CITY OF URBANA and URBANA HOME CONSORTIUM

ANNUAL ACTION PLAN – FY 2014-2015

I. INTRODUCTION

Form Application

See Standard Forms HUD-424.

FY 2014-2015 Annual Action Plan:

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2014-2015 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, 2014 and ending June 30, 2015.

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 2014-2015 has been developed to further five-year strategies identified in the *City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2010-2014.* The Annual Action Plan identifies activities that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the fifth 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 2014-2015. 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 February 25, 2014 through March 25, 2014. On March 25, 2014, the City held a public hearing to obtain comments regarding the draft Annual Action Plan. The hearing was held at 7:00 p.m. in the Council Chambers of the Urbana City Building, 400 South Vine Street. 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.

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

Kelly H. Mierkowski, Manager, Grants Management Division, City of Urbana, Grants Management Division, at 217-384-2447 or by email: khmierkowski@urbanaillinois.us.

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

Kerri Spear, 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 HOME funds in unincorporated Champaign County, contact:

Darlene Kloeppel, Social Services Director, Champaign County Regional Planning Commission, at 217-328-3313 or by email at dkloeppel@ccrpc.org.

EXECUTIVE SUMMARY

1. Managing the Process

The FY 2014-2015 Urbana HOME Consortium and the City of Urbana Annual Action Plan identifies housing and community development activities to be implemented during the fifth year of the five-year Consolidated Plan period. The Annual Action Plan identifies activities that will be undertaken by the City of Urbana with Community Development Block Grant (CDBG) funds during the year beginning July 1, 2014, as well as activities to be undertaken by the City of Urbana, City of Champaign, and Champaign County with HOME Investment Partnerships (HOME) funds during the same year.

The Annual Action Plan has been prepared by the City of Urbana in its dual capacity as CDBG entitlement recipient and lead entity of the Urbana HOME Consortium. The Urbana City Council Committee of the Whole reviewed the Annual Action Plan at its April 14, 2014 meeting, and the Annual Action Plan was presented for Council approval on April 21, 2014. Prior to approving the Annual Action Plan, the City of Urbana obtained concurrence from the City of Champaign and Champaign County regarding the use of HOME funds by the Consortium members.

Activities in this Annual Action Plan address strategies identified in the five-year 2010-2014 Consolidated Plan. Through its **CDBG Program,** the City of Urbana proposes to:

- Conserve housing stock through rehabilitation.
- Provide improvements necessary to remove barriers to accessibility to persons with disabilities (Access/Emergency Grants).
- Alleviate hazardous conditions that pose a threat to health and safety of residents (Access/Emergency Grants).
- Provide funds for home maintenance repair for elderly or persons with disabilities at any age, for very-low income households (Senior Repair Service Grants).
- Provide funds for property acquisition/demolition/maintenance to eliminate slum and blight, and support Affordable Housing programs with non-profits and Community Development Housing Organizations (CHDOs).
- Clearance of secondary buildings and structures that create health and safety concerns. (Clearance of Slum/Blighted Conditions)
- Support public service programs and other activities targeted toward very low-income Urbana residents.
- Sponsor special neighborhood cleanup activities in the target areas.
- Assist homeless families through the City's Transitional Housing Program.
- Provide funding, which augments the City's general revenue fund, for street, sidewalk, and streetlight improvements in targeted neighborhoods.
- Contribute funds toward the development of infrastructure on the Kerr Avenue affordable and sustainable housing project, as well as City infrastructure for neighborhood sidewalks and streetlights.

Through the **HOME Program**, the Urbana HOME Consortium members propose to:

- Provide operating funds to certified Community Housing Development Organizations (CHDOs) that develop affordable housing opportunities.
- Contribute toward projects providing homeownership of newly constructed energy efficient homes for low- and moderate-income families.
- Rehabilitate owner-occupied housing in Champaign, Urbana, and in unincorporated areas of Champaign County.
- Contribute funds for the process of planning and designing affordable, sustainable housing on City-owned property.
- Contribute toward programs that will provide homeownership units for low- and very-low income households.

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan, which is included as part of the Consolidated Plan. 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 six public hearings and neighborhood meetings between January and March 2014 at various locations within the City in order to gain citizen input.

The Department of Housing and Urban Development (HUD) sent a Notice dated December 13, 2013 to grantees, which advised them not to submit their annual action plan until the FY 2014 formula allocations were announced, and that it may be necessary to revise their action plan before submission to HUD. It was also suggested that grantees include "contingency provision" language in their action plan that explains how the plan will be adjusted to match the actual allocation amounts, once actual amounts become know. With regard to the City's CDBG and HOME grants, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts once the City is notified of its allocation before submission to HUD; the City was notified on March 18, 2014 of its CDBG and HOME grant allocations.

2. Objectives and Outcomes

A summary of the Consolidated Plan Objectives and Outcomes is provided below and contains Objectives (with associated Goals as listed in Appendix D of the FY 2010-2014 City of Urbana and Urbana HOME Consortium Consolidated Plan) and the anticipated Outcomes from implementing the strategies associated with the Consolidated Plan goals.

The following 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 2010-2014 Consolidated Plan. Each project identified in this Annual Action Plan provides the applicable Objectives and Outcomes. The anticipated results are provided as "Outcome Indicators."

OBJECTIVE 1: PROVIDE A SUITABLE LIVING ENVIRONMENT

GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families and encourage expansion of local services to meet community homeless needs.*
GOAL 7: *Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes*
GOAL 8: *Support infrastructure improvements in Urbana's Community Development Target Area*
GOAL 9: *Preserve and support Urbana's neighborhoods as vibrant places to live.*

Outcome: Accessibility for the purpose of creating suitable living environments

Strategies

Create a Suitable Living Environment by providing better access to health care in the community for low-income residents. (*Consolidated Social Service Funding Projects)*

Create a Suitable Living Environment for owner-occupied households with incomes at or below 80% of the area median by improving infrastructure in the targeted neighborhood. *(Projects including Neighborhood Sidewalks & Streetlights, and Kerr Subdivision Project Infrastructure)*

Create a Suitable Living Environment by improving the appearance of the targeted areas by reducing blight. *(Neighborhood Cleanup)*

Outcome: Sustainability for the purpose of creating suitable living environments

Strategies

Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and making housing accessible to persons with disabilities. (*Emergency Grant and Access Grant*)

Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and housing accessible to persons with disabilities. All recipients of assistance must have household incomes at or below 50% of the area median. (*Senior Repair Service*)

Create Suitable Living Environment by providing assistance to property owners in the target area having household incomes at or below 80% Median Family Income (MFI) by removing dilapidated structures from owner-occupied property. (*Clearance of Slum & Blighted Conditions)*

Outcome: Sustainability for the purpose of creating suitable living environments

Strategy

Create a Suitable Living Environment by providing better access to social services in the community for low-income residents. *(Consolidated Social Service Funding Projects)*

Outcome: Affordability for the purpose of creating suitable living environments

Strategy

Create a Suitable Living Environment by providing support to the existing network of local homeless services. *(Urbana-Champaign Continuum of Care, Council of Service Providers to the Homeless, and the Emergency Relocation Task Force)*

OBJECTIVE 2: PROVIDE DECENT HOUSING

GOAL 1: *Provide decent affordable housing opportunities for low- and moderate-income households.*
GOAL 2: *Address barriers to obtaining affordable housing*
GOAL 3: *Preserve and improve supply of affordable housing as a community resource.*
GOAL 4: *Work with Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.*

Outcome: Affordability for the purpose of providing decent affordable housing

Strategies

Provide Decent Housing by increasing capacity of Community Housing Development Organizations (CHDOs) to identify and implement programs that will provide affordable housing opportunities to recipients at or below 60% of area median income for rental and at or below 80% of the area median for homeownership). *(CHDO Home ownership/Rental programs)*

Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median. (*Property Acquisition)*

Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners. *(CHDO affordable housing projects)*

Provide Decent Housing by constructing new mixed-income housing tax credit development that would include at least thirty units for residents whose household incomes are at or below 60% Median Family Income (MFI). *(Redevelopment of Urbana Townhomes & Aspen Court)*

Provide Decent Housing 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 line. (*Tenant Based Rental Assistance*)

Provide Decent Housing by developing new down payment assistance programs for low-income buyers. *(HOME Consortium – Acquisition Rehab; Urbana Dream Down Payment Assistance Program)*

Outcome: Accessibility for the purpose of providing decent affordable housing.

