
DATE: Tuesday, April 27, 2021
TIME: 6:00 P.M.
PLACE: Zoom

A G E N D A

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes of Previous Meeting**
 - a. March 23, 2021
- 3. Additions To The Agenda**
- 4. Public Input**
- 5. Presentations**
 - a. Staff Report
- 6. Unfinished Business**
- 7. New Business**
 - a. Cunningham Township ESG Subrecipient Agreement
- 8. Adjournment**

You are invited to a Zoom webinar

When: Apr 27, 2021 06:00 PM Central Time (US and Canada)

Topic: Community Development Commission

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PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Zoom Webinar Participant

Click on the link listed in the agenda to join the Webinar. You must provide your name and email address in order to join the Webinar. If you wish to speak during Public Input, "raise your hand" and wait to be called on by the meeting host. You must state your first and last name for the meeting record. Participants will be muted except when they are called on to speak; video will remain off for all members of the public when speaking.

Telephone Participant

Call the phone number listed on the Agenda. Enter the Webinar ID followed by the # key. All callers are muted by default. If you wish to speak, "raise your hand" by pressing *9 once. When you are called on by the host or presiding officer, you will be un-muted. You must state your first name and last name for the meeting record.

Email Input

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanaininois.us. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than four (4) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting. Persons with disabilities needing special services or accommodations for this meeting should contact the City of Urbana's Americans with Disabilities Coordinator at 384-2466 or TTY at 384-2447.

meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk’s Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanaininois.us

***Definitions of Types of Language and Conduct That May Warrant Verbal Warning:**

“**Abusive**” means harsh, violent, profane, or derogatory language which would demean the dignity of an individual or which is intended to humiliate, mock, insult or belittle an individual.

<https://www.lawinsider.com/dictionary/abusive-language>

“**Harassing**” means to annoy or bother someone in a constant or repeated way; to make repeated attacks on another person.

<https://www.learnersdictionary.com/definition/harass>

“**Threatening**” means to say that you will harm someone or do something unpleasant or unwanted especially in order to make someone do what you want.

<https://www.learnersdictionary.com/definition/threaten>

“**Defamatory**” means a statement or communication that tends to harm a person's reputation by subjecting the person to public contempt, disgrace, or ridicule, or by adversely affecting the person's business. A statement that is likely to lower that person in the estimation of reasonable people and in particular to cause that person to be regarded with feelings of hatred, contempt, ridicule, fear, or dislike.

Black's Law Dictionary (11th ed. 2019)

Persons with disabilities needing special services or accommodations for this meeting should contact the City of Urbana's Americans with Disabilities Coordinator at 384-2466 or TTY at 384-2447.

Citations that Authorize the Presiding Officer to Bar Offensive Language During Public Comment:

The following citations provide the legal basis for adopting UCC Section 2-5(b)(1)(d) that allows the presiding officer of a City Council, Committee of the Whole, or a City-sponsored board or commission regulate “abusive, harassing, threatening, or defamatory language” during public comment. The following Attorney General binding opinions and case law essentially classify abusive, “harassing, threatening and defamatory language as “manner”, not “content”, of speech that can be reasonably regulated under the First Amendment. UCC Section 2-5(c) (Ordinance No. 2020-09-049. Attorney General binding opinion numbers 2019 PAC 59187, 2018 PAC 55462, 2016 PAC 45349; *Milestone v. City of Monroe, Wisconsin*, 665 F.3d 774, 783-784 (7th Cir. 2011); *Vega v. Chicago Board of Education*, 338 F.Supp.3d 806, 811 (N.D. Ill. 2018); *Sandefur v. Vill. of Hanover Park*, 862 F.Supp.2d 840, 847 (N.D. Ill. 2012); *I.A. Rana Enterprises, Inc. v. City of Aurora*, 630 F.Supp.2d 912, 920-923 (D.C. N.D. 2009).



UNAPPROVED

MINUTES

COMMUNITY DEVELOPMENT COMMISSION PUBLIC HEARING AND REGULAR MEETING

DATE, Tuesday, March 23, 2021

Held virtually via Zoom

Public Hearing

Call to Order: Anne Heinze Silvis called to order the Public Hearing on the FY 21/22 Annual Action Plan at 6:07 p.m. Seeing no public comment, Commissioner Silvis closed the public hearing at 6:08 p.m.

Regular Meeting

Call to Order: Anne Heinze Silvis called the regular meeting of the Community Development Commission to order at 6:09 p.m.

Roll Call: Breaden Belcher, Community Development Specialist, called the roll. A quorum was present.

Commission Members Present: Anne Heinze Silvis, Chris Diana, Patricia Jones, Rev. Robert Freeman

Commission Members Excused/Absent: Abdulhakeem Salaam

Others Present: Sheila Dodd, Grants Management Division Manager; Breaden Belcher, Community Development Specialist

Approval of Minutes: Commissioner Jones moved to approve the minutes of the February 23, 2021 Meeting, and Commissioner Freeman seconded the motion. The motion carried unanimously.

Audience Participation: Chair Person Heinze Silvis stated that audience members could speak if they so wished or after a particular item is presented, no one from the audience stepped forward to speak

Staff Report: Grants Management Division Manager Sheila Dodd presented the Staff Report. Staff have been attending trainings on the HOME Investment Partnership Program and other programs. Ms. Dodd also discussed a recent agreement between the City of Urbana and Champaign County Healthcare Consumers. The City provided \$40,000 to the organization in

order to support the services they provide. Ms. Dodd stated that no action was required on the part of the Commission in this matter.

Old Business: Commissioners resumed discussion of FY 21/22 priorities for Consolidated Social Service funding that was tabled from the previous month's meeting. Commissioner Diana proposed three priorities for the upcoming fiscal year: youth services, senior services, and homeless services. Commissioner Diana moved to accept these priorities and Commissioner Jones seconded. No further discussion was presented and a roll call vote was called. The motion passed unanimously.

New Business

Senior Repair Program: Ms. Dodd presented a resolution for the City to enter into a sub-recipient agreement with the Champaign County Regional Planning Commission Community Services Division to implement a Senior Minor Home Repair Program. The agreement is for two years in the amount of \$40,000. Ms. Dodd expressed that the CCRPC-Community Services Division is better equipped to manage this program than the City, and Commissioners agreed with this assessment. Commissioner Jones moved to forward the Resolution to City Council with a recommendation for approval as part of the consent agenda. Commissioner Diana seconded. A roll call vote was called and the resolution passed unanimously.

