



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

### **m e m o r a n d u m**

**TO:** John A. Schneider, MPA, Community Development Manager

**FROM:** Kelly H. Mierkowski, Manager, Grants Management Division

**DATE:** December 1, 2017

**SUBJECT:** **A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2016-2017 AND FY 2017-2018 ANNUAL ACTION PLANS**

**A RESOLUTION APPROVING THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2018-2019 MINI-ACTION PLAN**

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### **Description**

Included on the agenda of the December 5, 2017 Urbana Community Development Commission meeting is a Resolution approving modifications to the Fiscal Year (FY) 2016-2017 and FY 2017-2018 Annual Action Plans and a Resolution approving a partial FY 2018-2019 City of Urbana and Urbana HOME Consortium Annual Action Plan.

Primarily, the amendments will allow for the use of Federal HOME Investment Partnerships (HOME) Program funding allocated to the City of Champaign on rental new construction activities as part of the Bristol Park Redevelopment project. Another change proposed as part of this amendment includes changes to the CDBG Public Facilities projects to permit CDBG funding for activities at the Aspen Court complex.

As the lead entity of the Urbana HOME Consortium, the City of Urbana manages all HOME funds on behalf of the Consortium, including the funds allocated to the City of Champaign and the Champaign County Regional Planning Committee, and is responsible to administer and approve annual action plan amendments and updates.

### **Issues**

Substantial changes to any of the City's Annual Action Plans must be approved by the Urbana City Council before submission to HUD. Staff is requesting that the Community Development Commission review the proposed Amendments and make a recommendation to the Urbana City Council regarding approval. The proposed Amendment will be presented to the Urbana City Council at its December 11, 2017 meeting, with final action on December 18, 2017. Annual Action Plan Amendments are required prior to the execution of agreements that convey Federal funds for the reimbursement of eligible expenses related to the Bristol Park Redevelopment and/or the Aspen Court rehabilitation projects.

## Background

HUD regulations require that in the event significant changes to projects or programs described in the existing Annual Action Plans occur, plans are be amended to reflect the changes. The City of Urbana and Urbana Home Consortium Consolidated Plan for FY 2015-2019 sets forth a process that must be followed in order to amend Annual Action Plans. The proposed Amendments have been processed in accordance with the Consolidated Plan procedure, including publishing notices on the City's website (November 20, 2017 – December 4, 2017). The proposed amendments will have also been on display and available for public review and comment at the City Clerk's office, the Dept. of Community Development Services office, and the Urbana Free Library beginning December 1, 2017.

To provide opportunity for the public comment regarding the proposed Annual Action Plan Amendments, a public hearing regarding the proposed amendments is scheduled in City Council Chambers on December 5, 2017, prior to the rescheduled meeting of the Community Development Commission.

## Discussion

Through the amendments and FY 2018-2019 mini-action plan, \$415,451.93 in HOME funds are proposed to be provided from the City of Champaign's allocation of funds to reimburse the Bristol Park development team for HOME-eligible expenses. The amendments accomplish this by adding the Bristol Park redevelopment as an eligible use in the existing City of Champaign Neighborhood Revitalization program.

To use HOME funds from the upcoming year's funding round (2018-2019) prior to their release, HUD regulations at 24 CFR 92.212 provide that "[i]n lieu of a full action plan, the participating jurisdiction may develop a mini-action plan which describes the proposed pre-award projects and costs in accordance with 24 CFR 91.220(c)." The proposed mini-action plan for FY 2018-2019 was drafted to satisfy these requirements and would allow the City of Champaign to use their allocation of HOME funds on the Bristol Park Redevelopment project. Additionally, the Federal regulation cited above limits the amount of pre-award funding available to the Urbana HOME Consortium by stating that "[e]ligible project costs may be incurred during the current program year in an amount not to exceed 25% of the current HOME allocation amount, to be charged to the following year's HOME allocation."

