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**DATE: Tuesday, February 25, 2025**

**TIME: 6:00 pm**

**PLACE: 400 South Vine Street, Urbana, IL**

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## NOTICE OF PUBLIC HEARING OF THE URBANA COMMUNITY DEVELOPMENT COMMISSION

NOTICE IS HEREBY GIVEN that the City of Urbana and Urbana HOME Consortium will hold a public hearing on Tuesday, February 25, 2025, at 6:00 p.m. in Urbana City Hall to solicit public comments on the upcoming City of Urbana and Urbana HOME Consortium FY 2025/29 Consolidated Plan (Consolidated Plan). Urbana City Hall is located at 400 South Vine Street, Urbana, IL 61801.

The Consolidated Plan identifies needs, goals, and strategies related to community development outcomes and use of CDBG and HOME program funds through the U.S. Department of Housing and Urban Development (HUD) over a 5-year planning framework. The Consolidated Plan includes the FY 2025/26 Annual Action Plan (AAP), a one-year plan for use of CDBG and HOME funds in the first fiscal year of the Consolidated Plan period.

The City of Urbana estimates receiving an annual allocation of \$389,487.00 in CDBG and \$612,367.26 in HOME funds for FY 2025/26. These amounts are estimates based on previous allocations and will be adjusted once actual allocations are known. CDBG funds are used within the municipal boundaries of Urbana; HOME funds are used throughout the Urbana HOME Consortium geography, consisting of Urbana, Champaign, and unincorporated Champaign County.

A draft version of the Consolidated Plan and Action Plan will be made available for a comment period from February 24—March 25, 2025 and can be reviewed at the follow locations:

- Online at: <https://www.urbanail.gov/community-development-services/page/plans-and-reports>
- By request at [grants@urbanail.gov](mailto:grants@urbanail.gov)
- In person at the City of Urbana Community Development Department at 400 South Vine Street, Urbana, IL 61801
- In person at the Urbana Free Library.

Individuals attending the public hearing may provide input on Consolidated Plan and AAP. Comments may also be sent to staff by mail at the City of Urbana, Grants Management Division, 400 S. Vine St., Urbana, IL 61801, or by email at [grants@urbanail.gov](mailto:grants@urbanail.gov). Email input should include “Public Comment” in the email subject line. Written comments intended to be read at the public hearing should state so and must be received before the close of business on Monday, February 24, 2025. Comments regarding the draft plan will continue to be accepted until March 25, 2025 at 5:00 p.m.

Persons with disabilities needing services for this hearing should contact Grants Management Division at (217) 384-6277 or the City’s Americans with Disabilities Act Coordinator at (217) 384-2466.

## AGENDA

- I. **CALL TO ORDER AND ROLL CALL**
- II. **STAFF PRESENTATION**
- III. **PUBLIC INPUT**
- IV. **ADJOURNMENT**

Darcy E. Sandefur, Clark  
City Clerk

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaininois.us/upty>.

# City of Urbana & Urbana HOME Consortium

2025-2029 Consolidated Plan

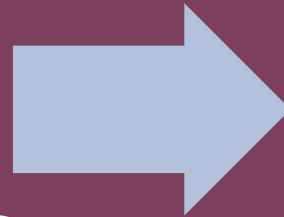
2025-2026 Annual Action Plan



# Overview

## Consolidated Plan

- 5-year plan
- Goals, strategies
- Resources



## Annual Action Plan

- 1-year plan
- Goals, strategies
- Resource

# Overview

- City of Urbana is an entitlement grantee of CDBG and HOME funding.
- Consolidated/Annual Action Plan required component of funding.
- Planning process identifies needs, and outlines strategies to meet these needs.