2021 Private Activity Bond Cap: The Community Development Commission will make a recommendation to the Urbana City Council regarding the use of City's 2021 Private Activity Bond Cap. Ms. Dodd explained that three requests were received for the City allocation of bond cap including reserving the bond cap for specific projects or participating in homebuyer assistance programs offered through the Illinois Assist MCC (Mortgage Credit Certificate) Program, reserving the bond cap for affordable housing initiatives through the Illinois Housing Development Authority (IHDA), and/or Eastern Illinois Economic Development Authority (EIEDA) for affordable housing initiatives in central Illinois or some coordination thereof. Any unused bond cap not ceded for any combination of these programs will automatically be ceded back to the State of Illinois for use by another municipality. Staff recommended that 50% of its allocation in the amount of \$2,312,530 be utilized for the Assist 2021 Program and the other half (50%), \$2,312,530 to Illinois Housing Development Authority to be utilized for possible neighborhood initiatives in the community, such as multi-family affordable housing developments. Commissioner Jones moved to forward this recommendation to City Council. Commissioner Diana seconded. No further discussion was presented. A roll call vote was called and the motion was approved unanimously.

Adjournment: Seeing no further business, Ms. Heinze Silvis adjourned the meeting at 6:33 p.m.

Recorded by Breaden J. Belcher
Community Development Specialist



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

GRANTS MANAGEMENT DIVISION

TO: Community Development Commission Members
FROM: Breaden Belcher, Community Development Specialist
Grants Management Division
DATE: April 27, 2021
SUBJECT: Staff Briefing

Department of Housing and Urban Development (HUD) Activity

- ❑ FY 2021-2022 Annual Action Plan Process
- ❑ HUD Monitoring
 - CDBG May 24-28
 - HOME June 14-19
- ❑ Urbana HOME Consortium Monitoring: Staff monitoring City of Champaign and Champaign County Regional Plan Commission HOME projects
- ❑ **OTHER GRANTS MANAGEMENT DIVISION ACTIVITIES**
 - Staff attended regular meetings of the Continuum of Care & CoC Executive Committee, Council of Service Providers to the Homeless, Housing Authority of Champaign Co. (HACC) Board of Commissioners, Senior Task Force, and Community Reinvestment Group (CRG). During the next few weeks, all meetings will be held remotely or canceled.
 - Progress on Neighborly grants management software



CITY OF
URBANA

Community Development
Services Department

400 S Vine St • Urbana IL 61801 • (217) 384-2444 • urbanaininois.us

Please affirm the following information:

1. The amount of funding being subgranted: \$36,687
2. The term of the subcontract: Not to exceed two years
3. The services that will be delivered: Rapid Rehousing such as housing relocation and stabilization services along with Tenant Based Rental Assistance.
4. Anticipated number of person served: 5
5. The expected outcomes: CTSO will assist homeless individuals referred by Centralized Intake for the Homeless providing case management and TBRA to achieve housing stability with dignity. The goal is to lessen the amount of time spent in level 1 or 4 homelessness so that clients can seek new employment, retrain, develop stability, and regain self-sufficiency.
6. The social service provider, Cunningham Township, receiving the subgranted ESG funds will comply with all OHS contractual obligations, rules, regulations, and policies.
7. The City of Urbana, the Applicant, will have on file all of the subgrantees applicable attachments.
8. The subcontract must be signed and dated by an authorized agent of the applicant agency and the provider that received the subgranted ESG funds:

SUBRECIPIENT (Provider):

By: Danielle Chynoweth
Name and Title

Date: 4/15/21

ATTEST: [Signature]

Date: 4/15/21

CITY OF URBANA, ILLINOIS (Applicant Agency):

By: Senne Wolfe Maulin, Mayor
Name and Title

Date: 4/15/2021

ATTEST: Kathryn Brickman Levy

Date: 4/15/2021



FY 2021-2022 Annual Action Plan

A Component of the 2020-2024 Consolidated Plan

City of Urbana

Community Development Services

Grants Management Division

400 South Vine Street

Urbana, IL 61801

(217) 384-2447

PLEASE SEND YOUR QUESTIONS OR COMMENTS
TO: SEDODD@URBANAILINOIS.US

Annual Action Plan
2021

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2021-2022 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, 2021 and ending June 30, 2022. 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 2021-2022 is developed to further strategies identified in the City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2020-2024.

The Annual Action Plan identifies activities that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the second 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 2021-2022. 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 was on file for public review and comment during the period beginning March 15, 2021 through April 15, 2021. Public hearings to obtain citizen comments regarding the draft Annual Action Plan were held on January 26, 2021, March 23, 2021, and April 5, 2021. The hearings took place virtually via Zoom, and information regarding the hearings was published on the City's website. All comments received at the hearing, as well as other written comments submitted during the public review period, are included in the Annual Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

A summary of the Consolidated Plan Objectives and Outcomes is provided below and contains Objectives (4 associated Goals as listed in Appendix D of the FY 2020-2021 City of Urbana and Urbana HOME Consortium Consolidated Plan) and the anticipated Outcomes from implementing the strategies associated with the Consolidated Plan goals. The attached 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 2020-2024 Consolidated Plan. Each project identified in this Annual Action Plan provides the applicable Objectives and Outcomes. The anticipated results is provided as "Outcome Indicators."

3. Evaluation of past performance

The 2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER) has not been finalized due to HUD rules mandating that all CARES Act funding be expended before completion of the CAPER. Once all CARES Act funding has been expended, the CAPER will be finalized and published for public view.

4. Summary of Citizen Participation Process and consultation process

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan included as part of the 2020-2024 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 to solicit citizen input at various times.

5. Summary of public comments

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan included as part of the 2020-2024 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 to solicit citizen input at various times.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable

7. Summary

The Annual Action Plan reflects the coordinated efforts of the Urbana HOME Consortium and its citizens, as well as the expansive network of housing and human service providers in Champaign County. Through strategies documented in this plan, the effectiveness and impact of federal funds will be maximized through thoughtful investment of resources, reduced duplication of services, and improved service delivery. The goals and objectives identified in this plan aim to improve the quality of life in Champaign County, particularly for low-income, homeless, elderly, and/or special needs individuals and families.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	URBANA		Community Development/Grants Management Division
HOME Administrator	URBANA		Community Development/Grants Management Division

Table 1 – Responsible Agencies

Narrative

The City of Urbana, through the Grants Management Division of its Community Development Services Department, acts as the lead agency for the Urbana HOME Consortium. As such, Urbana staff took the lead role in developing the City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2020-2024, especially as it relates to policies, procedures, programs and activities, and other issues specifically involving the City. However, overall development of the Consolidated Plan was a cooperative effort involving the City of Urbana, the City of Champaign, and the Champaign County Regional Planning Commission (representing the unincorporated areas of Champaign County). These regions are geographically contiguous and the areas of responsibility of the entities tend to overlap. These factors have contributed to an open and cooperative relationship among the municipalities which extends to both staff and elected officials. This cooperation is essential in assessing and attending to the needs of the greater community, and is the foundation for the Consortium's successes. The Grants Management Division also administers the Community Development Block Grant (CDBG), on behalf of the City of Urbana.