Strategies

Provide Decent Housing by providing access to services and counseling for homeless families with children to assist with transition into more permanent housing. *(Urbana Transitional Housing Program for Homeless Families with Children; Supportive Housing Program for Homeless Families in Transition)*

Provide Decent Housing by identifying programs that will provide affordable housing opportunities to income qualified recipients (at or below 60% of area median for rental and at or below 80% of the area median for homeownership). *(City Redevelopment Programs)*

Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance. *(Whole House Rehabilitation Program)*

OBJECTIVE 3: Expand Economic Opportunities

GOAL 5: *Support community efforts to provide services and training for low- and moderate-income residents.*
GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families and encourage the expansion of local services to meet community homeless needs.*

Outcome: Accessibility for the purpose of creating economic opportunities

Strategies

Support expansion of job-training programs for low-income individuals by area social service agencies, and encourage them to conduct a review of all available programs to determine if they meet current need. *(Consolidated Social Service Funding Projects)*

Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults. *(Consolidated Social Service Funding Projects)*

Support area providers such as the Senior Services Division of Champaign County Regional Planning Commission and Family Service of Champaign County in their efforts to provide supportive services to low-income elderly persons residing in Urbana. *(Consolidated Social Service Funding Projects)*

3. Evaluation of Past Performance

Based on input received during public hearings, Community Development Commission meetings and City Council meetings, funds should be set aside for future public facilities and infrastructure projects, as this will help to provide a more suitable and safe living environment. The set aside for infrastructure reconstruction and installation projects in this Annual Action Plan will also address suitable and safe living environment objectives. The demand for assistance through the Emergency, Access, and Senior Repair Programs fluctuates year-to-year. Increasing utility and maintenance costs as well as other rising housing costs place a burden on the lower income households. The City maintains a waiting list for Whole House Rehabilitation participants for which the demand remains high, due to limited funding availability. Owner-occupied housing rehabilitation programs have a positive impact for participants and help stabilize properties. Programs addressing neighborhood conditions are continuing to becoming more successful at improving the overall appearance of the target neighborhoods.

City of Urbana staff annually conducts a survey in targeted neighborhoods to identify blighted secondary structures and vacant, deteriorated buildings that need to be repaired or demolished. As part of this program, during FY 2014-2015, staff will continue to work with owners to encourage mitigation of the blighted conditions.

Property owners are also informed of the availability of City of Urbana programs for income-qualified owner-occupants that will offset the cost of abatement. This process has resulted in the removal of at least twenty-four (24) blighted structures.

The Neighborhood Newsletter is mailed two-three times each year to provide residents of the target neighborhoods notification of the available programs for assistance and to address these conditions. The City also keeps residents informed through public notices and information posted on the City website at www.urbanaillinois.us, in the local newspaper, and on the public access television channel (UPTV).

The City's Emergency Grant and Senior Repair Service Programs provide much-needed funds that mitigate the immediate and deferred maintenance issues for those who otherwise would not be able to afford such repairs. The Access Grant Program is intended to help remove barriers to accessibility for persons with disabilities. It is available for renters or homeowners who earn less than 80% of Median Family Income to make necessary improvements. Both programs are essential elements needed to help stabilize targeted neighborhoods. In FY 2013-2014, the City and Urbana HOME Consortium Programs have assisted residents by program or location as indicated in the following table. The table also includes the expected number of residents estimated to be served during FY 2014-2015.

		Number Assisted		
	Program Name	***FY 2013-2014 (to date)***	***FY 2010-2014 Con Plan Period Goals***	***FY 2014-2015 Expected***
City of Urbana HOME & CDBG	Urbana Emergency Grant/Access Grant	9	91	20
	Urbana Whole House Rehabilitation	5	24	4
	Urbana Senior Repair Service	12	102	18
	Urbana Public Facilities Improvements	348	4665	933
	Urbana Public Services			
	Transitional Housing Program	5 families	18 families	5 families
	Consolidated Social Service Funding	458	2378	476
	Neighborhood Cleanup	252	1528	475
HOME - City of Champaign & Champaign County, & CHDOs	CHDO Consortium Homeownership Programs	2	14	3
	Consortium TBRA (# of Households)	36	9	36
	Champaign - Full Home Rehabilitation	1	37	0
	Champaign - New Rental Housing Units	0	4	0
	Champaign – Rental Rehabilitation	0	0	0
	Champaign – Lot Acquisition	0	10	0
	Champaign – Acquisition Rehab	2	6	10
	County – Full Home Rehabilitation	2	8	2

The City and Consortium work to identify other new programs to improve property values and neighborhood appearance; however, federal funding limitations may affect the extent to which new programs can be carried out. The City of Urbana instituted a Rental Registration Program to address rental property conditions. The program is enforced on a citywide basis to ensure that all rental units are in compliance with the current property maintenance codes. This program helps stabilize neighborhoods through inspection of

rental units to ensure safe housing that complies with City codes for the tenants. During FY 2013-2014, City inspectors inspected approximately 666 dwelling units in six geographical areas of Urbana. The total number of units inspected since the program began in 2007 is 7285. The program goal is for all of the 8881 currently registered rental units in the City to be systematically inspected at least every five years to ensure compliance with the current Property Maintenance Code standards.

CITIZEN PARTICIPATION

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan included as part of the 2010-2014 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, and solicited citizen input at various times and locations throughout the City, as follows:

Date	Format	Target Audience	Location	Morn.	Eve.
1/08/14	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	Crystal View Townhomes Community Center		✓
1/09/14	Public Hearing	Social Service Agencies	Urbana City Building	✓	
1/09/14	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	Urbana City Building		✓
2/18/14	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	Hamilton on the Park Community Center		✓
3/04/14	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	Prairie School Library		✓
2/24/14-3/25/14	Public Review & Comment	Residents of Neighborhood, Urbana & Consortium, and all interested parties	Urbana Public Library	(Business Hrs) ✓	✓
			City Clerk's Office	✓	
			Community Development Services Office	✓	
3/25/14	Public Hearing	Residents of Urbana & Consortium and all interested parties	Urbana City Building		✓

Citizen Participation: Comments Received

Comments received in January – March 2014 regarding the Annual Action Plan will be included in the final Annual Action Plan. Meeting minutes and attendance sheets are also included as Appendix IV to this Action Plan. In order to broaden public participation in the Consolidated Plan/Annual Action Plan process, the City provided notice of neighborhood meetings and public hearings as follows:

- Provided public notice by advertising in a local, widely-read newspaper
- Provided public notice on City Website www.urbanaillinois.us and UPTV
- Emailed public notice to social service agencies, media, and concerned citizens
- Posted 14-day public notice on each site where public hearing was to be held.

RESOURCES

The Annual Action Plan describes activities to be undertaken by the City of Urbana with CDBG funds and by Urbana HOME Consortium members with HOME funds. It is anticipated that the City of Urbana will receive **$386,734** in FY 2014-2015 CDBG entitlement funds; any CDBG funds remaining as of July 1, 2014 will be carried over to be expended in the coming year.

Leveraging is one of three primary objectives used by the City to determine how CDBG funds are to be used in Urbana (the other two objectives are impact on community and collaboration with other agencies). CDBG funds for infrastructure improvement activities within the targeted area will leverage other city resources and federal funds.

It is anticipated that the Urbana HOME Consortium will receive **$754,106** in FY 2014-2015 HOME funds. These funds will require $**160,247** in Local Match to be provided Consortium-wide. HOME funds remaining as of July 1, 2014 from uncompleted projects from previous years will be carried over and expended in the coming year.

As with the CDBG program, many HOME-assisted activities involve leveraging non-HOME funds:

- HOME funds allocated to the Community Housing Development Organizations developing owner occupied homes will be leveraged by down payment assistance provided by other agencies, material donations, volunteer participation, and monetary donation.
- The HOME Program match requirement for Consortium Members will be satisfied through a number of eligible sources, including, but not exclusively, allocation of local government funds, utilization of Carryover Match Contributions from prior years, and other non-federal funds.
- Community Housing Development Organizations will use non-Federal funds such as Illinois Affordable Housing Trust funds, funds from the Federal Home Loan Bank of Chicago, private donations, and grants to meet their HOME match requirements.

DESCRIPTION OF ACTIVITIES TO BE TAKEN

See Listing of Proposed Projects *(CDBG...page 28 and HOME Program...page 35)*

GEOGRAPHIC DISTRIBUTION

Since 1985, the City of Urbana has targeted its Community Development Block Grant funds to improve conditions in its Community Development Target Area, which consists of Census Tracts 53, 54, and 55 in north- and east-central Urbana. For the Program Years associated with the FY 2010-2014 Consolidated Plan, the Community Development Target Area also includes Block Group 1 of Census Tract 56. A graphic (map) depicting the expanded boundary of Community Development Target Area is attached as Appendix II. The areas of Minority Concentration are Census Tracts 51:1, 53:2, 53:3 and 53:5.

