



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Grants Management Division*

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

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Elizabeth H. Tyler, FAICP, Community Development Director

**DATE:** July 19, 2012

**SUBJECT:** **A RESOLUTION CERTIFYING A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE URBANA HOME CONSORTIUM FOR FY 2012-2013 (Ecological Construction Laboratory, LLC)**

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### **Description**

Included on the agenda of the July 23, 2012 special meeting of the Urbana City Council is a resolution certifying Ecological Construction Laboratory, LLC (Eco Lab) as a Community Housing Development Organization (CHDO) for the Urbana HOME Consortium for Fiscal Year 2012-2013. This certification is required to pursue the lease purchase amendment also on the agenda.

### **Background**

In order to receive CHDO project funds from the Urbana HOME Consortium for use as down payment assistance on the 1302 W Dublin lease purchase project, an organization must be certified as a CHDO. This includes requirements pertaining to board make-up, nonprofit status, history of serving the community, and a number of other criteria. Staff has evaluated Eco Lab to ensure compliance with the HOME rules and regulations and has determined that they qualify for CHDO certification.

A new staff member, Ms. Patti Clore, has recently begun working part time for Eco Lab, which has helped to facilitate their current outstanding project. Ms. Clore has been working to finish out the construction on the property and has been in contact with staff regularly to close out open permits and submit necessary documentation as part of the HOME Program. Staff is confident that the proposed lease purchase program for the 1302 Dublin project will be successful.

On February 13, 2012, per Resolution 2012-02-007R, Eco Lab was originally certified as a CHDO through July 15, 2012, but must be recertified for FY 2012-2013 in order to effectively complete the project at 1302 W Dublin as a CHDO project. This is currently the only financially feasible option for completing the project.

## **Options**

1. Approve the Resolution Certifying a Community Housing Development Organization for the Urbana HOME Consortium for FY 2012-2013 (Ecological Construction Laboratory, LLC) as written.
2. Approve the Resolution with changes.
3. Do not approve the Resolution.

## **Fiscal Impacts**

If Eco Lab is not approved as a CHDO for the coming year, the City will have to repay \$39,028.43 to the Department of Housing and Urban Development (HUD) for an ineligible CHDO project at 1302 W. Dublin.

## **Recommendations**

Staff recommends that Council approve the resolution as written.

**Memorandum Prepared By:**

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**Jen Gonzalez**  
**HOME Grant Coordinator**  
**Grants Management Division**

## **Attachments:**

1. A RESOLUTION CERTIFYING A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE URBANA HOME CONSORTIUM FOR FY 2012-2013 (Ecological Construction Laboratory, LLC)

Cc: Ecological Construction Laboratory, LLC

RESOLUTION NO. 2012-07-053R

**A RESOLUTION CERTIFYING A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION  
FOR THE URBANA HOME CONSORTIUM FOR FY 2012-2013**

**(Ecological Construction Laboratory, LLC)**

WHEREAS, the City Council of the City of Urbana, Illinois, has found and determined that certification of Ecological Construction Laboratory, LLC, as a Community Housing Development Organization for the Urbana HOME Consortium through June 30, 2013 is desirable and necessary to carry out one of the corporate purposes of the City of Urbana, to wit: implementation of Strategies and Objectives to Address the Affordable Housing Needs of Low and Moderate Income Households described in the *City of Urbana and Urbana HOME Consortium FY 2010-2014 Consolidated Plan*,

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

Section 1. That Ecological Construction Laboratory, LLC (Eco Lab) be identified and certified as a Community Housing Development Organization (CHDO) for the Urbana HOME Consortium through June 30, 2013, and as such, be eligible to request specific HOME funds set aside for use by CHDOs, under regulations set forth by the U.S. Department of Housing and Urban Development.

Section 2. That said certification and the benefits afforded by it be in effect until June 30, 2013, or until such time that Council be informed of conditions necessitating a change in the status of Eco Lab as a CHDO.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.  
\_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

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Laurel Lunt Prussing, Mayor