Consolidated Plan Public Contact Information

Copies of proposed and approved Consolidated Plans/Annual Action Plans, Performance Reports, and substantial amendments to the plan are available for public review on the City of Urbana website at www.urbanaininois.us and at the following locations:

- Urbana Free Library, 210 West Green Street, Urbana

The City of Champaign is responsible to make the Plans and Reports available at the following locations:

- Champaign Public Library, 200 West Green Street, Champaign

Questions or comments regarding the Community Development Program should be addressed to Sheila Dodd, Manager, Grants Management Division, 400 South Vine Street, Urbana, Illinois 61801 or sedodd@urbanaininois.us.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Consortium regularly participates in a number of meetings of community organizations, cooperatives, etc. occurring on a monthly, quarterly, or other regular basis, in order to develop and maintain partnerships with other community organizations. These meetings provide continual feedback on the needs and trends in the community, as well as opportunities for the Consortium to disseminate information about the programs and services it provides. Staff members of the Consortium entities often serve on committees and sub-committees, taking a very active and visible role in the community. In addition to the municipalities, a number of public and private entities play key roles in the health of the community. The Consortium makes every effort to include these organizations in the planning and implementation of the Annual Action Plan. Input from the public was also sought through public hearings and neighborhood meetings throughout the City of Urbana in targeted neighborhoods.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Housing Authority of Champaign County continues to inform local jurisdictions of major housing opportunities and is currently collaborating on major redevelopments in Champaign and Urbana. The Housing Authority also has several new developments being designed in the county. The consultation confirmed the need for additional rental housing opportunities for low income households. The Urbana HOME Consortium coordinated with member organizations on the Human Services Council during the drafting FY 2021/2022 Annual Action Plan. Staff, in coordination with other funding groups, will continue to discuss and monitor ongoing needs for persons with mental health and other needs, particularly low-income persons and youth. Staff from local government are serving together on the local Continuum of Service Providers to the Homeless.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Urbana HOME Consortium members have all served as past chairs for the Continuum of Care and/or Council of Service Providers to the Homeless (Coc). All three participating jurisdictions/subrecipients to the HOME Consortium continue to serve on the Continuum of Service Providers to the Homeless. The City of Urbana through its Consolidated Social Service Funding process and the administration of the Emergency Solutions Grant (ESG), funds many agencies in the community that work with homeless populations, including Courage Connection, Crisis Nursery, C-U Men's Shelter, Daily Bread Soup Kitchen, Champaign County Regional Planning Commission, and Cunningham Township.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Champaign County Continuum of Service Providers to the Homeless receives a funding allocation from the State of Illinois that is made available to agencies. The CoC reviews the past performance of agencies who have received the funding, in order to determine how to allocate ESG funds in the community. The CoC has developed standards and an evaluation of outcomes for members who receive funding. The HMIS system is administered by the Champaign County Regional Planning Commission under agreement with the CoC. HMIS staff assigns access and provides initial training for authorized users, maintains oversight and continuing training updates for quality of data entry, collects HMIS data for HUD Exchange and other grant reports, and supports CoC planning efforts requiring data about clients served. At this time, most data is entered by a single user from hard copy documents collected at agency intake and data is shared among agencies only in aggregated formats to preserve confidentiality of households.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CHAMPAIGN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Champaign, as an Urbana HOME Consortium member, has gathered substantial public input regarding consortia-wide projects. City of Champaign staff attended a public hearing for social service agencies, as an Urbana HOME Consortium member, to provide input regarding community needs.
2	Agency/Group/Organization	CHAMPAIGN COUNTY REGIONAL PLANNING COMMISSION
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Urbana HOME Consortium members have all served on the Executive Committee or past chairs for the Continuum of Council of Service Providers to the Homeless. All three participating jurisdictions/subrecipients to the HOME Consortium continue to be active on the Continuum of Service Providers to the Homeless. During the March 2, 2021 meeting, the Urbana HOME Consortium consulted with the group to outline the upcoming AAP process and seek input. The need for subsidized housing developments and affordable rental properties was highlighted, as was the need for ongoing collaboration with for nonprofits organizations in the community.
3	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat staff attended hearings for social service agencies to provide input regarding community needs, continued coordination.
4	Agency/Group/Organization	Cunningham Township
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Employment

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Cunningham Township provides funding for the Consolidated Social Services grants in partnership with the City of Urbana. Township and city staff identified priorities in the community and worked together to provide technical assistance to agencies requesting funds.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	CCRPC, GCAP	The CoC Strategic Plan overlaps with regard to housing, i.e. by PROVIDING A COMPREHENSIVE CONTINUUM OF HOUSING SERVICES, Increase affordable housing

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A draft of the FY 21-22 Annual Action Plan was made available to the public on the City's website from March 15, 2021 to April 15, 2021. Information about virtual public hearings and a public input session was also posted on the City of Urbana's website, and on the city's calendar for public review. In January and March 2021, public hearings were held prior to the regular meetings of the City of Urbana Community Development Commission to obtain comments from the Commission and public. A public hearing was also held prior to the regular meeting of the City of Urbana Committee of the Whole on April 5, 2021.

A virtual public input session was held on Thursday, March 11 at 6:00 PM. This meeting was designed to obtain resident input regarding community development and housing needs. A draft of the plan was made available on the City's website on March 15th. The thirty-day comment period took place from March 15, 2021 to April 15, 2021.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-targeted/broad community	Staff from the City of Urbana held a public hearing before the January 2021 regular meeting of the Urbana Community Development Commission to gain feedback on the Annual Action Plan.	None	None	N/A
2	Public Meeting	Minorities Non-targeted/broad community	Staff from the City of Urbana held a public hearing before the March 2021 regular meeting of the Urbana Community Development Commission to gain feedback on the Annual Action Plan.	None	None	N/A
3	Public Meeting	Minorities Non-targeted/broad community	A public input session was hosted by City of Urbana staff to gain feedback and comments on the Annual Action Plan.	None	None	N/A
4	Public Meeting	Minorities Non-targeted/broad community	A public hearing was held before the April 2021 regular meeting of the City of Urbana Committee of the Whole.	None	None	N/A

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Urbana HOME Consortium expects to receive \$819,687 in FY 2021/2022 and an average of \$725,000 annually for a total five-year allocation of \$3,722,222. These funds are distributed annually with the Consortium wide-area based on priorities identified by the Consortium Members.