This information is provided graphically in the 2010-2014 Consolidated Plan as Map 4, in the map section of the plan.

Urbana Community Development Target Area		
CENSUS TRACT	BLOCK GROUP	LOW MOD INCOME%
53	1	64.1%
53	2	87.4%
53	3	81.0%
53	5	76.7%
54	4	79.3%
54	5	68.7%
54	6	51.5%
55	1	91.9%
55	3	69.5%
55	4	39.4%
55	5	48.1%
55	6	61.0%
56	1	58.7%

The previous table identifies the City of Urbana Census Tracts and Block Groups contained in the expanded Target Area and the percentage of low/moderate income persons within each Block Group. These areas correlate with the Community Development Target Area map in Appendix II.

Urbana HOME Consortium funds are divided geographically based on an intergovernmental agreement among the City of Urbana, City of Champaign, and Champaign County. Within the boundaries of each entity, HOME funds are generally used to support affordable housing activities jurisdiction-wide without further geographic targeting.

DEVELOPING INSTITUTIONAL STRUCTURES

Urbana staff is an acknowledged resource for information on housing and service agencies. Staff receives numerous telephone calls each week requesting information and makes referrals to appropriate housing and service agencies. These efforts will continue in the coming year, with an emphasis on increasing communication between agencies and updating information. The City will continue to utilize available Internet website applications to aid in this effort. The City recently launched the new user-friendly site with improved access to information and continually makes updates as needed.
The Housing Authority of Champaign County became a Moving to Work Program and executed a Moving to Work Agreement with the U.S Department of Housing and Urban Development (HUD) on October 17, 2010.

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 work with the HACC towards the rehabilitation of Aspen Court and the redevelopment of Urbana Townhomes complex.

MONITORING

The City of Urbana and the Urbana HOME Consortium will utilize monitoring standards and procedures provided in existing publications and guidebooks. Specifically, *HUD-2030-CPD Monitoring HOME Program Performance, Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight,* and *Basically CDBG (*prepared by TONYA, Inc.) will be utilized. A key consideration in the monitoring activities will be to ensure compliance with program requirements, including the timeliness of expenditures.

The Urbana Grants Management Division staff, the Urbana Community Development Commission, and the Urbana City Council will monitor progress toward meeting Consolidated Plan goals and objectives. The Commission is appointed by the Mayor and Council to provide recommendations and oversight regarding the City's Community Development Block Grant Program, the HOME Program, and other housing-related programs. The Commission meets on a monthly basis (scheduled for the fourth Tuesday) at the Urbana City Building Complex to review staff progress toward housing goals.

The Commission recommends funding levels for the annual CDBG and HOME applications to the Urbana City Council, and reviews requests for other housing-related funds. The Grants Management Division of the City of Urbana' s Community Development Services Department is responsible for monitoring all programs implemented with Community Development Block Grant and HOME program funding to ensure compliance with all regulations associated with HOME and CDBG programs.

Local building codes apply to properties assisted through the City's housing rehabilitation programs. Certified inspectors from the City's Building Safety Division enforce compliance with local building codes. Assisted properties are inspected for code violations by Building Safety staff in the initial phase of the rehabilitation process. In addition, a risk assessment inspection is completed by trained and certified staff to identify potential hazards associated with lead-based paint.

After the contract is executed and during project construction progress, rehab staff perform inspections periodically to ensure proper completion of the work. Payouts to contractors are issued only after both the rehab staff and the owner approve the work quality. Building Safety Division performs a final inspection of all the work associated with building codes and issues a Certificate of Occupancy that indicates all work is complete in accordance with local code. Final payment is issued to the contractor only after a Certificate of Occupancy is approved and the property has been tested to ensure lead-paint hazard clearance.

The City of Champaign and Champaign County will similarly monitor their HOME funded programs. Work processes and checklists are in place to ensure compliance with HOME program requirements related to housing code concerns. Subrecipients will be monitored at least once a year. Programmatic expectations regarding monitoring will be detailed in all subrecipient agreements. The Grants Management Division will submit performance reports to the appropriate funding agencies in accordance with program guidelines.

LEAD-BASED PAINT

The City will continue to address lead-based paint hazard requirements. In order to be current with developing standards, City staff continues to attend workshops, review and revise the rehabilitation manual, and coordinate with contractors and environmental regulatory agencies. The Grants Management Division of the City will continue to ensure compliance with Title X lead based paint regulations. The Grants Management Division staff is committed to meeting these obligations and will do so in the most cost-effective methods available. The following list describes the measures to address lead based paint hazards the City intends to pursue in FY 2014-2015:

- Continue to work with the City of Champaign and Champaign County to address best practices in meeting lead-based paint requirements. This will include, but not be limited to, attending HUD-sponsored and EPA-sponsored lead-based paint training workshops, internet-training applications (webinars), and related HUD efforts to provide lead-based paint hazard training.
- Continue coordination with the Illinois Department of Public Health (IDPH), Division of Environmental Health, and the Champaign County Public Health District for future funding opportunities.
- Continue to sponsor educational and training events for local government, contractors, public health officials, and other concerned parties on lead-based paint concerns.
- Continue efforts to coordinate activities in meeting HUD, IDPH, and EPA lead-based paint requirements with the Building Safety Division of the City of Urbana, Community Development Services Department.

II. HOUSING

SPECIFIC HOUSING PRIORITIES & OBJECTIVES

Housing activities to be undertaken in FY 2014-2015 are selected based on the needs of the community, as reflected in the FY 2010-2014 Consolidated Plan and input received from citizens during public hearings and neighborhood meetings.

1. Rehabilitation

The City will provide housing rehabilitation assistance to low- and moderate-income residents of the Target Area in order to address deferred maintenance and stabilize property values. The City will also provide assistance to income-qualified residents to address health and safety hazards in their homes. Access Grant funds will be used to retrofit homes of income-qualified persons with disabilities and senior residents to remove barriers and allow for a more accessible home environment. Funding will be provided to eligible senior citizens through the Senior Repair Service Program to help defray costs of minor repairs that would otherwise become deferred maintenance.

2. Homeownership

The City will be working with local non-profit Community Housing Development Organizations (CHDO) to continue to develop affordable, energy efficient homeownership opportunities for low- and moderate-income residents. The City and CHDOs will work to augment City funds for homeownership by seeking grant funding from the Illinois Housing Development Authority, the Federal Home Loan Bank, and other sources. Any funds acquired through such grants will be used to offset the costs of developing affordable housing.

3. Fostering Decent Housing

The City will continue to work closely with the Community Reinvestment Group (CRG) in identifying and supporting efforts to increase homeownership. In conjunction with CRG and Consortium involvement with Money Smart Week, advertising and outreach will be stepped up in an effort to continue the increase in attendance to this popular annual event. The City also worked with the CRG to sponsor its Twelfth Housing Fair during FY 2013-2014, which was held on May 3, 2014 at Lincoln Square Village, Urbana.

The City of Urbana, in cooperation with the Urbana-Champaign Continuum of Care and its member agencies, periodically conducts point-in-time surveys throughout the community in order to gauge the needs of the special needs (homeless) population.

Consolidated Social Service Funding may be set aside for program activities yet to be determined which would benefit low-income Urbana residents of the CD Target Area. The Community Development Commission annually provides input to the Urbana City Council regarding priorities to be considered regarding public service funding under the CDBG portion of the Consolidated Social Service Funding (CSSF) pool.

NEEDS OF PUBLIC HOUSING

City of Urbana staff has spent a significant amount of time and resources related to public housing improvements and anticipate an increased level of involvement in FY 2014-2015. City staff attends the regular meetings of the board of directors of the Housing Authority of Champaign County, and works with the Housing Authority to provide input, and foster coordination and cooperation between the two entities. The City will continue to work with the Housing Authority to identify opportunities to provide replacement-housing units to low-income residents throughout the community.

The Housing Authority was selected as a participant in the newly developing "Moving to Work" program, a program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.

In addition to working with the Housing Authority, outreach has been targeted directly to public housing residents and Section 8 voucher holders. The Consortium will continue to work with both the Housing Authority and the voucher holders to improve the housing conditions and opportunities for these residents.

