

RESOLUTION NO. 2000-09-030R

A RESOLUTION
AMENDING THE URBANA HOME CONSORTIUM AND THE CITY OF URBANA
CONSOLIDATED PLAN FOR PROGRAM YEARS 2000-2004

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, the City of Urbana has been designated lead entity for the Urbana HOME Consortium in accordance with the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, and as such is eligible to receive HOME Investment Partnerships (hereinafter "HOME") funds on behalf of the City of Urbana, City of Champaign, Village of Rantoul, and Champaign County; and

WHEREAS, on January 5, 1995, HUD published a final rule in the Federal Register providing for a consolidated plan for all HUD community planning and development formula grant programs, consolidating into a single submission the planning, application, and reporting aspects of the CDBG, HOME, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS programs, and the Comprehensive Housing Affordability Strategy; and

WHEREAS, on May 8, 2000, the Urbana City Council approved the *Urbana HOME Consortium and the City of Urbana Consolidated Plan for Program Years 2000-2004* (hereinafter the "Consolidated Plan") which included the *Annual Action Plan for Program Year 2000-2004*, and authorized submittal of the Consolidated Plan to HUD; and

WHEREAS, HUD subsequently approved the *Consolidated Plan* and the *Annual Action Plan for Program Year 2000-2004*; and

WHEREAS, on July 25, 2000, the Community Development Commission recommended a proposed amendment to the Urbana City Council; and

WHEREAS, on August 25, 2000, the City of Urbana published in the Champaign-Urbana News Gazette a notice of public hearing and 30-day public review period regarding a proposed amendment to the *Consolidated Plan* and the *Annual Action Plan for Program Year 2000-2004*; and

WHEREAS, such public hearing was held Wednesday, September 6, 2000; and

WHEREAS, the 30-day public review period ended on October 3, 2000; and

WHEREAS, the City Council now finds it necessary and appropriate to amend the *Consolidated Plan* and the *Annual Action Plan for Program Year 2000-2004*.

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

Section 1. That the *Urbana HOME Consortium and the City of Urbana Consolidated Plan for Program Years 2000-2004* is hereby amended to incorporate a new Strategy 13C on page 56 of said *Consolidated Plan* as follows.

Strategy 13C: To promote affordability of rental property receiving HOME funds from the City for moderate or substantial rehabilitation, the City may elect, on a case-by-case basis, to use HOME funds for rehabilitation. Refinancing of a project may occur only if specifically authorized in an Annual Action Plan approved by the Urbana City Council, and then, only if conditions of the refinancing are clearly stated in the Plan. To be eligible for refinancing a project must meet the following conditions.

- Refinancing cannot be the primary purpose of the HOME investment. Refinancing is only appropriate when HOME funds are loaned to rehabilitate the property for which refinancing is being requested and then only when necessary to permit or ensure continued affordability. To demonstrate that rehabilitation is the primary activity for which HOME funds have been expended in connection with the property, at least \$5,000 per unit average in HOME funds must have been provided for rehabilitation of the property.
- The project sponsor requesting HOME funds for debt refinancing must demonstrate, and the City must confirm, that disinvestment in the property has not occurred, long-term needs of the project can be met through the refinancing, and servicing the targeted population over an extended affordability period is feasible.
- Refinancing may be approved either to maintain current affordable units or to create additional affordable units.
- Properties for which refinancing is approved may be located anywhere within the Urbana corporate limits.
- Properties for which refinancing is approved are subject to an affordability period of at least 15 years starting on the date the refinancing is closed.

HOME funds cannot be used to refinance multiple-family loans made or insured by any other federal program, including but not limited to, the Community Development Block Grant Program.

Section 2. That the *Urbana HOME Consortium and the City of Urbana Consolidated Plan for Program Years 2000-2004* is hereby amended to incorporate an Appendix F. Monitoring Standards and Procedures to include required information regarding monitoring standards and procedures.

Section 3. That the *Urbana HOME Consortium and the City of Urbana Consolidated Plan for Program Years 2000-2004* is hereby amended to incorporate a new Table of Contents to reflect the appropriate page numbering as well as the added Appendix F.

Section 4. That the *Urbana HOME Consortium and the City of Urbana Consolidated Plan for Program Years 2000-2004* is hereby amended to include an amended *Annual Action Plan for Program Year 2000-2004* herewith attached which better reflects actual CDBG carryover activities and funding from Program Year 1999-2000 and incorporates the names and eligible activities of the non-profit agencies to receive previously approved funding under the Consolidated Social Service Program.

Section 5. That the *Urbana HOME Consortium and the City of Urbana Consolidated Plan for Program Years 2000-2004* is hereby amended to included an amended *Annual Action Plan for Program Year 2000-2004* herewith attached which incorporates eligible HOME program activities to be undertaken by the Village of Rantoul.

Section 6. That the Mayor is hereby designated as the authorized representative of the City of Urbana to take any action necessary in conjunction with said Consolidated Plan amendments including submittal of said amendments to HUD.

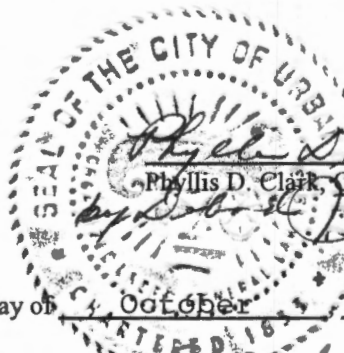
PASSED by the City Council this 2nd day of October, 2000.

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

NAYS:

ABSTAINS:

APPROVED by the Mayor this 13th day of October, 2000.

The seal of the City of Urbana is a circular emblem. It features a central sunburst design with the words "SEAL OF THE CITY OF URBANA" around the perimeter. Overlaid on the seal are several signatures and titles. At the top, a signature reads "Phyllis D. Clark". Below it, the text "Phyllis D. Clark, City Clerk" is printed. To the right, another signature reads "Robert J. Satterthwaite" with the title "Deputy Clerk" printed below it. At the bottom, a signature reads "Tod Satterthwaite" with the title "Mayor" printed below it.

Phyllis D. Clark
Phyllis D. Clark, City Clerk
Robert J. Satterthwaite
Deputy Clerk
Tod Satterthwaite
Mayor