The City of Urbana anticipates the CDBG entitlement grant to remain consistent over the Consolidated Plan period. Expected CDBG funding in FY 2021/2022 is \$516,972 and an average of \$420,000 annually after that for a total of \$2,181,338. Funds will be allocated to priorities set by the community and staff over the five year period.

Federal allocations are determined by Congress and may fluctuate. These fluctuations will be taken into account during the annual budget process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	516,972	0	300,000	816,972	1,260,000	Acquisition: Funds will be allocated for the purchase and maintenance of properties and structures primarily in targeted neighborhoods. Admin and Planning: Administration Activities include personnel, HOME Administration and CDBG administrative expenses. Economic Development: The City will fund economic development activities in targeted neighborhoods. Housing: Funds will be allocated for Emergency, Access, Senior, and Energy Efficiency Repair grants. Emergency Grants provide repairs necessary to alleviate conditions which pose a threat to the health and safety of a homeowner. Access Grants provide improvements necessary to remove barriers for persons with disabilities. Senior Repair Grants are for homeowners 62 years old or older. Energy Efficiency Repair Grants are for income-eligible residents to make energy efficiency repairs to their homes. Public Improvements: Funds will be allocated towards the installation or repair of infrastructure in targeted neighborhoods such as broadband, streetlights, streets, or sidewalks in target areas. Public Service: Funds will be contributed to the City's transitional housing program and neighborhood cleanup activities, while the balance of eligible funding will be for program activities yet to be determined.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	819,687	0	0	819,687	29,175,000	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, multifamily rental rehab, new construction for ownership, and TBRA: Funds, including carryover funds, may be allocated by the City of Urbana to programs such as Down Payment Assistance, Acquisition-Rehab, Purchase-Rehab-Resale, Rental Rehab, Lot Acquisition/Demolition, and/or other programs currently under development or may be proposed that further the affordable housing goals and mission of the City, Council, and Community Development Services Department. Funds may be allocated by the City of Champaign to new or existing programs, such as TBRA, the Acquisition-Rehab, Full Home Improvement, or Lot Acquisition programs, to promote revitalization efforts of targeted neighborhoods. Funds may be allocated by Champaign County to TBRA or to provide rehabilitation assistance to both investor-owned properties as well as single-family owner-occupied projects. Admin and Planning: Funds will be contributed to personnel costs as well as supplies and other expenses.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

All Consortium members continue to seek private investment, tax credits, and grant opportunities from the State of Illinois that further the goals outlined in the Consolidated Plan. Tax credit developments are anticipated in the City of Urbana in the Consolidated Plan period, including the development of the Pinewood permanent supportive housing site on Colorado, as well as the Bradley Avenue development. The City of Champaign continues to work with private developers applying for tax credit incentives on future developments. Champaign will focus its HOME funds on the continued development of Bristol Place.

The match requirement for the HOME program utilizes a variety of leveraging sources to fulfill this obligation. The City of Urbana and Champaign contribute cash match towards its HOME projects from private investment in development projects. Land donations for developments will contribute to the program in the coming year, as well as sweat equity and cash contributions provided by the volunteers of Habitat for Humanity of Champaign County. The Consortium has a large carryover match balance that will exceed the anticipated match requirement in the coming five years.

CDBG funded City of Urbana projects for public facility and infrastructure combined with general funds and State of Illinois Motor Fuel Tax dollars. This practice will continue through the 2020/2024 Consolidated Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City Code Enforcement staff will continue to identify blighted properties that may be purchased with CDBG funds, demolished, and then donated to a not for profit developer or CHDO such as Habitat for Humanity. These lots will be used to address affordable housing needs identified in the Consolidated Plan. The City does not keep an inventory of land.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing opportunities	2020	2024	Affordable Housing	Beardsley Park Neighborhood Improvement Plan Area Garden Hills United Neighborhood Association Action Plan Urbana Consortium-wide Area Bristol Park Neighborhood Plan Area	Affordable Housing	CDBG: \$110,000 HOME: \$294,687	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Facade treatment/business building rehabilitation: 2 Business Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Address Barriers to Affordable Housing	2020	2024	Affordable Housing Non-Housing Community Development	Beardsley Park Neighborhood Improvement Plan Area Garden Hills United Neighborhood Association Action Plan Urbana Consortium-wide Area Bristol Park Neighborhood Plan Area	Community Development Needs	HOME: \$175,000	Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Businesses assisted: 1 Businesses Assisted Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit
3	Preserve Existing Affordable Housing Supply	2020	2024	Affordable Housing	Urbana Consortium-wide Area	Affordable Housing	HOME: \$100,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Coordinate with Housing Authority	2020	2024	Affordable Housing Public Housing	Beardsley Park Neighborhood Improvement Plan Area Garden Hills United Neighborhood Association Action Plan Urbana Consortium-wide Area Bristol Park Neighborhood Plan Area	Affordable Housing	HOME: \$250,000	Rental units constructed: 30 Household Housing Unit Rental units rehabilitated: 60 Household Housing Unit
5	Support Services & Training for Low-Income Persons	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Urbana Consortium-wide Area	Community Development Needs	CDBG: \$0 HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
6	Support Homeless Needs	2020	2024	Homeless Non-Housing Community Development	Urbana Consortium-wide Area	Homeless Prevention & Services	CDBG: \$136,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 3 Beds Homelessness Prevention: 50 Persons Assisted Housing for Homeless added: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Reduce Lead Exposure Risk	2020	2024	Lead Based Paint Hazard Removal	Urbana Consortium-wide Area	Community Development Needs	CDBG: \$0 HOME: \$0	Homeowner Housing Rehabilitated: 5 Household Housing Unit
8	Support Infrastructure Improvements	2020	2024	Non-Housing Community Development	Census Tracts 53, 54,55,56, and 57	Community Development Needs	CDBG: \$442,578	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
9	Preserve Consortium Neighborhoods	2020	2024	Non-Housing Community Development	Census Tracts 53, 54,55,56, and 57	Affordable Housing Community Development Needs Homeless Prevention & Services Non-Homeless Special Needs	CDBG: \$128,394	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Buildings Demolished: 2 Buildings