The amendments also propose changes to the CDBG Public Facilities projects in FY 2016-2017 and FY 2017-2018. The proposed changes would permit CDBG-funded public facility activities to take place as part of the improvements proposed at Aspen Court. TWG Development, the owner of the Aspen Court complex, has approached the City of Urbana and requested funds for common amenities as part of its rehabilitation project at Aspen Court, which is primarily funded with Low-Income Housing Tax Credits.

## Options

1. Forward the Resolutions Approving Modifications to the City of Urbana and Urbana HOME Consortium FY 2016-2017 and FY 2017-2018 Annual Action Plans and the FY 2018-2019 Mini-Action Plan to the Urbana City Council with a recommendation for approval.
2. Forward one or both Resolutions the Urbana City Council with a recommendation for approval, with additional changes.

3. Do not recommend approval of one or both of the Resolutions.

## **Fiscal Impacts**

The proposed amendments to the Annual Action Plans will not change the amount of HOME funding provided to the City by HUD, nor will it impact the City of Urbana's HOME or CDBG budgets, as the funds related to those allocations have already been received. If approved, the use of pre-award funds from FY 2018-2019 would provide the Urbana HOME Consortium with the ability to commit additional funds to eligible projects. All amendments related to HOME funds for the Bristol Park Redevelopment project concern funds allocated to the City of Champaign that would otherwise have been used for other projects in the City of Champaign; therefore, the proposed change will have no impact on activities in Urbana. There is no fiscal impact to the City General Fund budget.

According to 24 CFR 92.212: "The mini-action plan must state that HOME funding for the project(s) is subject to the future availability of HOME funds." Based on the allocations provided in previous annual funding rounds, staff expects that the projected FY 2018-2019 HOME allocation to the Urbana Consortium will more than cover the amount proposed to be used for pre-award costs.

## **Programmatic Impacts**

Continuing to promote the creation of additional affordable housing units, and in turn providing households of all income levels with the opportunity to live in Urbana, has been a longstanding goal of the Mayor and City Council. This goal is expressed in various City documents, including the Urbana City Mayor and Council Goals, the 2005 Urbana Comprehensive Plan, and the 2015-2019 City of Urbana and Urbana HOME Consortium Consolidated Plan.

## **Recommendations**

Staff recommends that the Community Development Commission review the Resolutions and make recommendations for approval to the Urbana City Council.

Memorandum Prepared By:



**Matthew Rejc, AICP**  
Community Development Coordinator  
Grants Management Division

## **Attachments:**

1. A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2016-2017 AND FY 2017-2018 ANNUAL ACTION PLANS
2. City of Urbana and Urbana HOME Consortium Proposed HOME and CDBG Amendments (Annual Action Plans FY 2016-2017 & FY 2017-2018)

3. A RESOLUTION APPROVING THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2018-2019 MINI-ACTION PLAN
4. FY 2018-2019 City of Urbana and Urbana HOME Consortium Mini-Action Plan

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING MODIFICATIONS TO THE CITY OF URBANA AND URBANA HOME CONSORTIUM FY 2016-2017 AND FY 2017-2018 ANNUAL ACTION PLANS**

**WHEREAS**, the City of Urbana has been designated an entitlement city under the Federal Housing and Community Development Act of 1974, as amended, and as such is eligible for Community Development Block Grant (hereinafter “CDBG”) and Home Investment Partnerships Funds (hereinafter “HOME”) funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter “HUD”); and

**WHEREAS**, the Urbana City Council previously approved ordinances authorizing submittal to HUD of the Annual Action Plan for FY 2016-2017 and FY 2017-2018 which included proposed budgets for the HOME Program and HUD subsequently approved said Annual Action Plans; and

**WHEREAS**, on November 20, 2017, the City of Urbana published on the City website a notice of a 30-day public review period regarding said proposed budgetary amendments to the Annual Action Plans; and

**WHEREAS**, on December 5, 2017 the City of Urbana, the Grants Management Division of the Community Development Services Department, as lead entity for the Urbana HOME Consortium, held a public hearing on the proposed amendments; and

**WHEREAS**, the City Council now finds it necessary and appropriate to amend the City of Urbana and Urbana HOME Consortium Annual Action Plans for FY 2016-2017 and FY 2017-2018.

