

City of Urbana and Urbana HOME Consortium



Proposed Amendments to Annual Action Plan FY 2013-2014

Prepared by:
City of Urbana
Community Development Services
Grants Management Division
400 South Vine Street
Urbana, IL 61801
217.384.2447

Approved by Urbana City Council Ordinance No. _____

PROPOSED AMENDMENTS TO CITY OF URBANA & URBANA HOME CONSORTIUM FY 2013-2014 ANNUAL ACTION PLAN

The Urbana HOME Consortium proposes to amend the City of Urbana HOME Program budget in the Fiscal Year (FY) 2013-2014 Annual Action Plan (AAP). A reduction to the City of Urbana Housing Rehabilitation program in the amount of \$112,000 is proposed to allow for a demolition/new construction project at 301 Thompson Street in Urbana, as well as to commit additional funds to the Community Elements Tenant Based Rental Assistance (TBRA) program. The demolition of the unit, which will include asbestos removal, is estimated at \$40,000 and will be overseen by Urbana staff. The lot, which measures 123'x100', is currently listed as one address but consists of two platted lots. Once demolition is complete, the site will be split into its original configuration and donated to Habitat for Humanity of Champaign County as 301 Thompson and 303 Thompson Street. The City of Urbana will subsidize the construction of the new single-family unit at 301 Thompson in the amount of \$40,000.

Also proposed is a TBRA contract with Community Elements, Inc. to augment its current program in the amount of \$32,000.

URBANA HOME CONSORTIUM PROPOSED HOME AMENDMENT:

<u>HOME Budget Item</u>	<u>Current</u>	<u>Proposed Amended</u>
City of Urbana Housing Rehab FY 13-14	\$149,981.00	\$37,981.00
TOTAL CHANGE		(\$112,000.00)
FY 13-14 Demolition of 301 Thompson	-0-	\$ 40,000.00
FY 13-14 301 Thompson New Construction	-0-	\$ 40,000.00
FY 13-14 Community Elements TBRA	-0-	\$ 32,000.00
TOTAL CHANGE		\$112,000.00

Following is the HOME Program language and/or budget changes for the FY 2013-2014 Annual Action Plan found on page 41:

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

~~\$149,981~~ **\$37,981 HOME**

2. **301 Thompson Project**

Funds will be allocated for the demolition and new construction of a single-family affordable housing unit at 301 Thompson Street, Urbana.

\$80,000 HOME

Goal 1, Strategy 1 & 2

Citation - [24 CFR 92.206(a)(1),(3)(i)]

Environmental – Assessment Required

Recapture

Objective: Provide Decent Housing to one homebuyer at or below 80% MFI.

This project is intended to remove blight in the neighborhood while providing affordable housing for a qualified buyer.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Successful construction and sale of property at 301 Thompson.

3. **Tenant Based Rental Assistance**

HOME funds will be used to augment the TBRA program currently operated by Community Elements, Inc. The program will provide affordable housing assistance to low-income residents of the City of Urbana. Assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their individualized self-sufficiency plan.

\$32,000 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.