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing opportunities
	Goal Description	Increase supply of affordable housing available to low and moderate income households, 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 level, support new construction for homeownership sponsored by CHDOs and other nonprofits, support new construction of affordable rental units sponsored by CHDOs and other nonprofits, support and provide guidance for for-profit developers building new affordable renter and owner units, support construction of new affordable rental units through LIHTC including the Bristol Park Redevelopment Project, in compatible areas, encourage the development of non-profit housing development organizations eligible for CHDO status. Expand homeownership opportunities for low and moderate-income households, by providing support and encourage homeownership education programs, support the Housing Authority of Champaign County Section 8 Homeownership program, support the development of local Lease Purchase Programs, directly encourage homeownership through down payment assistance programs such as programs funded with Private activity bond funds, develop new down payment assistance programs for low-income buyers.
2	Goal Name	Address Barriers to Affordable Housing
	Goal Description	Address barriers to obtaining affordable housing, by addressing issues faced by certain special populations, such as seniors and individuals in need of supportive service/ substance abuse treatment, 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; provide assistance for affordable permanent housing for persons with targeted disabilities; support efforts to increase accessible and visit-able housing units for persons with disabilities; encourage housing developers to include visit-ability/accessibility measures in new construction efforts; Access Grants that provide grants for approximately 25 low-income residents over a five-year period to increase the supply of accessible and visit-able housing; 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; Education and training opportunities, which focus on eliminating barriers to affordable housing, will be encouraged; 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; support tenant advocacy and educational efforts by agencies such the C-U Tenant Union; encourage landlord and community group distribution of information in multiple languages to help overcome language and/or cultural barriers; and the City could consider undertaking a discrimination testing program to obtain preliminary results to determine if further programs are necessary.

3	Goal Name	Preserve Existing Affordable Housing Supply
	Goal Description	2021-2022 Estimated Allocation: \$100,000 HOME Homeowner Housing Rehabilitated: 5 Household Housing Unit
4	Goal Name	Coordinate with Housing Authority
	Goal Description	2021-2022 Estimated Allocation: \$250,000 HOME
5	Goal Name	Support Services & Training for Low-Income Persons
	Goal Description	Support public services for low-moderate income persons
6	Goal Name	Support Homeless Needs
	Goal Description	Estimated Allocation: \$136,000 CDBG Overnight/Emergency Shelter/Transitional Housing Beds added 6
7	Goal Name	Reduce Lead Exposure Risk
	Goal Description	
8	Goal Name	Support Infrastructure Improvements
	Goal Description	CDBG: \$442,578 Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
9	Goal Name	Preserve Consortium Neighborhoods
	Goal Description	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Buildings Demolished: 2 Buildings

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Urbana made its funding allocation decisions based on public input received during the planning process. Consolidated Social Service funding allocations are determined by a committee of Cunningham Township, City of Urbana, and City Council representatives. Funding is awarded based on eligible activities and priorities identified in the application. The following is a list of proposed programs for the 5-year Consolidated Plan period. All of the proposed projects are in response to an identified need in the Consolidated Plan. Consideration has also been given to program delivery, and staffing requirements to successfully operate the grant activities, various objectives of leveraged funding available, as well as programmatic constraints of both the HOME Investment Partnerships and Community Development Block Grant programs. The projected target start date for the proposed programs is July 1, 2020 and projected commencement of proposed programs is June 30, 2024.

#	Project Name
1	CDBG Planning & Administration
2	CDBG Neighborhood Revitalization
3	CDBG Public Services
4	CDBG Housing Activities
5	CDBG Property Acquisition/Demolition/New Construction
6	HOME Planning and Admin
7	HOME CHDO Reserve
8	HOME CHDO Operating
9	HOME City of Champaign Neighborhood Revitalization
10	HOME Champaign County Neighborhood Revitalization
11	HOME City of Urbana Neighborhood Revitalization

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the statutory requirements of the HOME Investment Partnerships and Community Development Block Grant programs. Needs have been prioritized in keeping with identified needs in the Consolidated Plan. Also, although the City of Urbana is not a recipient of ESG funds directly from HUD, the City of Urbana may receive ESG funds from the State of Illinois Department of Human Services.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Planning & Administration
	Target Area	Census Tracts 53, 54,55,56, and 57
	Goals Supported	Preserve Consortium Neighborhoods
	Needs Addressed	Affordable Housing Homeless Prevention & Services Community Development Needs Economic Development
	Funding	CDBG: \$103,394
	Description	Funds will be used to support the administrative activities associated with carrying out the goals and objectives of the CDBG program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Low moderate income households from community development target areas will be served
	Location Description	City of Urbana and targeted neighborhoods
	Planned Activities	Funds will be used to support administrative activities for the Community Development Block Grant funds
2	Project Name	CDBG Neighborhood Revitalization
	Target Area	Census Tracts 53, 54,55,56, and 57
	Goals Supported	Provide decent affordable housing opportunities Support Infrastructure Improvements Preserve Consortium Neighborhoods
	Needs Addressed	Affordable Housing Community Development Needs Economic Development
	Funding	CDBG: \$442,578
	Description	Funds will be used to support neighborhood revitalization issues including code enforcement, blight reduction, and capital improvement projects.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Low to moderate income individuals and households within the City of Urbana will benefit from the proposed activities
	Location Description	City of Urbana and targeted neighborhoods
	Planned Activities	Capital improvement projects, blight reduction, public facility, economic development, property acquisition/demolition/new construction
3	Project Name	CDBG Public Services
	Target Area	Census Tracts 53, 54,55,56, and 57
	Goals Supported	Provide decent affordable housing opportunities Address Barriers to Affordable Housing Support Services & Training for Low-Income Persons
	Needs Addressed	Affordable Housing Community Development Needs Youth Services
	Funding	CDBG: \$136,000
	Description	Funds will be used to support the public services undertaken by the City of Urbana
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Assistance estimated at 100 households
	Location Description	City of Urbana and targeted neighborhoods
	Planned Activities	Transitional housing, neighborhood cleanup, Consolidated Social Service funding
4	Project Name	CDBG Housing Activities
	Target Area	Census Tracts 53, 54,55,56, and 57
	Goals Supported	Provide decent affordable housing opportunities Preserve Existing Affordable Housing Supply
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$110,000

	Description	Funds will be used to support housing rehabilitation activities undertaken by the City of Urbana, as well as the acquisition of available properties in target areas of the City of Urbana for the purpose of furthering affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated ten persons will be assisted by these activities
	Location Description	City of Urbana and targeted neighborhoods
	Planned Activities	Emergency Grant, Access Grant, Senior Grant, and Energy Efficiency Grant repair programs will be funded under this project.
5	Project Name	CDBG Property Acquisition/Demolition/New Construction
	Target Area	Census Tracts 53, 54,55,56, and 57
	Goals Supported	Preserve Consortium Neighborhoods
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$25,000
	Description	Funds will be used to support property acquisition, demolition, and new construction projects undertaken by the City of Urbana
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Low to moderate income individuals and households within the City of Urbana will benefit from the proposed activities
	Location Description	City of Urbana and targeted neighborhoods
	Planned Activities	Anticipate removing or rehabilitating two abandoned blighted homes from targeted neighborhoods
6	Project Name	HOME Planning and Admin
	Target Area	Urbana Consortium-wide Area
	Goals Supported	Provide decent affordable housing opportunities Address Barriers to Affordable Housing Preserve Existing Affordable Housing Supply