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

Section 1. That the City of Urbana, as lead entity for the Urbana HOME Consortium, hereby approves the amendments to the City of Urbana and Urbana HOME Consortium Annual

Action Plans for FY 2016-2017 and FY 2017-2018, in substantially the same form as such amendments are referenced in the attachment hereto.

Section 2. That the Mayor of the City of Urbana is hereby designated as the authorized representative of the City of Urbana to take any action necessary in conjunction with said attached amendments to the Annual Action Plan for FY 2016-2017 and FY 2017-2018, and any prior approved Annual Action Plan or Amendment, including, without limitations, to execute any documents necessary to commit applicable HOME funds to the projects, submittal of the Annual Action Plan Amendment to the HUD Regional Field Office and provision of such additional information as may be required.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTENTIONS:

\_\_\_\_\_  
Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

**City of Urbana  
and  
Urbana HOME Consortium**



**Proposed  
HOME & CDBG Amendment  
Annual Action Plans  
FY 2016-2017 & FY 2017-2018**

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 Resolution No. \_\_\_\_\_

## PROPOSED AMENDMENTS TO CITY OF URBANA & URBANA HOME CONSORTIUM FY 2016-2017 and FY 2017-2018

The City of Urbana, as lead entity for the Urbana HOME Consortium, proposes to amend the City of Champaign's HOME Program budget in the FY 2016-2017 AAP and FY 2017-2018 AAP. Adding rental new construction activities to the City of Champaign Neighborhood Revitalization program is proposed, to provide necessary support for the development of the Bristol Park redevelopment, which is expected to include up to 180 units of affordable rental housing on City of Champaign-owned property bounded by Bradley Avenue to the south, Market Street to the west, Chestnut Street to the east, and Roper Street and the Shadow Wood Mobile Home Park to the north. These funds are expected to be provided to the development team and will complement around \$23 million in other financing.

The City of Urbana proposes to amend the City of Urbana's CDBG Program budget with regard to Public Facility and Improvement activities. Improvements to the Aspen Court complex is proposed to be added to the CDBG Public Facilities Projects in the FY 2016-2017 and FY 2017-2018 Annual Action Plans, to accommodate proposed funding assistance for the Aspen Court complex.

A change to the Urbana HOME Consortium Resale and Recapture Guidelines for HOME Program Activities is also included as part of this proposed amendment. The proposed change would clarify the inclusions and exclusions associated with the net proceeds of sale and capital improvements.

### **CITY OF URBANA PROPOSED CDBG AMENDMENTS AND URBANA HOME CONSORTIUM PROPOSED HOME AMENDMENTS:**

*Following are the CDBG and HOME Program language changes and budget changes for the FY 2016-2017 Annual Action Plan found on pages 29-35:*

4	<b>Project Name</b>	CDBG Public Facilities
	<b>Target Area</b>	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 City of Urbana
	<b>Goals Supported</b>	Preserve Existing Affordable Housing Supply
	<b>Needs Addressed</b>	Non-Homeless Special Needs Community Development Needs
	<b>Funding</b>	CDBG: (up to) \$150,000
	<b>Description</b>	Funds will be used to support public facilities projects, <u>including the Aspen Court complex</u> , undertaken by the City of Urbana.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 households will benefit from public facility improvements in Urbana. <u>Approximately 137 households will benefit from the public facility improvements when completed at the Aspen Court complex.</u>
	<b>Location Description</b>	These programs will be carried out within the City of Urbana limits.