ADDRESSING BARRIERS TO AFFORDABLE HOUSING

The cost of housing within the Consortium is not significantly affected by public policies. The City of Champaign, the City of Urbana, and Champaign County have policies on taxation, land use, zoning, building codes, fees, etc., which 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.

Additionally, the national housing market has affected housing costs throughout the entire Consortium area. With high demand for large single-family homes on the fringes of the cities, there is very little affordable housing being built within the Consortium area. In response to the above-mentioned market influences that affect the entire Consortium, the City of Urbana has enacted the following actions to reduce any remaining barriers to affordable housing:

- The Urbana City Council periodically reviews its land development code and zoning ordinance to identify development guidelines that may unnecessarily restrict or add to housing development costs.
- The City of Urbana has not implemented incentives to develop, maintain, or improve housing that have created barriers to affordable housing.
- The City of Urbana has adopted a Human Rights Ordinance that does not allow housing discrimination based on the person's source of income. This has aided persons who are provided with housing assistance to more easily identify housing opportunities.

- Implement strategies included in the City of Urbana Analysis of Impediments to Fair Housing Choice (as updated in January of 2010). The City of Urbana's most recent Analysis of Impediments to Fair Housing Choice was adopted by the Urbana City Council in January 2010. The results of the study identified four barriers to fair housing choice, including: discrimination on the basis of a mental or physical disability, culture and language barriers, an inefficient complaint system for taking legal action against discrimination, and housing affordability issues. The City will work to educate landlords to address these barriers.
- The City of Urbana Community Development Services Department, when considering changes in housing related policies, will consider the potential impact any policy changes might have in creating barriers to affordable housing.
- The City will continue to seek and support educational and training opportunities, which focus on eliminating barriers to affordable housing.
- The City will support tenant advocacy and education efforts by agencies such as the C-U Tenant Union.
- The Urbana HOME Consortium will require that owners of projects containing five or more units will affirmatively market any City HOME-assisted unit available for rent or purchase in a manner to attract tenants without regard to race, color, national origin, sec, religion, familial status or disability. The procedures will require that owners:

  a) Use the Equal Housing Opportunity logo in all advertising,
  b) Display a Fair Housing poster in the rental and sales office,
  c) Where appropriate, advertise/use media, including minority outlets, likely to reach persons least likely to apply for the housing,
  d) Maintain files of the Project's affirmative marketing activities for five (5) years and provide access thereto to LENDER Staff,
  e) Not refrain from renting to any participating tenant holding a Section 8 Housing Choice Voucher, except for good cause, such as previous failure to pay rent and/or to maintain a rental unit, or the tenant's violation of other terms and conditions of tenancy,
  f) Comply with Section 8 Housing Choice Voucher Regulations when renting to any participating tenant, and
  g) Exercise affirmative marketing of the units when vacated; and complete an Urbana HOME Consortium Affirmative Marketing Plan.

HOME INVESTMENT PARTNERSHIPS ACT (HOME)

The Urbana HOME Consortium invests all HOME funds as described in §92.205(b).

Resale/Recapture Provisions (in accordance with 92.254):

Recapture Option - Homeownership (Direct Buyer Assistance)

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, the Urbana HOME Consortium members may use one of two net sales proceeds formulas to recapture HOME funds in the event that affordability requirements are not met for the full term of the affordability period due to a transfer of the property or foreclosure. The table below provides for the minimum terms of affordability based on the amount of direct assistance provided to the homebuyer:

If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	**The period of affordability is:**
Under $15,000	5 years
Between $15,000 and $40,000	10 years
Over $40,000	15 years

The amount subject to recapture is the amount of assistance directly provided to the homebuyer in the form of downpayment and closing cost assistance, or in the form of gap financing that directly enables the homebuyer to purchase the unit.

The calculations below are subject to the availability of net sales proceeds. In the case that net proceeds resulting from the transfer of a HOME assisted property are present but are not sufficient to recapture the full amount of the HOME investment and enable the homeowner to recover the amount of the homeowner's down payment and the value of any capital improvements made by the owner since purchase, the Participating Jurisdiction will share the net proceeds. The net proceeds are the sale price minus loan repayment (other than HOME funds) and closing costs.

The net sales proceeds may be divided proportionately as set forth in one of the following mathematical formulas:

$$\frac{\textit{HOME Investment}}{\textit{HOME investment + Homeowner investment}} \times \textit{Net Proceeds} = \textit{Recaptured HOME Funds}$$

$$\frac{\textit{Homeowner Investment}}{\textit{HOME investment + Homeowner investment}} \times \textit{Net Proceeds} = \textit{Amount to homeowner}$$

Resale Option – Other HOME Assisted Projects:

For other HOME assisted projects, to ensure compliance with the prescribed affordability period requirements, a resale restriction will be utilized. The resale restriction shall be in effect for the duration of the prescribed affordability period based on the amount of HOME assistance provided and will transfer to any future owners of the assisted property should the property be sold before the expiration of the affordability period.

The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, a mortgage and promissory note and a land-use restriction agreement shall be prepared, executed and recorded against the title to the property for all other projects assisted with HOME funds as required.

The mortgage, note, and land-use restriction agreement shall include a provision restricting subsequent sales of any house to a family having income at or below 80 percent of area median family income for the period of affordability, which is determined in the HOME regulations as a function of HOME funds invested in said housing property.

The sales price of the unit shall be affordable to a reasonable range of low-income buyers, which is defined as being affordable to buyers within 10% above or below the MFI of the original homebuyer of the property, up to 80 percent of the MFI, (i.e. if this original buyer's income was 65%, the home must be affordable to buyers between 55% and 75% MFI). Individual assessment of affordability of buyers within this range shall be calculated using the industry standard PITI (principal, interest, taxes and insurance) at no more than 30 percent of the homebuyer's annual gross income. Should additional HOME investment be required to make the home affordable to the buyer, a new term of affordability will commence at the time of closing.

Affordability of the sales price shall be calculated as:

Maximum Permitted Resale Price = (Owner's Initial Sales Price/Initial AMI) x Resale Median Income

Initial Median Income is defined as the Area Median Income corresponding to a household size equivalent to 1.5 times the number of bedrooms in the Home at the time of the Owner's purchase of the home rounded to the nearest whole number.

Resale Area Median Income is defined as the Area Median Income corresponding to a household size equivalent to 1.5 times the number of bedrooms in the Home at the time of the Owner's Notice of Intent, rounded to the nearest whole number.

Affordability to the reasonable range of low-income buyers shall be calculated using the industry standard PITI (principal, interest, taxes and insurance) at no more than 30 percent of the homebuyer's income. Should additional HOME investment be required to make the home affordable to the buyer, a new term of affordability will commence at the time of closing.

The owner shall receive a fair return on his/her investment, which is defined as the homeowner's initial investment into the property at the time of purchase plus the increase in home value as a direct result of capital improvements made on the property that were financed by the homeowner. The sales proceeds will be adjusted to reflect the *value* added (not the amount invested). The value represents 50 percent of the homeowner's financial investment for capital improvements. If evidence of the amount of

investment cannot be produced, then an appraisal will be required that identifies the value of the capital improvements. Any capital improvements made without proper documentation will not be included in calculating fair return. No presumption of affordability shall be allowed in regards to resale projects.

The mortgage, note, and land-use restriction shall be recorded against the title to the property. For rental projects, the mortgage, promissory note and land-use restriction agreement shall include rent and occupancy restrictions depending upon the amount of HOME funds invested per unit and the type of project undertaken.

TENANT BASED RENTAL ASSISTANCE (TBRA)

As stated in the *City of Urbana and Urbana HOME Consortium FY 2010-2014 Consolidated Plan*, the local market conditions show that the greatest concern of local renters is rent burden, where households that are housing cost burdened must pay more than 30% of their incomes for housing costs, such as rent and utilities. Extremely cost burdened households are paying more that 50% of their incomes for housing.

In the City of Urbana, eighty-four percent (84%) of extremely low-income renters and seventy-nine (79%) of very low-income renters have housing problems, mostly cost-burden. In the City of Champaign, only about 10% of the City's rental housing units are affordable to households with incomes at or below 30% MFI. Twenty-one percent (21%) of all renters are very low-income households, with 83% experience housing problems. In Champaign County, eighty-four percent (84%) of extremely low-income renters have housing problems with 81% being cost burdened. Fifty-seven percent (57%) of extremely low-income renters have housing problems with 49% being cost burdened.