# Overview

## **CDBG**

- Public services (15% cap)
- Public infrastructure/facilities improvements
- Economic development
- Housing rehabilitation
- Admin/planning (15% cap)

## **HOME**

- Tenant Based Rental Assistance
- Construction/rehab of affordable housing
- Funding for Community Housing Development Organizations (CHDOs)
- Admin/planning (10% cap)

# Contents of Consolidated Plan

- Citizen Participation Process (pg. 11)
- Needs Assessment (pg. 12-47)
- Housing Market Analysis (pg. 49)
- Strategic Plan (pg. 83)
  - SP-25 Priority Needs (pg. 90)
  - SP-35 Anticipated Resources (pg. 94)
  - SP-45 Goals (pg. 102)

# Contents of Annual Action Plan

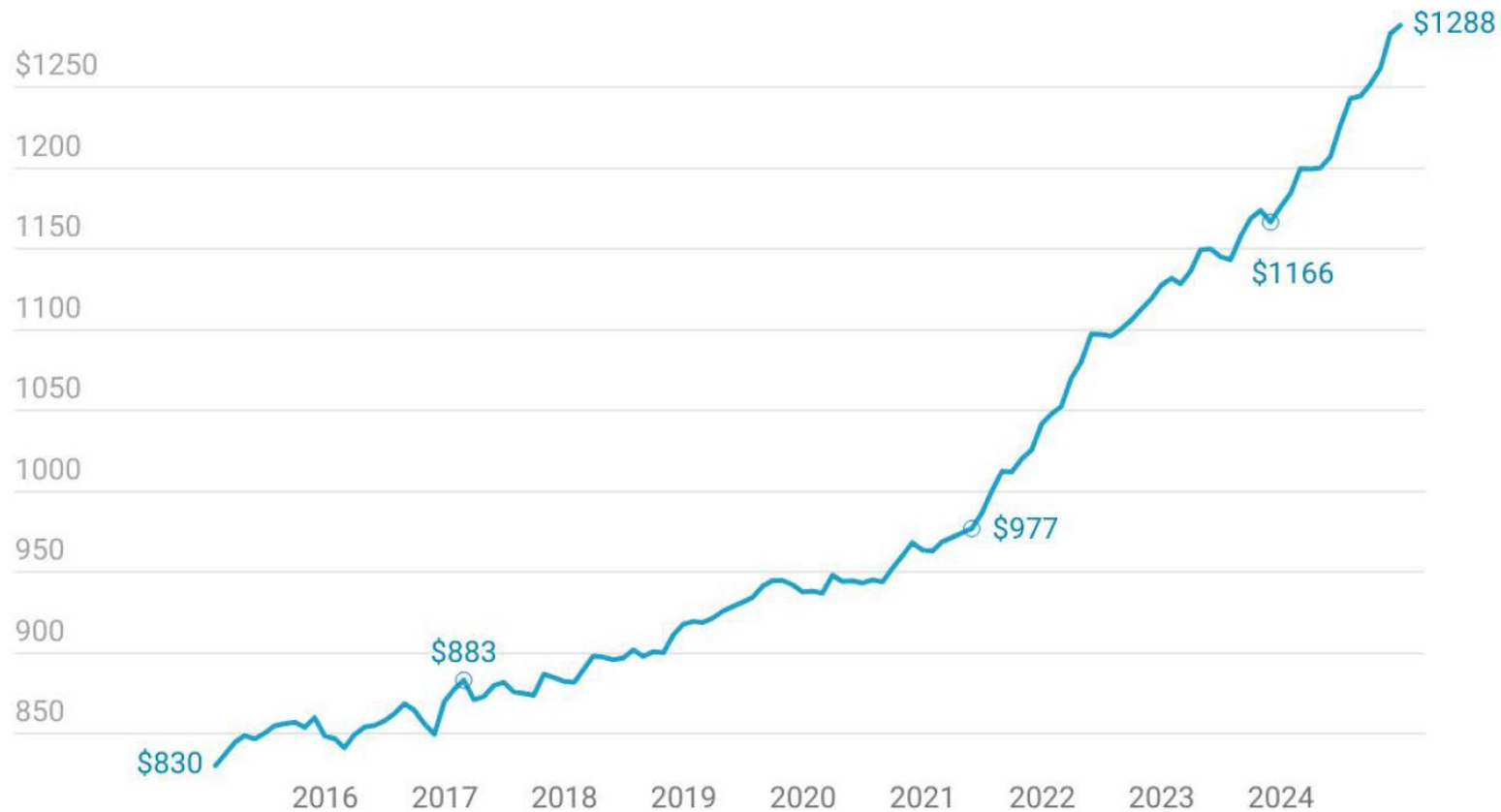
- AP-15 Expected Resources (pg. 117)
- AP-20 Annual Goals and Objectives (pg. 121)
- AP-35 Projects (pg. 126)
- AP-65 Homeless Needs Activities (pg. 136)

Needs Assessment & Market Analysis:  
Key Takeaways

# Increasing rent

## Market Rate Rent in Champaign County, 2015-2024

Rent in Champaign County increased by 55% over the last decade.