	<b>Planned Activities</b>	Planned activities include public facility improvements to social service providers' brick and mortar assets. Property Acquisition funds will be used for the purchase, demolition, and clearance of properties and structures primarily in Census Tracts 53/54/55/56 Block 1 as part of the City's blight reduction activities. <u>Public Facility Improvements will also be conducted at the Aspen Court complex in southeast Urbana, which is an existing rental housing development that the owner intends to conduct a \$12.1 million rehabilitation.</u>
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10	<b>Project Name</b>	HOME City of Champaign Neighborhood Revitalization
	<b>Target Area</b>	City of Champaign
	<b>Goals Supported</b>	Provide decent affordable housing opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$240,452
	<b>Description</b>	<u>A total of \$228,062.80 in HOME funds will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq-Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq-Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1, 2, 4, 7, 8, 9 14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park and Garden Hills. A total of \$12,389.20 in HOME funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.</u>
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Champaign's program will benefit approximately 10 households in FY 2015-20162016-2017 and approximately 180 upon completion of the <u>Bristol Park Redevelopment project.</u>
	<b>Location Description</b>	City of Champaign limits.
	<b>Planned Activities</b>	<u>A total of \$228,062.80 in HOME funds will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq-Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq-Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1, 2, 4, 7, 8, 9 14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park and Garden Hills. A total of \$12,389.20 in HOME funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.</u>

Following is the CDBG and HOME Program language and/or budget changes for the FY 2017-2018 Annual Action Plan found on pages 31-40:

4	<b>Project Name</b>	CDBG Public Facilities
	<b>Target Area</b>	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 City of Urbana
	<b>Goals Supported</b>	Preserving Existing Affordable Housing Supply
	<b>Needs Addressed</b>	Non-Homeless Special Needs Community Development
	<b>Funding</b>	CDBG: (up to) \$150,000
	<b>Description</b>	<u>Funds will be used to support public facilities projects, including the Aspen Court complex, undertaken by the City of Urbana.</u>
	<b>Target Date</b>	06/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<u>Approximately 200 households will benefit from public facility improvements in Urbana. Approximately 137 households will benefit from the public facility improvements when completed at the Aspen Court complex.</u>
	<b>Location Description</b>	These programs will be carried out within the City of Urbana limits.
	<b>Planned Activities</b>	Planned activities include public facility improvements to social service providers' brick and mortar assets. Property Acquisition funds will be used for the purchase, demolition, and clearance of properties and structures primarily in Census Tracts 53/54/55/56 Block 1 as part of the City's blight reduction activities. <u>Public Facility Improvements will also be conducted at the Aspen Court complex in southeast Urbana, which is an existing rental housing development that the owner intends to conduct a \$12.1 million rehabilitation.</u>

7	<b>Project Name</b>	HOME City of Champaign Neighborhood Revitalization
	<b>Target Area</b>	Urbana Consortium-wide Area
	<b>Goals Supported</b>	Provide decent affordable housing opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$236,170,245,616.00
	<b>Description</b>	<del>Funds will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq-Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq-Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1,2,4,7,8,9,14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park, and Garden Hills.</del> <u>Funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.</u>
	<b>Target Date</b>	06/30/2018

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Champaign's program will benefit approximately 180 households in FY 2017-2018 <u>upon completion of the Bristol Park redevelopment.</u>
<b>Location Description</b>	City of Champaign limits.
<b>Planned Activities</b>	<del>Funds will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq-Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq-Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1,2,4,7,8,9,14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park, and Garden Hills.</del> <u>Funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.</u>



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING THE CITY OF URBANA  
AND URBANA HOME CONSORTIUM FY 2018-2019 MINI-ACTION PLAN**

**WHEREAS**, the City of Urbana has been designated an entitlement city under the Federal Housing and Community Development Act of 1974, as amended, and as such is eligible for Community Development Block Grant (hereinafter "CDBG") funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter "HUD"); and

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

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

**WHEREAS**, the Urbana City Council approved the *City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) FY 2015-2019 Consolidated Plan* on May 4, 2015, (Ordinance# 2015-05-047); and

**WHEREAS**, HUD authorizes HOME participating jurisdictions to request pre-award funds from the upcoming program year's allocation prior to its release through the process described at 24 CFR 92.212, which requires the creation of a mini-action plan; and

