHDO Expenses:	\$139,650	HOME
	\$ 34,913	Match
	\$174,563	Total

City of Champaign:

Owner-Occupied Housing Rehabilitation The City of Champaign will use its share of HOME funds to provide rehabilitation assistance to single-family, owner-occupied properties. \$506,308 (405,046 HOME; 101,262 Match) *Strategy A5*

Total City of Champaign Expenses:	\$405,046	HOME
	\$101,262	Match
	\$506,308	Total

Champaign County:

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.

Under the single-family component, rehabilitation assistance will be provided to single-family owner-occupied properties utilizing the following funding criteria: 1) Homeowners whose annual household income is at or below 50 percent of area median family income will be eligible for a Deferred Payment Loan for property improvements with repair costs averaging \$19,000. Deferred loans require a mortgage for the amount of repairs and are not due or payable until the property is sold. 2) Combination Deferred Loan-Low-Interest Loan will be made available to homeowners with annual incomes between 51 and 80 percent of area median family income. Interest rates on the loan portion will range from 1 to 6 percent depending on the applicant's financial status.

HOME funds may also be applied to assist owners of rental property occupied by low- or moderate-income individuals who can meet the long-term program monitoring requirements. Investor owners will be offered low-interest loans that will be matched by private funds. The cap on the loan amount shall be used based on

the number of bedrooms contained in each unit. \$85,659 (67,827 HOME; 17,832 Match) *Strategies A3 and A4*

Program Delivery Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program. \$11,000 (9,500 HOME, 1,500 Match)

City of Urbana:

Owner-Occupied Housing Rehabilitation Funds will be used for rehabilitation of 5 units in conjunction with Illinois Affordable Housing Trust Fund, including program delivery costs, to be administered by Champaign County Regional Planning Commission. \$62,737 (50,189 HOME; 12,548 Match) (see also FY9596 - \$46,535 and FY9798 - \$5,728; program total \$115,000) *Strategy A5*

Owner-occupied Housing Rehabilitation Funds will be used for rehabilitation of 3 units, including program delivery costs, to be administered by Urban League of Champaign County. \$69,000 (55,200 HOME; 13,800 Match) *Strategy A5*

Homestead Apartments Development Loan Funds will be loaned to Homestead Corporation to refinance a portion of the long-term debt which was used to support the rehabilitation of the Homestead Apartments SRO. Refinancing a portion of the debt will decrease the overall debt service and assure the SRO's operation past its 15-year affordability period. The term of the loan will be 15 years at zero percent (0%) interest with monthly payments. \$0 (0 HOME; 0 Match) (see FY1899 - 80,000 HOME; 20,000 Match) *Strategy E9*

Improvements to East Water Street to Accommodate Housing Construction by Habitat for Humanity (2 houses) Funds will be allocated for street and utility connections in the 1000 block of East Water Street along with site preparation activities to accommodate construction of two homes by Habitat for Humanity. \$25,255 (20,204 HOME; 5,051 Match) *Strategy A7*

Illinois Center for Citizen Involvement - HomeBuild 3 - Year 2 This is the City of Urbana's contribution to Year 2 of HomeBuild3. The City of Urbana will allocate a portion of its HOME funds to ICFCI to be used for down-payment assistance to low- to moderate-income homebuyers under its HomeBuild 3 Program. Funds will also be used for program delivery costs related to HomeBuild 3. This contribution is in addition to allocation of CHDO and City of Champaign funds. \$38,612 (30,890 HOME; 7,722 Match) *Strategy A7*

Tenant-Based Rental Assistance HOME funds will be used to continue funding a tenant-based rental assistance program

initiated in FY 1995-1996. The program provides Section 8-type certificates (called coupons) to households successfully leaving a local transitional housing program. These funds replace FY9596 allocation for TBRA. \$30,000 (24,000 HOME; 6,000 Match) Strategy A1

Property Acquisition in Support of Housing Construction Funds will be allocated for property acquisition and site-preparation activities as needed before transfer of property to a housing developer for new construction of affordable housing for low-income homebuyers. \$35,000 (28,000 HOME; 7,000 Match) (see also CDBG - 20,000) Strategy A8

Downpayment Assistance - Eads at Lincoln HOME funds will be used in conjunction with the proceeds of property sales to provide financial assistance to homebuyers in the Eads at Lincoln Subdivision. \$8,854 (7,083 HOME; \$,771 Match) Strategy A7

Small Rental Properties Program HOME funds would be utilized for loans to property owners to renovate Urbana rental properties. Seventy-five percent (75%) of a projects total cost, not to exceed \$14,999 per unit average, would be provided by the City in the form of a HOME loan at zero percent interest, forgivable after seven years. The remainder of the project cost would be provided by the owner with either personal funds or loan funds. These funds will be used by the existing program started in 1997 in order to rehabilitate more units. \$40,000 (32,000 HOME; 1,627 Match) Strategy A3

Program Delivery Funds will be allocated for coordinating and monitoring HOME projects funded with the City of Urbana's share of HOME Consortium funds. \$8,136 (6,509 HOME; 1,627 Match)

Total City of Urbana Expenses:	\$254,075	HOME
	\$63,519	Match
	\$317,594	Total

TOTAL EXPENSES	\$1,150,026
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