Source: Zillow Observed Rent Index • Created with Datawrapper

# How does rent compare to income?

Based on Zillow data, median Champaign County rent at the end of 2024 was \$1,288.

A household would need an annual income of at least \$51,120 to afford this without cost burden.

<b>Family Size</b>	<b>30% MFI</b>	<b>50% MFI</b>	<b>60% MFI</b>	<b>80% MFI</b>	<b>100% MFI</b>
1 person	\$19,200	\$37,200	\$44,640	\$59,500	\$74,400
2 persons	\$25,500	\$42,500	\$51,000	\$68,000	\$85,000
3 persons	\$28,700	\$47,800	\$57,360	\$76,500	\$95,600
4 persons	\$31,850	\$53,100	\$63,720	\$84,950	\$106,200
5 persons	\$34,400	\$57,350	\$68,820	\$91,750	\$114,700
6 persons	\$36,950	\$61,600	\$73,920	\$98,550	\$123,200
7 persons	\$39,500	\$65,850	\$79,020	\$105,350	\$131,700
8 persons	\$42,050	\$70,100	\$84,120	\$112,150	\$140,200

HUD Median Family Income Limits for FY 24-25, Champaign County

# Cost Burden

## Cost Burden (Consortium Area, CHAS 2016-2020)

■ Cost Burden > 30%   ■ Not Cost Burdened

Owners



Renters



[Get the data](#) • Created with [Datawrapper](#)

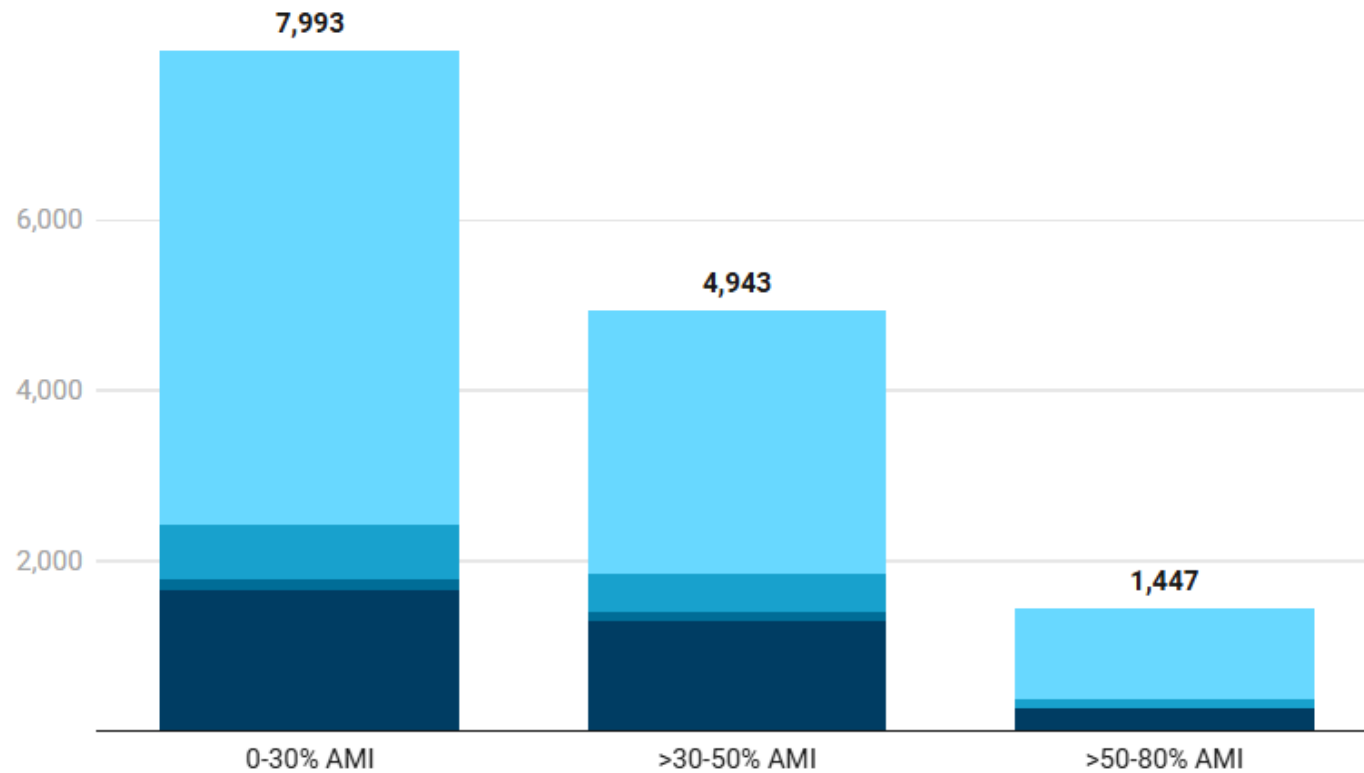
# Cost Burden (continued)