**WHEREAS**, the Urbana Community Development Commission, assisted by Urbana Community Development Services staff, has prepared the *City of Urbana and Urbana HOME Consortium Mini-Action Plan FY 2018-2019* (hereinafter the "Mini-Action Plan"); and

**WHEREAS**, on November 20, 2017, a notice was published on the City of Urbana website describing the Mini-Action Plan, requesting public input, and announcing a public hearing which was held on December 5, 2017, regarding the Mini-Action Plan; and

**WHEREAS**, at its December 5, 2017, meeting, the Urbana Community Development Commission recommended adoption of the Annual Action Plan by the Urbana City Council.

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

Section 1. That the *City of Urbana and Urbana HOME Consortium Mini-Action Plan FY 2018-2019*, in substantially the form as attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the Mayor is hereby designated as the authorized representative of the City of Urbana to take any action necessary in connection with said Mini-Action Plan to implement the CDBG and HOME programs and to provide such additional information as may be required.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTENTIONS:

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Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Diane Wolfe Marlin, Mayor





## **Executive Summary**

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

#### **1. Introduction**

The Urbana HOME Consortium and the City of Urbana Mini-Action Plan for FY 2018-2019 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, 2018 and ending June 30, 2019 that are expected to be undertaken with pre-award funds. This Mini-Action Plan was developed according to 24 CFR 92.212 and budgets the use of one federal housing entitlement fund, the HOME Investment Partnerships (HOME) Program. The Mini-Action Plan for FY 2018-2019 has been developed to further strategies identified in the City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2015-2019. The Annual Action Plan identifies activities that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the fourth year of the five-year Consolidated Plan period. 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 Mini-Action Plan was on file for public review and comment during the period beginning November 29, 2017 through December 29, 2017. On December 5, 2017, the City held a public hearing to obtain comments regarding the draft Annual Action Plan. The hearing was at 5:30 p.m. in the Council Chambers of the Urbana City Building, 400 South Vine Street, before the regular meeting of the Urbana Community Development Commission. All comments received at the hearing, as well as other written comments submitted during the public review period, are included in the Mini-Action Plan.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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 2015-2019 City of Urbana and Urbana HOME Consortium Consolidated Plan) and the anticipated Outcomes from implementing the strategies associated with the Consolidated Plan goals. The attached Objectives and Outcomes summary serves as the framework for an outcome-based performance measurement system for the City of Urbana and Urbana HOME Consortium to monitor its progress toward meeting goals of the FY 2015-2019 Consolidated Plan. Each project identified in this Mini-Action Plan provides the applicable Objectives and Outcomes. The anticipated results are provided as "Outcome Indicators." The HOME funding for the project identified in this mini-action plan must state is subject to the future availability of HOME funds.

**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. <i>(Consolidated Social Service Funding Projects)</i>
	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. <i>(Projects including Neighborhood Sidewalks &amp; Streetlights, and Kerr Subdivision Project Infrastructure)</i>
	Create a Suitable Living Environment by improving the appearance of the targeted areas by reducing blight. <i>(Neighborhood Cleanup)</i>

**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. <i>(Emergency Grant and Access Grant)</i>
	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. <i>(Senior Repair Service)</i>
	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. <i>(Clearance of Slum &amp; Blighted Conditions)</i>

**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. <i>(Consolidated Social Service Funding Projects)</i>
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**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. <i>(Urbana-Champaign Continuum of Care, Council of Service Providers to the Homeless, and the Emergency Relocation Task Force)</i>
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**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. <i>(CHDO Home ownership/Rental programs)</i>
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outcomes and objectives pg 1

	Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median. ( <i>Property Acquisition</i> )
	Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners. ( <i>CHDO affordable housing projects</i> )
	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). ( <i>Redevelop of Urbana Townhomes &amp; Aspen Court</i> )
	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. ( <i>Tenant Based Rental Assistance</i> )
	Provide Decent Housing by developing new down payment assistance programs for low-income buyers. ( <i>HOME Consortium – Acquisition Rehab; Urbana Dream Down Payment Assistance Program</i> )