Based on the local market conditions, the Urbana HOME Consortium is allocating HOME funds to provide affordable housing assistance to low-income residents of the City of Champaign. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients will follow a team-approved plan for achieving self-sufficiency and will make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

Refinancing a HOME-Funded Project

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 five 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.

III. HOMELESS & SPECIAL NEEDS

HOMELESS PREVENTION

1. Sources of Funds

The City participates in the Urbana-Champaign Continuum of Care group in a cooperative effort to maximize the resources of the local municipalities (Urbana, Champaign, Champaign County, and Rantoul) and the local agencies that provide assistance to the homeless and special needs population. The activities proposed in the Annual Action Plan that are designed to address needs of homeless persons with special needs include:

- The City of Urbana CDBG budget provides an estimated **$45,134** to support the City's Transitional Housing Program for homeless families with children. This program has been operating for over twenty years.
- The City will work with local agencies that provide services to the homeless through the Continuum of Care (Continuum) and Council of Service Providers to the Homeless (CSPH) to assist with grant applications and to help facilitate interagency cooperation in addressing and preventing chronic homelessness in the community. Both the Continuum and the CSPH regularly review and evaluate the needs of the community for homelessness and homeless prevention. One need in particular that has arisen is establishing an intact family emergency shelter in the community.
- The City may provide support to emergency and transitional shelters through the Consolidated Social Service Pool funding allocations. Obstacles to providing services to the homeless include a reduction of state and federal funding accessible to the agencies who work directly with the homeless population.

- Urbana will also continue to operate a HUD-funded Supportive Housing Program for Homeless Families in Transition, as well as the Emergency Solutions Grant program. While non-profit agencies deliver services, City staff currently administers both programs and aids in structuring strategic initiatives that enhance program opportunities.
- The Urbana HOME Consortium has collaboratively allocated HOME funds to a Tenant Based Rental Assistance (TBRA) Program that is currently operated by the Champaign County Regional Planning Commission to provide rent assistance Consortium wide.

2. Homelessness

The City of Urbana, as part of the Urbana-Champaign Continuum of Care, has devised a Strategic Plan for the prevention, coordination, maintenance, and evaluation regarding services to address the issue of homelessness in Champaign County. The goals for the City of Urbana and the Urbana HOME Consortium, as outlined in the Strategic Plan include:

- Expand emergency shelter and transitional shelter beds for couples with children.
- Develop a CoC agreement with Dept. of Corrections (DOC) regarding return/release of inmates to the county.
- Inventory & maintain existing system of emergency and transitional shelter options including MHC spearheading better coordination of men's emergency/transitional shelter locations for overflow during winter months at 1st Presbyterian Church of Champaign.
- Expand emergency shelter and transitional shelter beds for couples with children.
- Develop an agreement with VA regarding veterans needing housing services.
- Provide through non-profit developers more units of multi-family rental housing affordable to extremely low- and very low-income households with children.
- Use information generated from all available county needs assessment and planning resources in evaluation of homelessness services.
- Develop focused program monitoring tool for use - Compliance and Monitoring Committee.
- Analyze highest areas of risk and do initial monitoring by 2013; Complete bi-annual reviews of CoC funded programs.

The Annual Action Plan programs combine multiple sources for a concerted effort to address the current homeless population, as well as those at risk of becoming homeless:

- The Consortium members and other local municipal agencies, as well as utilities, have created an Emergency Tenant Relocation Task Force, facilitated by the City of Urbana, to address issues that would help those households who face the need to move from their current homes or apartments because of potential disconnection of one or more utilities. The Task Force has created a referral resource list, both in English and Spanish.

3. Chronic Homelessness

The City of Urbana, as part of the Urbana-Champaign Continuum of Care, helped develop the Ten Year Plan to End Chronic Homelessness in 2004. According to the vision of the Plan, "*within ten years (2014), all individuals and families facing homelessness in Champaign County will have access to a coordinated array of housing options and supports that will enable them to sustain safe and decent shelter.*"

According to the Plan, prevention of the causes of initial, prolonged, or repetitive homelessness will make a significant impact on ending chronic homelessness. Prevention often can be achieved through social service intervention or some form of immediate financial help to serve as a safety net for individual or family resources. Preventive and crisis intervention services can assist individuals and families resolve and address crisis-housing issues in ways that will prevent homelessness. Local agencies provide a wide range of services that are available to persons at risk of homelessness, including:

- Emergency rent assistance
- Financial literacy/debt management
- Employment assistance
- Legal assistance
- Home repair/rehabilitation
- Utility assistance
- Homeowner education
- Substance abuse/mental health treatment
- Domestic violence education/assistance
- Information & referral services

In addition, coordination of services provided to homeless persons facilitates efficient response, eliminates duplication of activities, highlights gaps in services, and identifies effective outcomes. Each year, the Ten Year Plan is reviewed and a strategic action plan is put into place to assist with achieving the goals listed in the overall plan for chronic homelessness.

4. Homelessness Prevention

Numerous activities proposed in the Annual Action Plan are designed to address the needs of homeless persons and persons with special needs:

- The City of Urbana estimated CDBG budget includes **$45,134** to support the City's Transitional Housing Program for homeless families with children. This program has been operating for twenty years and will remain stable for the upcoming year.
- The Urbana HOME Consortium members may allocate a portion of their share of HOME funds to a Tenant Based Rental Assistance Program through which those at risk of becoming homeless would receive priority for receiving funding in this program.

5. Discharge Coordination Policy

The City of Urbana, as a participant in the Urbana-Champaign Continuum of Care, has established a policy for discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge resulting in homelessness for such persons.

EMERGENCY SOLUTIONS GRANTS (ESG)

The Illinois Department of Commerce and Economic Opportunity (IDCEO) will be providing ESG funds from the Dept of Housing and Urban Development (HUD) to Continuums of Care who are not Emergency Solutions Grant (ESG) Recipients. The amount of funding will be provided to support Housing Prevention and Rapid Re-housing (HPRP) functions of the new program.

The Executive Committee of the Continuum of Care, of which the City of Urbana is a member, is working to establish a centralized or coordinated assessment system that will meet HUD requirements for ESG. A centralized intake process will address a HUD priority and encourage intake through shelters that can triage for client needs.

The Executive Committee has made recommendations to the full Continuum of Care for recent ESG awards; the following recommendations were approved: Forty percent (40%) of the CoC ESG award will be given to Champaign County Regional Planning Commission (CCRPC) to administer the Homeless Prevention (HP) and Rapid Re-housing (RRH) funds for rent assistance. Shelter partners will utilize a centralized intake process. This process will include a uniform screening that all shelter partners will use to screen persons for funding that includes prioritization/priority points. Shelter partners will refer persons to CCRPC for the rent assistance funding. In addition, funds will be used in support of the HMIS functions, as CCRPC is the HMIS administrator for the Continuum of Care. The remaining sixty percent (60%) will be given to the City of Urbana to administer funds to five (5) subrecipients who will carry out the shelter activities, as the award amounts to the subrecipients were less than the $25,000 minimum threshold required by IDCEO.

The Continuum has adopted a new projects process that allows agencies to present new projects to the Continuum of Care for consideration. The procedures for the administration and operation of HMIS are already in effect through a Memorandum of Understanding (MOUs) with participating agencies.

The Executive Committee is also working to develop performance standards and evaluation outcomes for the activities assisted with ESG funds. The Monitoring & Compliance subcommittee is completing the final edits on a monitoring tool and will begin implementing its use after the Continuum approves the tool. The subcommittee will then complete desk and onsite reviews of Continuum-funded agencies on behalf of the Continuum. The Monitoring subcommittee will report on its findings to the Executive Committee. The Executive Committee is also developing policies for the funding of shelters.

IV. OTHER ACTIONS (COMMUNITY DEVELOPMENT)

PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

The City of Urbana's community development needs and priorities are based on the needs of the community, as reflected in the FY 2010-2014 Consolidated Plan, and input received from citizens during public hearings and neighborhood meetings.