## Renter Cost Burden > 30%

By Income Range and Household Type

■ Small Related ■ Large Related ■ Elderly ■ Other\*

\*"Other" type households include individuals living alone



CHAS 2016-2020, Urbana HOME Consortium

[Get the data](#) • Created with [Datawrapper](#)

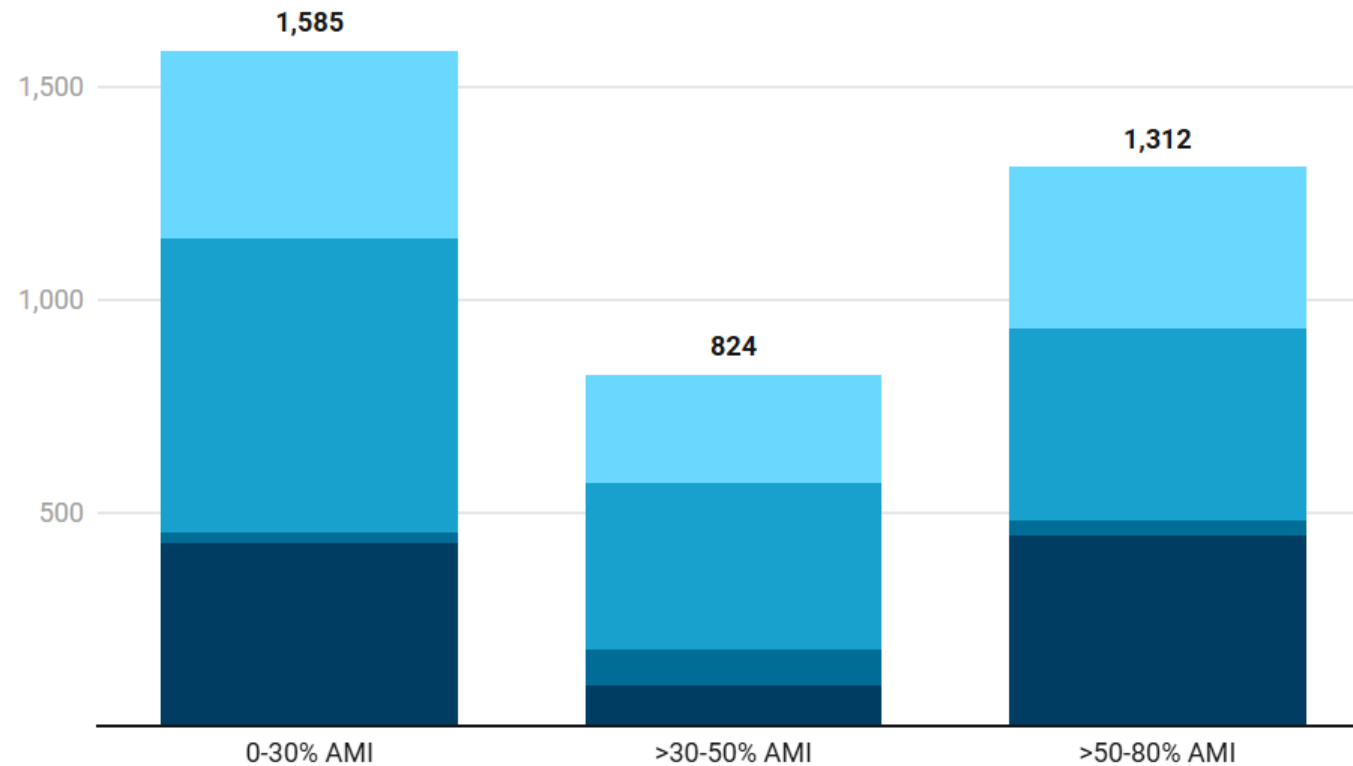


# Cost Burden (continued)

## Owner Cost Burden > 30%

By Income Range and Household Type

■ Small Related ■ Large Related ■ Elderly ■ Other

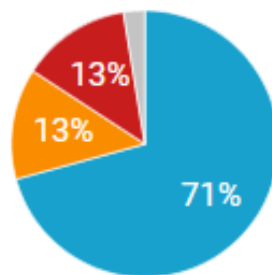
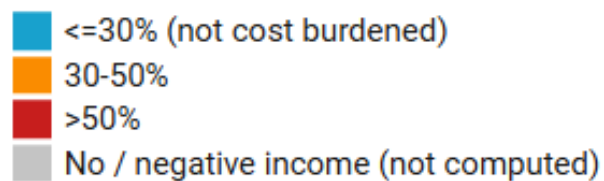


CHAS 2016-2020, Urbana HOME Consortium

[Get the data](#) • Created with [Datawrapper](#)