**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. ( <i>Urbana Transitional Housing Program for Homeless Families with Children; Supportive Housing Program for Homeless Families in Transition</i> )
	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). ( <i>City Redevelopment Programs</i> )
	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. ( <i>Whole House Rehabilitation Program</i> )

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

**outcomes and objectives pg 2**

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 2016-2017, 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. Residents are informed about services through public notices and information posted on the City website at [www.urbanailinois.us](http://www.urbanailinois.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.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

This Mini-Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan included as part of the 2015-2019 Consolidated Plan process. The Urbana Community Development Commission sponsored a public hearing to obtain input during plan preparation.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received in December 2017 regarding the Mini-Action Plan will be included in the final FY 2018-2019 Annual Action Plan. Meeting minutes and attendance sheets are also included and attached to this Action Plan. In order to broaden public participation in the Annual Action Plan process, the City provided notice of neighborhood meetings and public hearings as follows: (1) Provided public notice on the City Website [www.urbanainillinois.us](http://www.urbanainillinois.us) and UPTV, (2) Emailed public notice to social service agencies, media, and concerned citizens, and (3) Posted 14-day public notice on each site where public hearing was to be held.

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

Not applicable

## **7. Summary**

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

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

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

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

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

Table 1 – Responsible Agencies

### Narrative

The City of Urbana, through the Grants Management Division of its Community Development Services Department, acts as the lead agency for the Urbana HOME Consortium. As such, Urbana staff took the lead role in developing the *City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2015-2019*, especially as it relates to policies, procedures, programs and activities, and other issues specifically involving the City. However, overall development of the Consolidated Plan was a cooperative effort involving the City of Urbana, the City of Champaign, and the Champaign County Regional Planning Commission (representing the unincorporated areas of Champaign County). These regions are geographically contiguous and the areas of responsibility of the entities tend to overlap. These factors have contributed to an open and cooperative relationship among the municipalities which extends to both staff and elected officials. This cooperation is essential in assessing and attending to the needs of the greater community, and is the foundation for the Consortium's successes. The Grants Management Division also administers the Community Development Block Grant (CDBG), on behalf of the City of Urbana.

### Consolidated Plan Public Contact Information

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

Annual Action Plan  
2018

- City of Urbana, 400 South Vine Street, Urbana - Grants Management Division & City Clerk's Office
- Urbana Free Library, 210 West Green Street, Urbana
- Champaign County Regional Planning Commission, 1776 E. Washington Street, Urbana

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

- Champaign Public Library, 200 West Green Street, Champaign
- City of Champaign, 102 N. Neil Street, Champaign, Neighborhood Services Department Information Desk

Questions or comments regarding the Community Development Program should be addressed to Kelly H. Mierkowski, Manager, Grants Management Division, 400 South Vine Street, Urbana, Illinois 61801 or [khmierkowski@urbanainillinois.us](mailto:khmierkowski@urbanainillinois.us).

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

### **1. Introduction**

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

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

The Housing Authority of Champaign County continues to inform local jurisdictions of major housing opportunities and is currently collaborating on major redevelopments in Champaign (Bristol Place) and Urbana (Aspen Court/Urbana Townhomes and Highland Green/Kerr Avenue). The Housing Authority also has several new developments being designed in the county. The consultation confirmed the need for additional rental housing opportunities for low income households. The Urbana HOME Consortium coordinates with the Mental Health Board and other local funders during the drafting FY 2016/17 Annual Action Plan. The staff in coordination with other funding groups will continue to discuss and monitor ongoing needs for persons with mental health and other needs, particularly low-income persons and youth. Staff from local government and the Mental Health Board currently serve together on the United Way of Champaign County's Community Impact Committee and are serving together on the local Continuum of Care's monitoring subcommittee.