1. Basis for Assigning Priority Given to Each Category of Priority Needs

The basis for assigning priority to community development needs is a function of:

- Perceived need in the community,
- Available funding,
- Special circumstances that provide for strategic opportunities, and
- Relationship to the City's community development goals in the Comprehensive Plan

2. Specific Goals and Strategies

As indicated in the FY 2010-2014 Consolidated Plan, CDBG funds can be contributed for the following projects identified in the City's Capital Improvement Plan. These projects are *eligible* for CDBG funding, as the location of each of the projects meets HUD regulations that at least 51% of the persons benefiting from the project must be below 80% of the community's median family income:

	Estimated Funding	Anticipated Time Frame
Sidewalks - Division (Oakland - Thompson);Busey (south of Sunset) CT 54	$ 70,000	2010-11
Division Street Reconstruction (South of Kerr)	$ 225,000	2010-13
Mathews Street Reconstruction (Church - Ellis) CT 53	$ 250,000	2012
Kerr Project Subdivision Infrastructure CT 54	$ 400,000	2013

3. Economic Development Activities

The City is currently working to identify a developer to redevelop a site the City owns just north of the City building. The desire is for vacant or underutilized areas to become new mixed office/commercial and residential development that will create jobs, activities, and residences for the downtown. The City's Comprehensive Plan calls for the use of Tax Increment Financing to promote new development and redevelopment opportunities in the downtown area. Commercial development and redevelopment activity continues to increase, which helps to reduce the number of persons below poverty level.

The City of Urbana is involved in (non-CDBG) economic development activities through which job opportunities have been and continue to be developed in the community. In the past year, job opportunities have been created through the addition of new developments, redevelopment agreements to facilitate expansion of existing businesses, and ongoing expansion of a large hospital.

In 2013, 38 businesses opened or expanded in Urbana. The City continues to assist small businesses through utilization of business assistance programs, enterprise zone incentives, and tax increment finance incentives.

ANTIPOVERTY STRATEGY

Reducing the number of persons below poverty level

Urbana and Cunningham Township will again provide an estimated **$195,000** in funding to social service agencies in the community. Most of the funded projects are designed to assist lower-income households and persons below the poverty level who reside in the City of Urbana.

City staff provides technical assistance to other non-profit organizations whose mission is to assist persons below the poverty level. City staff also serves on a number of voluntary boards and commissions, including the Champaign County Continuum of Care, Council of Service Providers to the Homeless, and the Champaign County Community Action Board, whose missions are to assist in reducing the numbers of persons below poverty level.

In the upcoming year, it is anticipated that the continuing trend of new commercial development and commercial redevelopment in the City will provide additional job opportunities, which could help reduce the number of persons below poverty level. As mentioned previously, 38 businesses opened or expanded in Urbana in 2013, creating multiple new job opportunities. The economic downturn has affected the timeline for a major building materials supplier to open a new retail store in east Urbana. However, the City will continue in its efforts in working with this company to begin the project in the near future.

As stated previously, the City is currently working to identify a developer to redevelop a site the City owns just north of the City building. The desire is for vacant or underutilized areas to become new mixed office/commercial and residential development that will create jobs, activities, and residences for the downtown.

The City's Comprehensive Plan calls for the use of Tax Increment Financing to "promote new development and redevelopment opportunities in the downtown area." Such activities are likely to result in a broad range of job opportunities in the community.

NON-HOMELESS SPECIAL NEEDS

It is the goal of the City of Urbana to provide residents with special needs (i.e. elderly, persons with disabilities, person with HIV/AIDS, and persons with alcohol or other substance abuse problems) access to resources and to decent affordable housing. Through the Consolidated Social Service Funding pool, agencies that work with residents with special needs are able to access City resources.

The following is a list of agencies that have received funding through either the Consolidated Social Service Funding pool or the Public Facilities and Improvements Program in past years:

- **Family Service of Champaign County**, whose mission is to support people across the generations by providing quality human services, has received funding for their various senior programs, (i.e. Homecare, Senior Counseling & Advocacy, Meals on Wheels, Senior Transportation, and Retired Senior Volunteer Program), through Consolidated Social Service Funding.
- **Peace Meal Senior Nutrition Program**, whose mission is to provide quality meals for healthier lives and helps seniors improve their nutrition, sustain their independence and enhance the quality of their life by providing meals, fellowship, and connections to other needed services, has received funding through Consolidated Social Service Funding.
- **Persons Assuming Control of their Environment (PACE),** which has received funding through Consolidated Social Service Funding, promotes the full participation of people with disabilities in the rights and responsibilities of society. The PACE Homeownership Coalition for People with Disabilities (Homeownership Coalition) promotes greater accessibility to homeownership for households with members who have disabilities. The group also includes many community organizations as partners and participants; the City of Urbana is member.
- **Developmental Services Center**, a non-profit organization serving developmentally disabled individuals in Champaign County, has received funding through the Public Facilities & Improvements grant for various sites, including the Clark Road facility and group homes in the community. Their mission is to enhance the lives of persons with disabilities by providing services and supports that enable them to live, work, learn, and participate in their communities.
- **Champaign Co. Regional Planning Commission, Social Services Division,** a Community Action Agency that supports the well-being and quality of life for at-risk, low-income, and underserved residents of their defined services areas and provides effective and meaningful services to increase self-sufficiency of these populations and is committed to efficient services through regional leadership in interagency cooperation, has received Consolidated Social Service Funding in the past for Court Diversion Services and Senior Services programs.
- **Community Elements**, whose mission is to educate, advocate, and help build communities of well-being by providing individuals and families a range of prevention, intervention, and mental health treatment services, has received both Consolidated Social Service Funding and CDBG Public Facilities & Improvement grant funds in the past for their homeless programs (Roundhouse & TIMES Center) and supported group homes.
- **Greater Community AIDS Project (GCAP),** whose mission is to address the needs of those affected by HIV and AIDS, and to educate the public about HIV and AIDS, has received funding through Consolidated Social Service Funding, specifically CDBG Public Service funds.

- **Prairie Center Health System**, whose mission is to provide the highest quality of prevention, intervention, and treatment facilities for alcoholism and chemical dependence, other addictions, and associated conditions to individuals, families, and communities in east central Illinois, has received Consolidated Social Service Funding and CDBG Public Facilities & Improvement grant funds in the past.

The City also provides assistance to residents with special needs through the Access Grant program, which provides general improvements necessary to eligible renters or homeowners to remove barriers to accessibility by persons with disabilities.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

This section is ***Not Applicable,*** as the City of Urbana does not receive HOPWA funding. However, several local agencies within the community receive HOPWA from the state, through the Illinois Department of Public Health (IDPH), who administers this grant.

OTHER NARRATIVE

Other Actions 91.220

The City of Urbana has utilized its allocation of CDGB and HOME funds to:

- address obstacles to meeting underserved needs,
- foster and maintain decent housing,
- support public housing improvements and resident initiatives,
- address lead-based paint hazards,
- reduce the number of persons below poverty level, and
- has provided assistance in coordinating housing and service agencies.

These funded activities are noted within the previous listings and budget for FY 2014-2015 projects.

The following pages show a listing of other proposed activities and the associated budget by the City of Urbana to address HUD regulations 91.220(f):

A. CITY OF URBANA FY 2014-2015 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

A summary listing of *Goals, Strategies, and Activities* is attached for reference as Appendix II. The applicable Goal, Strategy, and Activity are included for each Project listed below.

The following terms and abbreviations are used throughout the Annual Action Plan:
Citation = FEDERAL CITATION FOR AUTHORIZATION
Environmental = ENVIRONMENTAL REVIEW STATUS

A summary listing of Specific Housing and Community Development Objectives is attached for reference.

Resources-Federal:

FY 2014-2015 Grant Allocation (estimated)	$	386,734
TOTAL FEDERAL RESOURCES (FY 2014-2015)	**$**	**386,734**

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1. ADMINISTRATION (FY 2014-2015)

a. General Administration Activities

Personnel – Administrative	$	61,923
HOME Administrative Costs	$	5,850
Other Administrative Expenses	$	9,539

Goal 3, Strategy 1
Citation - [24 CFR 570.206(a)]
Environmental – EXEMPT

Total Administration Expense (CDBG Only): $77,312 (within 20% Cap)

b. Affordable Housing Program

Program Delivery

Personnel	$	109,867

Citation - [24 CFR 570.202(b)(9)]
Environmental - EXEMPT

Case Preparation

	$	4,000

Title work & front-end expenses associated with affordable housing initiatives
Citation - [24 CFR 570.202(b)(9)]
Environmental - EXEMPT

Total Program Delivery Expense (estimated) $ 113,867

2. NEW FUNDING ACTIVITIES

a. Housing Activities (FY 2014-2015):

1. Emergency Grant and Access Grant

Funds will be contributed toward two programs:

- Emergency Grants provide repairs necessary to alleviate hazardous conditions, which pose a threat to the health and safety of a homeowner. Homeowners earning less that 50% of the Median Family Income for Champaign County are eligible for the Emergency Grant Program.
- Access Grants provide general improvements necessary to remove barriers to accessibility by persons with disabilities. The Access Grant Program is available for renters or homeowners who earn less than 80% of Median Family Income.