	Needs Addressed	Affordable Housing
	Funding	HOME: \$81,968.70
	Description	Funds will be used to support the administrative activities associated with carrying out the HOME program goals and strategies
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Low-moderate income households in the Urbana Consortium-wide area will be served
	Location Description	Urbana Consortium-wide Area
	Planned Activities	
7	Project Name	HOME CHDO Reserve
	Target Area	Urbana Consortium-wide Area
	Goals Supported	Provide decent affordable housing opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$122,953.05
	Description	Funds will be used to support the projects undertaken within the Consortium-wide area by Community Housing Development Organizations. CHDO Reserve funds are being set aside to be allocated to certified Urbana Consortium CHDO or CHDO's whose proposed project(s) meet project readiness requirements. In order to meet project readiness, the CHDO project(s) receiving reserve allocations must be able to begin construction within one year from the date of execution of the agreement. Staff is continuing to work to identify feasible projects in the Consortium area, and a rolling CHDO project application process is currently underway.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Two homeowner and three rental units.
	Location Description	Urbana Consortium-wide Area.

	Planned Activities	Funds will be used to construct or rehab five new affordable housing projects
8	Project Name	HOME CHDO Operating
	Target Area	Urbana Consortium-wide Area
	Goals Supported	Provide decent affordable housing opportunities Address Barriers to Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$40,984.35
	Description	Funds will be used to support projects undertaken within the Consortium - wide area by Community Development Housing Organizations
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Five affordable housing opportunities will be available to low income families.
	Location Description	Urbana Consortium-wide Area.
	Planned Activities	Funds will be used to support projects undertaken within the Consortium - wide area by Community Development Housing Organizations.
9	Project Name	HOME City of Champaign Neighborhood Revitalization
	Target Area	Urbana Consortium-wide Area
	Goals Supported	Provide decent affordable housing opportunities Preserve Existing Affordable Housing Supply Coordinate with Housing Authority
	Needs Addressed	Affordable Housing
	Funding	HOME: \$304,103.88

	Description	Funds will be used to support neighborhood revitalization activities undertaken by the City of Champaign, including down payment assistance, acquisition-rehab, purchase rehab resell, rental rehab, new construction activities, tenant based rental assistance, owner occupied rehab, lot acquisition/demolition and/or other programs currently under development or may be proposed that further the affordable housing goals and mission of the City and Council. Program must comply with applicable local, state, and federal regulations including but not limited to HOME regulations.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Low-moderate income households in the Urbana Consortium-wide area will be served
	Location Description	Urbana Consortium-wide Area
	Planned Activities	Funds will be allocated to Phase 2 of the Bristol Place Development.
10	Project Name	HOME Champaign County Neighborhood Revitalization
	Target Area	Urbana Consortium-wide Area
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	HOME: \$97,542.75
	Description	Funds will be used to support neighborhood revitalization activities undertaken by the Champaign County Regional Planning Commission, including tenant based rental assistance and owner occupied rehab.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Low-moderate income households in the Urbana Consortium-wide area will be served
	Location Description	Urbana Consortium-wide Area
	Planned Activities	Tenant Based Rental Assistance
11	Project Name	HOME City of Urbana Neighborhood Revitalization
	Target Area	Urbana Consortium-wide Area

Goals Supported	
Needs Addressed	Affordable Housing
Funding	HOME: \$172,134.27
Description	Funds will be used to support neighborhood revitalization activities undertaken by the City of Urbana, including down payment assistance, acquisition-rehab, purchase rehab resell, rental rehab, new construction activities, tenant based rental assistance, owner occupied rehab, lot acquisition/demolition and/or other programs currently under development or may be proposed that further the affordable housing goals and mission of the City, Council, and Grants Management Division. Program must comply with applicable local, state, and federal regulations including but not limited to HOME regulations.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Low-moderate income households in the Urbana Consortium-wide area will be served
Location Description	Urbana Consortium-wide Area
Planned Activities	Funds will be used to support the neighborhood revitalization activities undertaken by the City of Urbana, including but not limited to Resale, Rental Rehab, New Construction activities, Tenant Based Rental Assistance, Owner-Occupied Rehabilitation or may be proposed that further the affordable housing goals and mission of the City and Council.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Urbana is a city in and the county seat of Champaign County, Illinois. The population is estimated at 41,989 as of July 1, 2017. Urbana is the tenth-most populous city in Illinois outside of the Chicago metropolitan area. Urbana is notable for sharing the campus of the University of Illinois at Urbana–Champaign with its sister city of Champaign. The three largest employers in Urbana are two non-profit hospitals and the University of Illinois.

The City of Urbana focuses its community development activities, goals, and objectives in its low income census tracts which includes CT 53, 54, 55, 56 and 57. The Code Enforcement activities are focused in these areas as well.

Geographic Distribution

Target Area	Percentage of Funds
Beardsley Park Neighborhood Improvement Plan Area	
Garden Hills United Neighborhood Association Action Plan	
Urbana Consortium-wide Area	100
Bristol Park Neighborhood Plan Area	
Census Tracts 53, 54,55,56, and 57	80

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Target neighborhoods are identified as those census tracts with populations of at least 51% of the total number of households is at or below 80% of the area median family income.

Discussion

Federal funds will be targeted to low- moderate-income families throughout the Urbana Consortium-wide area.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Urbana will use its HOME funds to support its Neighborhood Revitalization program activities, including: Down Payment Assistance, Acquisition-Rehab, Purchase-Rehab-Resale, Rental Rehab, New Construction activities, Tenant Based Rental Assistance, Owner-Occupied Rehabilitation, Lot Acquisition/Demolition, and/or other programs currently under development or may be proposed that further the affordable housing goals and mission of the City, Council, and Grants Management Division. Programs must comply with applicable local, state and federal regulations, including but not limited to HOME regulations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	75
Special-Needs	0
Total	75

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	5
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	35

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2020-2024 identifies activities that are planned to be implemented during the period beginning July 1, 2020 and ending June 30, 2024.

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 2021-2022 has been developed to further five-year strategies identified in the *City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2020-2024*. The Annual Action Plan identifies activities that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the first 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 2021-2022. 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.

Three public hearings for input on the Annual Action Plan were held in January, March, and April 2021. One public input session was held on March 11, 2021. The Annual Action Plan was also presented to community stakeholders including the Champaign Council of Service Providers to the Homeless, Human Services Council, and Community Reinvestment Group. The 30 day public comment period began on March 15, 2021 and ended on April 15, 2021.

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

Sheila Dodd, Manager, Grants Management Division, City of Urbana, Grants Management Division, at 217-384-2447 or by email: sedodd@urbanaininois.us.