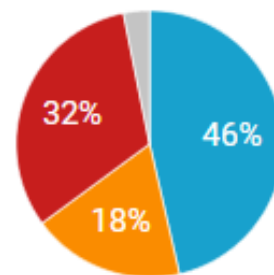
# Cost Burden Demographics

Share of Population at Each Cost Burden Level by Demographic Group



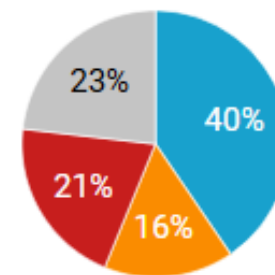
**White**

Total Households:  
55,789



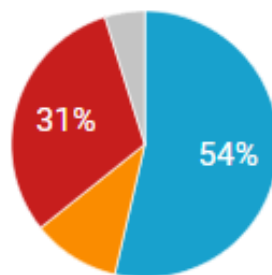
**Black / African American**

Total Households:  
8,902



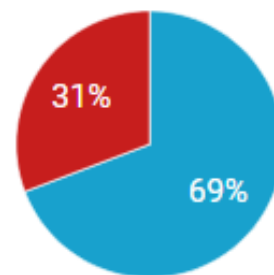
**Asian**

Total Households:  
7,569



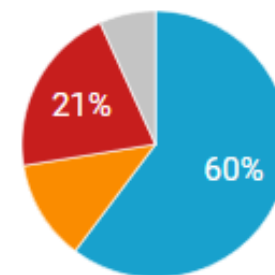
**American Indian, Alaska Native**

Total Households:  
207



**Pacific Islander**

Total Households:  
65

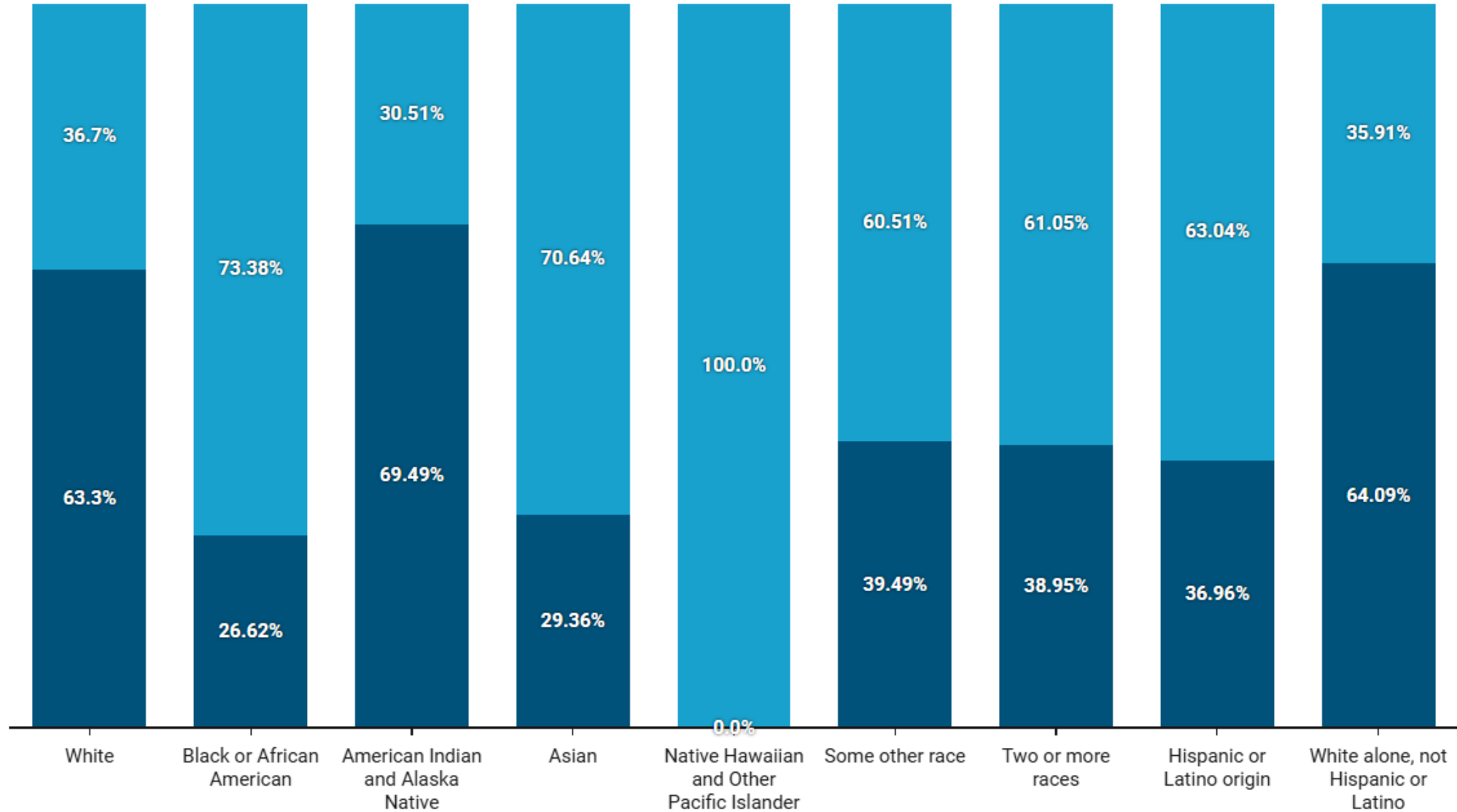