All programs are available citywide and will be accomplished through contractual arrangements.

$60,000

Goal 3, Strategy 1; Goal 3, Strategy 2; Goal 7, Strategy 2
Citation - [24 CFR 570.202(a)(1)], [24 CFR 570.202(b)(10) & (11)]
Environmental – Emergency Grants (EXEMPT); Access Grant (CATEGORICALLY EXCLUDED, CONVERTED TO EXEMPT)
Objective: Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and making housing accessible to persons with disabilities.
Outcome: Sustainability for the purpose of providing suitable living environments.
Outcome Indicators: Number of owner-occupied households assisted with incomes at or below 50% MFI. Number of households (persons with disabilities) assisted with incomes at or below 80%.

2. Urbana Senior Repair Service

Funds will be contributed to a citywide home maintenance repair program for very low-income homeowners 62 years old or older and for very low-income homeowners with disabilities (any age). Household income must be less than 50% of the Median Family Income as established annually by HUD.

$15,000

Goal 3, Strategy 1
Citation - [24 CFR 570.202(a)(1) & (b)(10)]
Environmental - EXEMPT
Objective: Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing, and housing accessible to persons with disabilities. All recipients of assistance must have household incomes below 50% of the area median.
Outcome: Sustainability for the purpose of providing suitable living environments.
Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 50% MFI.

3. Property Acquisition in Support of New Construction and Relocation/ Clearance/Disposition Activities

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56 Block Group 1. Projects and utilization of the properties may include the following:

- Donation to non-profit housing developers to build affordable housing.
- City sponsored rehabilitation and re-sale to qualified homebuyers.
- Donation to other organizations to support CDBG-eligible programs.

Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures, vegetation or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City owned properties for the program will be properly maintained.

$62,421 (est.)

Goal 1, Strategy 1; Goal 9, Strategy 1; Goal 9, Strategy 2
Citation - [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]
Environmental - ASSESSMENT

Objective: Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median.
Outcome: Affordability for the purpose of providing decent affordable housing.
Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI. Number of parcels donated to CHDOs and non-profits for affordable housing development.

b. Public Service Activities

1. Transitional Housing for Homeless Families with Children

Funds will be contributed to the City of Urbana's transitional housing program. Three to five dwellings will be available for homeless families with children. Rent receipts will be another source of revenue. Properties acquired by the City through a federal funding source will be properly mowed and cleaned according to city ordinance as long as they are the responsibility of the City.

$28,957 (personnel)
$16,177 (programming)

Goal 1, Strategy 1; Goal 6, Strategy 1; Goal 6, Strategy 2; Goal 6, Strategy 4
Citation - [24 CFR 570.201(b) & (e)]
Environmental - EXEMPT

Objective: Provide Decent Housing by providing housing and access to services and counseling for homeless families with children to assist with transition into more permanent housing and self-sufficiency.
Outcome: Accessibility for the purpose of providing decent affordable housing.
Outcome Indicators: Number of households assisted to prevent homelessness.

2. Public Service Activities - Consolidated Social Service Funding Program

The balance of available funding at 15% of the current entitlement will be allocated for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission has designated the priorities to be considered by the Urbana City Council for public service funding under the CDBG.

$5,000

Goal 5, Strategy 1-9; Goal 6, Strategy 1-4
Citation - [24 CFR 570.201(e)]
Environmental - EXEMPT
*Specific programs to be determined - Social Service Funding Process.
Objective: Create Suitable Living Environment by providing better access to social services in the community for low-income residents.
Outcome: Accessibility for the purpose of providing suitable living environment.
Outcome Indicators: Number of persons assisted with new or improved access to a public service (estimated 5 -10).

3. Neighborhood Cleanup

One-day, neighborhood cleanup activities will be held in Fall 2014 and/or Spring 2015, in the CD Target Area. Activities will include disposal of junk, debris, and recyclable metal. The program will be co-sponsored by the Urbana Public Works.

$8,000 ($10,000 total proposed, including $2,000 Other City Funding)

Goal 9, Strategy 1; Goal 9, Strategy 2
Citation - [24 CFR 570.201(e)]
Environmental - EXEMPT
Objective: Create Suitable Living Environment by improving the appearance of the targeted areas by reducing blight.
Outcome: Sustainability for the purpose of providing a suitable living environment.
Outcome Indicators: Number of households provided with a new or improved service (estimated: 500).

3. CARRYOVER ACTIVITIES (ESTIMATED)

(Following is an estimate of CDBG funding that will be carried over to FY 2014-2015 for activities previously budgeted or to utilize unobligated carryover.)

a. Housing Activities

1. Property Acquisition in Support of New Construction and Relocation/ Clearance/Disposition Activities (FY13-14)

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56 Block Group 1. Projects and utilization of the properties may include the following:

- Donation to non-profit housing developers to build affordable housing.
- City sponsored rehabilitation and re-sale to qualified homebuyers.
- Donation to other organizations to support CDBG-eligible programs.

Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures, vegetation or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City owned properties for the program will be properly maintained.

$59,512 (estimated)

Goal 1, Strategy 1; Goal 9, Strategy 1; Goal 9, Strategy 2

Citation - [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

Environmental - ASSESSMENT

Objective: Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI. Number of parcels donated to CHDOs and non-profits for affordable housing development.

b. Public Facilities and Improvements

(The following Public Facility and Improvement projects are anticipated to be carried over to FY 2014-2015; however, some of the funds may be expended before June 30, 2014, depending on schedule and weather).

1. Capital Improvement Projects - Kerr Avenue Sustainable Development

Funds will to be used towards installation of infrastructure at the Kerr Avenue sustainable, affordable housing development.

$31,317

Goal 8, Strategy 1; Goal 8, Strategy 2

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.

Outcomes: Accessibility for the purpose of providing a suitable living environment

Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

2. CITY INFRASTRUCTURE PROJECTS

Funds will be used toward the construction or reconstruction of City infrastructure in one or more of the following projects in the City's Target areas:

Neighborhood Sidewalks: Division (Oakland-Thompson)
Neighborhood Sidewalks: Busey (south of Sunset) CT 54
Division Street Reconstruction (South of Kerr)
Kerr Project Subdivision Infrastructure CT 54

$17,000 (estimated)
Goal 8, Strategy 1; Goal 8, Strategy 2
Citation - [24 CFR 92.205(a)(1)]
Environmental – ASSESSMENT
Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.
Outcomes: Accessibility for the purpose of providing a suitable living environment
Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

3. Neighborhood Streetlight Construction
Funds are proposed to be used to construct new streetlights or reconstruct existing streetlights in target area neighborhoods.
$10,000 (estimated)
Goal 8, Strategy 1; Goal 8, Strategy 2
Citation - [24 CFR 92.205(a)(1)]
Environmental – ASSESSMENT
Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.
Outcomes: Accessibility for the purpose of providing a suitable living environment
Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

4. Lanore/Adams/Fairlawn Multi-Use Path Project
Funds will be used to construct a concrete sidewalk, new pedestrian lights, and landscaping for a multi-use path located in Census Tract 56, Block 1.
$16,021
Goal 8, Strategy 1; Goal 8, Strategy 2
Citation - [24 CFR 92.205(a)(1)]
Environmental – ASSESSMENT
Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.
Outcomes: Accessibility for the purpose of providing a suitable living environment
Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

4. Budget Summary (Projected CDBG Budget) FY 2014-2015

CDBG BUDGET	*FY 2014-2015*
Estimated Federal Allocation (Grant)	**$386,734**
TOTAL TO ALLOCATE *(ESTIMATE)*	**$386,734**
ADMINISTRATION (20%)	**$77,312**
Personnel	$61,923
Other Administration (CDBG & HOME)	$15,389
PUBLIC SERVICE (15%) - *Trans Hsg/NHD Cleanup/CSSF*	**$58,134**
Transitional Housing (personnel)	$28,957
Transitional Housing (programming)	$16,177
Neighborhood Cleanup ($8,000 CDBG; $2,000 Other Funding)	$8,000
Consolidated Social Service Fund	$5,000
AFFORDABLE HOUSING PROGRAMS	**$251,288**
Housing-Related Program Delivery	
Program Delivery (Personnel & misc.)	$109,867
Case Preparation	$4,000
Housing-Related Programs	
Emergency/Access	$60,000
Urbana Senior Repair	$15,000
Property Acquisition/Demolition/New Construction (estimated)	$62,421
TOTAL Budget FY 2014-2015 CDBG	**$386,734**
ESTIMATED MAJOR CARRYOVER PROJECTS TOTAL	
Acquisition/Demolition/New Construction (FY13-14)	*$59,512*
Other Capital Improvement Projects – City Infrastructure, Neighborhood Streetlights, Lanore/Adams Multi Path, and Kerr Ave	*$74,338*
GRAND TOTAL CDBG PROGRAM FUNDING *(FY 14-15 plus ESTIMATED Carryover)*	**$520,584**

B. URBANA HOME CONSORTIUM FY 2014-2015 HOME INVESTMENT PARTNERSHIPS PROGRAM

The applicable Goal, Strategy, and Activity are included for each of the Projects listed below.