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

The Urbana HOME Consortium members (Lisa Benson, Kelly Mierkowski, and Kerri Wiman) have all served as past chairs for the Continuum of Care and/or Council of Service Providers to the Homeless. All three participating jurisdictions/subrecipients to the HOME Consortium continue to serve on the Continuum of Care and Council of Service Providers to the Homeless. The City of Urbana through its Consolidated Social Service Funding process and the administration of the Emergency Solutions Grant, funds many agencies in the community that work with homeless populations, including Courage



Connections, Community Elements, Crisis Nursery, Daily Bread Soup Kitchen, and Champaign County Regional Planning Commission.

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

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

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

Table 2 – Agencies, groups, organizations who participated

6	Agency/Group/Organization	CHAMPAIGN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Champaign, as an Urbana HOME Consortium member, has gathered substantial public input regarding the Bristol Park Redevelopment project.

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

Not applicable

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

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

Table 3 – Other local / regional / federal planning efforts

### Narrative

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

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

The schedule for the FY 1819 Mini-Action Plan Process was made available to the public on the City website. On December 5, 2017, the City of Urbana and the Urbana HOME Consortium hosted a public hearing at the Urbana City Council Chambers prior to a Community Development Commission meeting to obtain preliminary comments from the Commission and public while a draft was underway. A thirty-day comment period was held from November 29, 2017 to December 29, 2017.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities  low mod income households				na

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The Urbana HOME Consortium will receive an allocation of \$157,446.50 in HOME funds, which will be provided to the City of Urbana to directly undertake activities within the City of Champaign. However, all proposed activities budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts once released. HOME funding for the Bristol Park Redevelopment project is subject to the future availability of HOME funds.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	157,447	0	0	157,447	2,539,668	Pre-award funds may be allocated by the City of Champaign to multifamily rental new construction in the Bristol Park redevelopment, and other funds may be allocated to new or existing programs, such as TBRA, the Acq-Rehab, FHIP, or Lot Acq programs, to promote revitalization efforts of targeted neighborhoods.

Table 2 - Expected Resources – Priority Table

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

These federal funds will assist to leverage a variety of private, state and local funds. The Bristol Park Redevelopment project is expected to use a total of \$23 million. It was selected to receive 9% Low-Income Housing Tax Credits (LIHTC) through the Illinois Housing Development Authority, and the Bristol Park Redevelopment project will also make use of project-based vouchers through the Housing Authority of Champaign County.

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

All properties within the Bristol Park Redevelopment project area are owned by either the City of Champaign or the Housing Authority of Champaign County. The City of Champaign intends to take ownership of the entire project area, then transfer it to the developer prior to project completion.

## **Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing opportunities	2015	2019	Affordable Housing	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 City of Urbana City of Champaign Bristol Park Neighborhood Plan Area	Affordable Housing	HOME: \$157,447	Rental units rehabilitated: 180 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Address Barriers to Affordable Housing	2015	2019	Affordable Housing Non-Housing Community Development	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 Beardsley Park Neighborhood Improvement Plan Area Garden Hills United Neighborhood Association Action Plan City of Urbana City of Champaign Urbana Consortium-wide Area Bristol Park Neighborhood Plan Area	Community Development Needs		
3	Preserve Existing Affordable Housing Supply	2015	2019	Affordable Housing	CENSUS TRACT NUMBERS 53, 54, 55, AND 56 City of Urbana	Affordable Housing		