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

Jennifer Carlson, 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 CDBG or HOME funds in the City of Champaign, contact:

Lisa Benson, Social Services Director, Champaign County Regional Planning Commission, at 217-328-

3313 or by email at labenson@ccrpc.org

Actions planned during the next year to address the needs to public housing

The Housing Authority of Champaign County (HACC) is a Moving to Work (MTW) organization. This innovative approach to housing takes into account the impact work has on an individual, his or her personal growth, as well as an ability to provide for themselves and any other members of the household. Able-bodied public housing residents are required to work a minimum of 20 hours a week, and case management is provided to assist tenants in the job search process. Moving to Work (MTW) is a demonstration that provides a limited number of Public Housing Authorities with the ability to design and test innovative approaches tailored to their communities, using federal dollars more efficiently, providing increased support for families to become economic self-sufficient, and increasing housing choice for low income households. The broad flexibility to waive statute and regulations allows HACC to better serve and house residents while streamlining internal operations.

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 will continue to work with the HACC to develop collaborative measures to further each organization's programmatic goals in the community regarding affordable housing initiatives.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The HACC continues its partnership with Habitat for Humanity of Champaign County to provide affordable homeownership opportunities to its residents. Habitat is a certified Community Housing Development Organization for the Urbana HOME Consortium. The Consortium will seek ways to continue to support Habitat, which will in turn further the homeownership goals set by the HACC for its public housing residents seeking to transition into homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of Champaign County is not designated as a troubled PHA.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Champaign County Continuum of Service Providers to the Homeless surveys homeless persons in Champaign County each January as required by HUD in an effort to count the number of homeless individuals and families to better understand the causes of homelessness and to plan services that will effectively address the needs of this population. In summary, the 2021 Point-In-Time survey reported that Champaign County had approximately 134 individuals and 102 households in shelters. Of those surveyed, at least one person was classified as an unsheltered homeless individual.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Priority will be given to programming that meets the needs of the chronic homeless population. Addressing emergency shelter and transitional housing needs of homeless persons continues to be a priority. The City will continue to work closely with Cunningham Township and other service providers to address the homeless population.

The Champaign County Continuum of Service Providers to the Homeless has a centralized intake to assist persons experiencing homelessness find the services they need. Currently, the Champaign County Regional Plan Commission is working to fulfill that role.

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently there is one year round emergency shelter in the community. Local agencies and the City of Urbana and Champaign are working in collaboration with this organization. In addition, the City of Urbana hopes to include its transitional housing in the overall transitional housing program offered to persons exiting the Emergency Family Shelter. This partnership will ideally provide for better connectivity of services, as well as avoid duplication of services to persons experiencing homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In the most recent survey data available of homeless persons in Champaign County (January 2021),

there were approximately 134 individuals and 102 households in shelters at least one person reported chronic homelessness, i.e. having been homeless for more than one year or having suffered homelessness four or more times in the past three years and having a disabling condition. Transitional homelessness occurs when a housing crisis (i.e. loss of job, domestic violence) temporarily renders an individual or family homeless. When homeless services are provided, these persons usually are able to locate and obtain another stable housing situation.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Champaign County Continuum of Service Providers to the Homeless is seeking to address homelessness at each stage of homelessness through prevention, outreach and assessment, emergency shelters and services, transitional housing, and helping homeless persons make the transition to permanent housing and independent living. There is a wide array of services provided in the community that help coordinate these efforts throughout Champaign County.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Barriers to affordable housing are largely financial. The need for affordable housing units far outweighs funding available to construct or subsidize those units. In addition to financial gaps, other social aspects play a role in an individual or family's ability to secure affordable housing, including mental illness, unemployment, drug and/or alcohol addictions, as well as criminal record. Residents seeking assistance from the Housing Authority of Champaign County must have a clean criminal record over the past five years. This policy is imposed at a federal level and cannot be amended. Persons or families affected with a criminal history often cannot secure housing in the larger metropolitan area and are forced to seek housing in outlying areas that may be more relaxed regarding background and credit checks.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The cost of housing within the Consortium is not significantly affected by local public policies. The City of Champaign, the City of Urbana, and Champaign County have policies on taxation, land use, zoning, building codes, fees, etc., that 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. One significant program change that the City of Urbana will be implementing regarding its owner-occupied housing rehabilitation program is the lien structure imposed on participants receiving assistance. The program formerly operated as a deferred loan program that was not forgiven until sale transfer. This often resulted in liens that remained on a property for upwards of 20 years. Some residents aging out of housing may have been burdened by the lien, or those inheriting properties had to pay the lien to receive clear title. As such, the program is being restructured to allow the lien to be forgiven after a set amount of time, such as five or ten years. This will ensure that the low-income household receives the benefit of the investment but is not burdened by long-term secondary financing. Because the City zoning code is one of the primary tools used to regulate development, staff from the City of Urbana's Planning Division actively monitors its use. Careful attention is paid to address any issues that may impact the development of affordable housing. Urbana started its Comprehensive Planning Process in FY 20/21 and hopes to finalize in FY 21/22. Barriers to affordable housing will be one of the items under review during the process.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Proposed actions associated with the City's 2021-2022 Annual Action Plan are described primarily in the specific related sections of the Plan. This section describes any actions to be undertaken by the City of Urbana that will further the goals of the 2020-2024 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City of Urbana will continue to focus its community development efforts in the following three areas as it addresses obstacles to meet underserved needs: 1) affordable housing, 2) economic development and business retention opportunities, and 3) strong and vibrant neighborhoods. Affordable housing needs will be addressed by focusing on housing cost burden. Rental assistance will be provided and investment in affordable housing developments will continue in FY 21/22. However, the limited supply and rising cost of housing makes challenges like homelessness and racial inequity in housing even more difficult to address. Economic development and business retention will be targeted to small businesses in the City of Urbana Community Development Target Areas. This need will be addressed by providing grants and/or small loans to businesses to build, expand or rehabilitate a building, purchase equipment, or provide expansion assistance. Creation of strong and vibrant neighborhoods will focus on support for low- and moderate-income persons. Needs addressed through strategic investments in infrastructure, public facility improvements, and community assets will strengthen and enhance the health of the neighborhoods.

Actions planned to foster and maintain affordable housing

The City of Urbana will implement the following strategies in 2021 to foster and maintain affordable housing:

- Continue to partner with developers, as well as the Housing Authority of Champaign County, to redevelop housing units that are in need of repair or replacement.
- Assisting developers with support of tax credit applications.
- Provide HOME funding to leverage IHDA tax credits to build affordable housing units.
- Actively recruit developers to apply for tax credits.
- Apply the City's Private Activity Bond Cap to agencies providing affordable homeownership and rental

opportunities.