The following terms and abbreviations are used throughout the Annual Action Plan:
Citation = FEDERAL CITATION FOR AUTHORIZATION
Environmental = ENVIRONMENTAL REVIEW STATUS

Resources-Federal

2014-2015 HOME Grant:		**$754,106**
Program Income Funds:		
City of Urbana	**$ 60,000 (estimated)**	
City of Champaign	**$ 24,500 (estimated)**	

Resources-Other

Local Match HOME:	**$ 160,248**	
TOTAL Estimated HOME		***$998,854***

1. ADMINISTRATION (10% SET-ASIDE, NO MATCH REQUIREMENT)

FY 14-15 Allocation: **$75,410.60**

Administration Activities:
- Personnel
- Supplies and other expenses
- Citation - [24 CFR 92.206(d)]
- Environmental – EXEMPT

TOTAL EXPENSE ***$75,410.60***

2. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) RESERVE SET-ASIDE (15[1]% SET-ASIDE IS REQUIRED EACH YEAR, MATCH PROVIDED BY CHDO)

FY 14-15 TOTAL Allocation Available Minimum: $ 113,115.90

CHDO Reserve Funds

CHDO Reserve funds in the amount of 15% of the total annual allocation are being set aside to be allocated to certified Urbana Consortium CHDO or CHDOs whose proposed project(s) meet project readiness requirements. In order to meet project readiness requirements, the CHDO project(s) receiving reserve allocation(s) must be able to begin construction within one year from the date of execution of the agreement.

Staff is continuing to work to identify feasible projects in the Consortium area, and a rolling CHDO Project application process is currently underway.

$113,115.90 HOME ($28,279 Match must be provided by CHDO)

TOTAL EXPENSE ***$ 113,115.90***

[1] HUD requires that 15% of the grant funds awarded to a Participating Jurisdiction be set aside for CHDO Projects.

3. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) OPERATING SET-ASIDE (*5% Maximum Set-Aside, No Match Requirement)*

FY 14-15 Total Allocation Available Maximum: $37,705.30

Funds will be allocated to locally certified CHDOs for eligible operating expenses that support the capacity building efforts of the organization and that are likely to lead to its fiscal independence and stability.

Goal 1, Strategy 1; Goal 1, Strategy 2; Goal 3, Strategy 1
Citation - [24 CFR 92.208(a)]
Environmental - EXEMPT
Objective: Provide Decent Housing by increasing capacity of Community Development Housing Organizations to identify and implement programs that will provide affordable housing opportunities to income-qualified recipients (at or below 60% of area median for rental and at or below 80% of the area median for homeownership).
Outcome: Affordability for the purpose of providing decent affordable housing.
Outcome Indicators: Number of households assisted through two Community Housing Development Organizations.

Total CHDO Operating Expense: $37,705.30

4. CITY OF CHAMPAIGN

FY 14-15 Allocation: $ 279,773.33
Match Required: $ 69,943

1. Tenant Based Rental Assistance Program.

HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

$90,000 HOME

Goal 2, Strategy 2, Activity 1
Citation - [24 CFR 92.209]
Environmental – EXEMPT

Objective: Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 80% of Area Median, of which 90% will be at or below 60% of the Area Median).

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of tenants maintaining affordable rental units at or below 60% of Area Median.

2. Neighborhood Revitalization Program

Funds may be allocated to new or existing programs, such as the Acquisition-Rehab, Full Home Improvement Program, or Lot Acquisition programs, to promote revitalization efforts of targeted neighborhoods. The areas identified may be included in the Neighborhood Wellness Plan or in specific neighborhood plans (i.e. Beardsley Park, Bristol Park, and Burch Village Area Redevelopment) to further goals identified in the plans.

$177,632 HOME; $24,500 Estimated Program Income

Goal 3, Strategy 3 & 6
Citation – [24 CFR 92.206(d)]
Environmental – Non-Exempt/Non-Categorically Excluded

Objective: Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of units affordable owner occupied units purchased and/or rehabbed. Amount of funding leveraged through local match.

5. CHAMPAIGN COUNTY

FY 14-15 Allocation: $ 89,738.61
Match Required: $ 22,435

HOME Program funds may be allocated to one or more of the following programs:

1. Housing Rehabilitation

Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties, as well as single-family owner-occupied projects. It is anticipated that the primary program focus will be on single-family owner-occupied rehabilitation.
Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6
Citation - [24 CFR 92.206(a)(2)]
Environmental – Assessment Required; Recapture
Objective: Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.
Outcome: Sustainability for the purpose of providing decent housing.
Outcome Indicators: Number of owner-occupied households assisted at or below 30% MFI. Number of owner-occupied households assisted at 31-50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Amount of funding leveraged through local match.

2. Tenant Based Rental Assistance Program.

HOME funds will be used to provide affordable housing assistance to low-income residents of the Urbana Consortium area in the City of Urbana, City of Champaign and in unincorporated Champaign County. Assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.
$89,738.61 HOME
Goal 2, Strategy 2, Activity 1
Citation - [24 CFR 92.209]
Environmental – EXEMPT
Objective: Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 80% of Area Median, of which 90% will be at or below 60% of the Area Median).
Outcome: Affordability for the purpose of providing decent affordable housing.
Outcome Indicators: Number of tenants maintaining affordable rental units at or below 60% of Area Median.

CITY OF URBANA

FY 14-15 Allocation: $ 158,362.26
Match Required: $ 39,591

1. **Owner-Occupied Housing Rehabilitation**
   Funds will be allocated for the rehabilitation of four-seven (4-7) units, including grants and deferred-payment loans in the amount of $25,000-$28,000 per household that are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.
   Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6
   Citation - [24 CFR 92.206(a)(2)]
   Environmental – Assessment Required
   Recapture
   $158,362.26 HOME
   Objective: Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.
   Outcome: Sustainability for the purpose of providing decent housing.
   Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Total amount of households served. Amount of funding leveraged through local match.

2. **City Redevelopment Programs**
   Funds, including carryover funds, may be allocated to programs such as Down Payment Assistance, Acquisition-Rehab, Purchase-Rehab-Resale, Rental Rehab, Kerr Avenue Sustainable Development, 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.
   Goal 2, Strategy 1
   Citation - [24 CFR 92.205(a)(1)]
   Environmental – Assessment Required
   Objective: Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.
   Outcome: Sustainability for the purpose of providing decent housing.
   Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Total amount of households served. Amount of funding leveraged through local match.

7. HOME PROGRAM BUDGET SUMMARY

	Program Area		2013-2014 Budget	Comments
Funds Available	**FY 14-15 HOME Grant Allocation**		**$754,106**	Estimated allocation
	Program Income	$24,500		Estimated
	Total Match Required	$160,247		May be Cash Match or Match Accrued over previous years
	TOTAL HOME FUNDS		**$754,106**	
	FY 14-15 Administration 10% of Grant		$75,410	No match required
	CHDO Project Funds (15%)		$113,115.90	$28,279 match required, not yet awarded
	CHDO Operating (5%)		$37,705	No match required, not yet awarded
	Funds Remaining for Consortium Split, Detailed Below:		**$527,874.20**	
	City of Champaign Portion – 54.91%			
	TBRA		$90,000	
	Neighborhood Revitalization		$189,776.33	
	Program Income ($24,500 estimate)			Program income received will be credited to TBRA Programs
	TOTAL		**$279,776.33**	$69,943 match required
	County Portion – 12.61%			
	TBRA		$89,738.61	
	Housing Rehabilitation			
	Program Income ($0 estimate)			Program income received, if any, will be credited to TBRA
	TOTAL		**$89,738.61**	$22,435 match required
	Urbana Portion – 32.48%			
	Whole House Rehabilitation		$158,362.26	
	City Redevelopment Program			
	Program Income ($60,000 estimate)			Program income will be credited towards housing rehabilitation
	TOTAL		**$158,362.26**	$39,591 match required