**Table 3 – Goals Summary**

### Goal Descriptions



1	<b>Goal Name</b>	Provide decent affordable housing opportunities
	<b>Goal Description</b>	Pre-award HOME funds will be used to develop new rental units through the Bristol Park Redevelopment project. Other HOME funds may be used to increase supply of affordable housing available to low and moderate income households, by providing Tenant Based Rental Assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty level, support new construction for homeownership sponsored by CHDOs and other nonprofits, support new construction of affordable rental units sponsored by CHDOs and other nonprofits, support and provide guidance for for-profit developers building new affordable renter and owner units, support construction of new affordable rental units through LIHTC, in compatible areas, encourage the development of non-profit housing development organizations eligible for CHDO status. Expand homeownership opportunities for low and moderate income households, by providing support and encourage homeownership education programs, support the Housing Authority of Champaign County's Section 8 Homeownership program, support the development of local Lease Purchase Programs, directly encourage homeownership through downpayment assistance programs such as programs funded with Private activity bond funds, develop new downpayment assistance programs for low-income buyers.
2	<b>Goal Name</b>	Address Barriers to Affordable Housing
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Preserve Existing Affordable Housing Supply
	<b>Goal Description</b>	

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The following is a list of proposed programs listed in the PY 2015-2019 Consolidated Plan, for the one-year FY 1819 Mini-Action Plan period. All of the proposed projects are in response to an identified need in the Consolidated Plan. Consideration has also been given to program delivery, and staffing requirements to successfully operate the grant activities, various objectives of leveraged funding available, as well as programmatic constraints of the HOME Investment Partnerships Program. The projected target start date for the proposed programs is July 1, 2017 and projected commencement of proposed programs is June 30, 2019.

#	Project Name
1	HOME City of Champaign Neighborhood Revitalization

**Table 4 – Project Information**

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

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 2017-2018 projects.

**AP-38 Project Summary**  
**Project Summary Information**

Annual Action Plan  
2018

19

1	<b>Project Name</b>	HOME City of Champaign Neighborhood Revitalization
	<b>Target Area</b>	City of Champaign Bristol Park Neighborhood Plan Area
	<b>Goals Supported</b>	Provide decent affordable housing opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	:
	<b>Description</b>	All pre-award HOME funds will be directed to new construction activities and eligible common costs related to the Bristol Park Redevelopment Project. This project will involve the construction of 180 new affordable rental units in Champaign, IL. Any funds not directed to this project will be used to support the neighborhood revitalization activities undertaken by the City of Champaign, including full home improvement program (FHIP), acquisition rehabilitation program (Acq-Rehab) and lot acquisition/clearance for new construction (LAP). The FHIP and Acq-Rehab programs will be prioritized in the following areas of Champaign in order to provide maximum benefit in areas identified with the greatest housing needs and/or lowest incomes: Planning Areas 1,2,4,7,8,9,14, and 15. The LAP program will be limited to neighborhoods with plans underway or being developed at the time of this Consolidated Plan: Beardsley Park, Bristol Park, and Garden Hills.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Champaign's program will benefit approximately 180 low-income households through the Bristol Park Redevelopment Project.
	<b>Location Description</b>	Pre-award activities will take place within the Bristol Park neighborhood, while any other activities could take place anywhere within the City of Champaign limits.
	<b>Planned Activities</b>	A total of \$157,446.50 in FY 18-19 HOME funds will be used to support new construction activities associated with the Bristol Park Redevelopment project, which is expected to result in up to 180 affordable rental units upon completion.

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

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

Assistance stemming from pre-award funding will be targeted in the City of Champaign's Bristol Park Neighborhood Plan Area.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CENSUS TRACT NUMBERS 53, 54, 55, AND 56	
Beardsley Park Neighborhood Improvement Plan Area	
Garden Hills United Neighborhood Association Action Plan	
City of Urbana	
City of Champaign	
Urbana Consortium-wide Area	
Bristol Park Neighborhood Plan Area	100

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The redevelopment of the Bristol Park Neighborhood was selected to receive 9% LIHTC, and the developer has requested HOME funds from the Urbana HOME Consortium in excess of the uncommitted balance currently allocated to the City of Champaign based on its population.

### **Discussion**

## Affordable Housing

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

#### Introduction

The City of Champaign will use its HOME funds to support the Bristol Park Redevelopment project. The project will consist of at most 180 units distributed among single-family, duplex, and multifamily units within the Bristol Park Neighborhood.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	180
Special-Needs	0
Total	180

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	180
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	180

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

#### Discussion