Actions planned to reduce lead-based paint hazards

The City of Urbana will seek funding opportunities to address lead hazards that are outside the scope of our other programs. The City will continue to use Lead Safe Practices in implementing its various rehabilitation activities. Education opportunities will be provided at public workshops. Lead-based paint remediation policies and procedures are included in each housing rehabilitation contracted funded with federal funds. Contractors are required to following lead-safe work practices to be in compliance with local, state, and federal requirements.

Actions planned to reduce the number of poverty-level families

The Tenant Based Rental Assistance programs in the Consortium area are targeted towards persons who are below the poverty-level. The combination of self-sufficiency case management, and stable housing is intended to assist households in escaping poverty. Staff will evaluate these programs for their effectiveness during the Annual Action Plan year. Economic development opportunities will be provided to small businesses located in Community Development Target areas. Priority funding will be made available to social service agencies who support education, health care, and youth programs to assist individuals and families attain greater independence.

The City will continue its poverty reduction strategy by focusing its programs in a geographic area. By working closely with residents and concentrating program and public improvements in a specific targeted neighborhood, the community will feel a greater impact. Key strategies include:

- Improve public infrastructure within target areas
- Support efforts of owners and residents to reduce energy consumption
- Coordinate city-funded programs and services with other funders, businesses, and neighborhood groups.

Actions planned to develop institutional structure

Urbana staff work to foster creative ideas for improving the institutional structure that is part of a larger, more holistic network of services that benefit low-income households. By supporting various social service agencies through staff participation on the Continuum of Service Providers to the Homeless, the City of Urbana plays a role in developing programmatic improvements that will further the impact of these services in the community. Staff will continue to review internal and external policies and procedures to eliminate barriers.

Actions planned to enhance coordination between public and private housing and social

service agencies

The City of Urbana will continue its efforts to increase coordination and collaboration with the public and private housing and social service agencies in the community. Urbana staff regularly attend board meetings for the Housing Authority of Champaign County. The City also maintains an active presence on the Continuum of Service Providers to the Homeless, offering assistance with various reporting and application systems inherent to the successful delivery of the Continuum of Care network. The City plays an active role in the Community Reinvestment Group, a group of local lenders looking to address affordable housing issues in the community. The City hosts a public hearing each year specifically for social service agencies in order to gauge the evolving needs in the community and in within the service network.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City uses CDBG funds to ensure decent affordable housing, to provide services to the most vulnerable in our community, to create jobs through the retention of businesses, and to support strong and healthy neighborhoods through infrastructure improvements and code enforcement. A minimum of 70 percent of CDBG funds are used for activities that benefit low- and moderate-income persons. Each funded activity meets at least one of the following national objectives:

- To benefit low- and moderate-income persons;
- To prevent or eliminate slums or blight; or
- To address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 80.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Urbana HOME Consortium will not be carrying out activities outside of those described in Section 92.205 in the 2021-2022 Fiscal Year.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For HOME assisted projects that do not include direct buyer assistance, a resale restriction will be used, to be in effect for the duration of the affordability period. The affordability period is based on the amount of HOME assistance provided to the project. A land use restriction, mortgage, and promissory note shall be recorded against the title to the property. Each of these documents will include a provision restricting the sales price such that it must be "affordable" to low-income buyers. In this instance, the affordable price results in a monthly housing cost for principal, interest, taxes and insurance of not more than 30% of the gross monthly income for a household below 80% of the area median income for the Champaign County Area. The term "low-income buyer" has an annual income, as adjusted for family size, that is less than or equal to eighty percent (80%) of the area median income (as defined by HUD) for the Champaign County area. The owner shall receive a fair return on his/her investment. The sales price may encompass the cost of any home investment documented with receipts, which can be defined as, but is not limited to, any additions to the home such as a bedroom, bathroom, or garage, replacement of heating, ventilation, or air conditioning systems, accessibility improvements such as bathroom modifications for disabled or elderly which were not installed through a federal, state, or locally-funded grant program, or outdoor improvements such as a new driveway, walkway, retaining wall, or fence. The sales price may also encompass the increase in the value of owner equity and investment as calculated by the cumulative percentage of change which is calculated by the Housing Price Index (HPI) calculator of the Federal Housing Finance Agency (X) plus 1.00 times the total owner investment at time of purchase (Y) plus the documented capital improvements (Z). A complete description of the recapture and resale provisions is found in the attached Resale and Recapture Guidelines for HOME

Program Activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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, an agreement with the homebuyer, as well as a mortgage and promissory note shall be executed for any HOME funded homeownership property. Each document will include the prescribed net sales proceeds provisions for the recapture of HOME funds as outlined below. The mortgage and promissory note are to be recorded against the title to the property. For HOME-assisted, homeownership units, wherein HOME funds are utilized to provide direct assistance to the homebuyer, net proceeds from the sale must provide the original homebuyer, now the home seller, a “fair return” on his/her investment (including any down payment and capital improvement investment made by the seller since purchase). The table in the attached City of Urbana Resale and Recapture Guidelines for HOME Program Activities provides for the minimum terms of affordability based on the amount of direct assistance provided to the homebuyer.

The period of affordability shall commence from the date the activity is identified as “completed” in HUD’s Integrated Disbursement Information System (IDIS).

Subject to recapture are the HOME funds that are invested in a HOME assisted unit, as a direct subsidy to the homebuyer. The subsidy could include down payment assistance and the amount of each subsidy would be a minimum of \$1,000 and differ per each homebuyer. The City will reduce the HOME investment amount to be recaptured from the Net Proceeds on a prorated basis for the time the Homeowner has owned and occupied the housing measured against the remaining years in the required Affordability Period. The prorated basis is as follows:

- o First Year - 90% of HOME investment from available Net Proceeds
- o Second Year - 70% of HOME investment from available Net Proceeds
- o Third Year - 50% of HOME investment from available Net Proceeds
- o Fourth Year - 30% of HOME investment from available Net Proceeds
- o Fifth Year - 10% of HOME investment from available Net Proceeds

The amount of recapture funds are subject to the availability of Net Proceeds available from the resale of the property. The term “Net Proceeds” shall mean the proceeds as indicated upon a closing settlement statement of the net amount to be paid to the seller. In the event that no such

statement exists, “Net Proceeds” shall mean the amount equal to the sales price (X) minus any superior private debt (Y) and minus any reasonable closing costs (Z), as determined by the City, including, but not limited to, title insurance, recording fees, Realtor’s commissions or property taxes. A complete description of the recapture and resale provisions is found in the attached Resale and Recapture Guidelines for HOME Program Activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Refinancing of a project may occur only if specifically authorized in an approved Annual Action Plan, 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 Consortium 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 corporate limits of the Consortium members.
- 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.