**Hispanic**

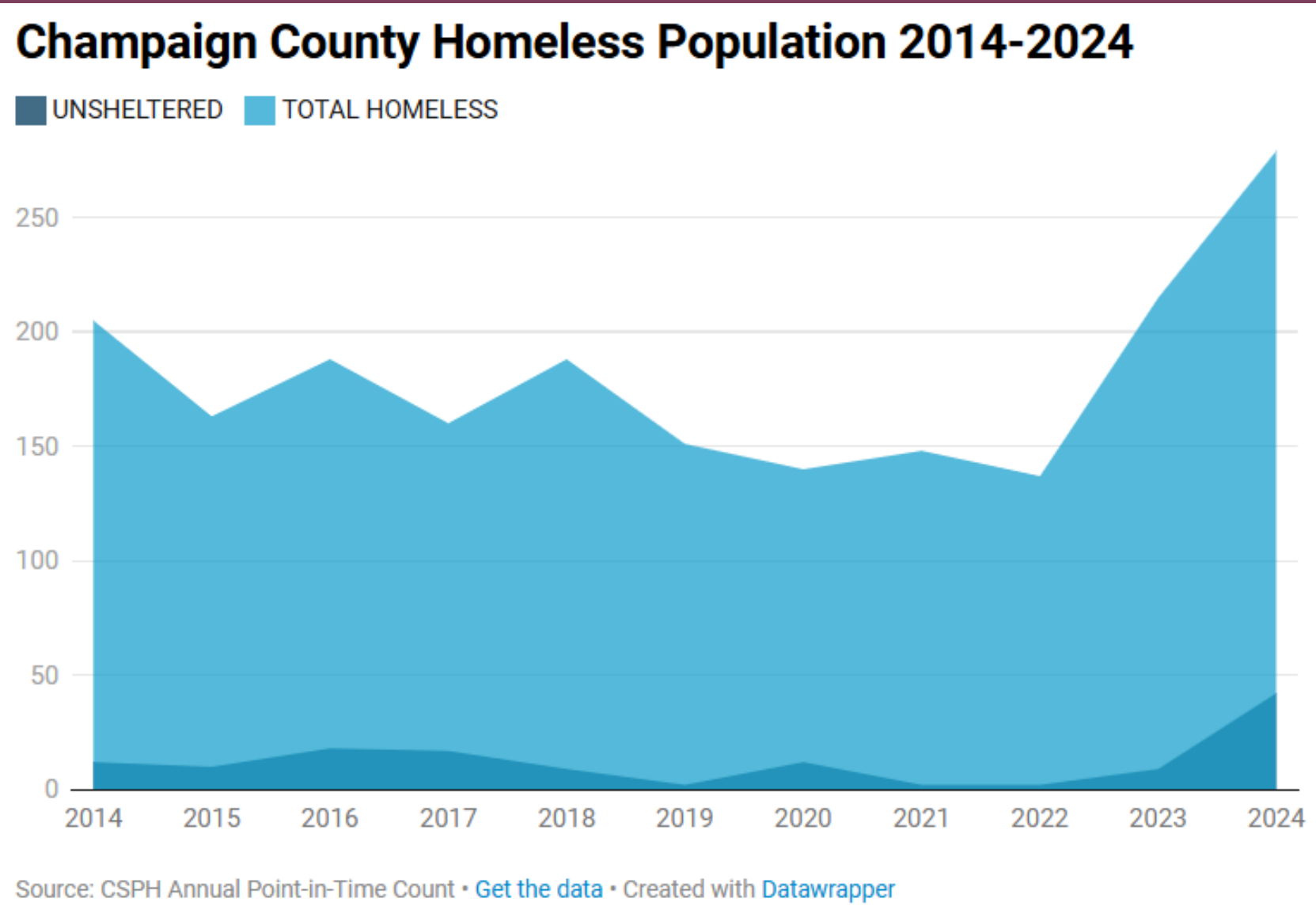
Total Households:  
2,950

# Housing Type by Race/Ethnicity (Champaign County)

Owner-occupied housing units Renter-occupied housing units



# Homelessness



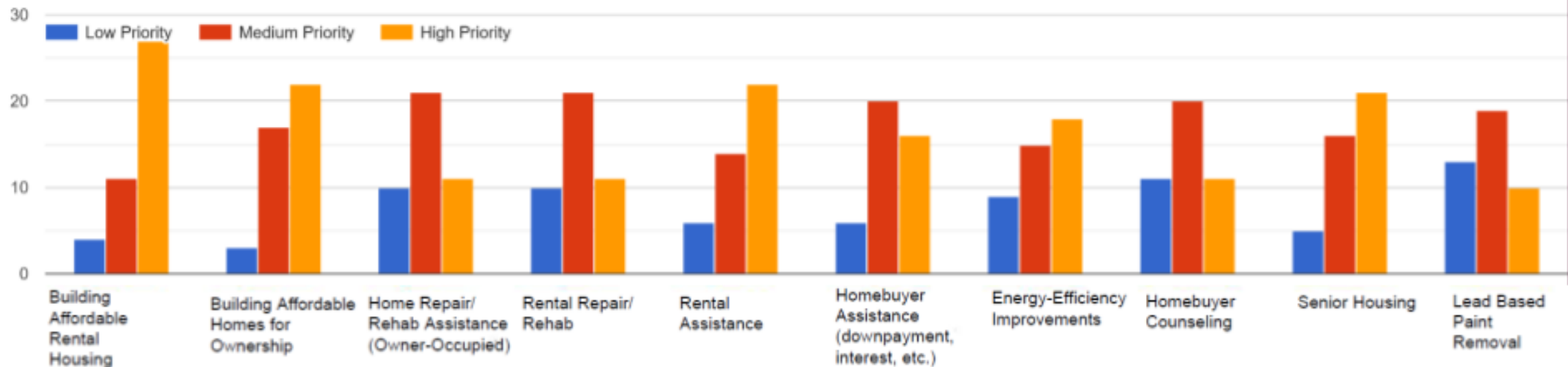
# Key takeaways

- Ongoing increases to the cost of housing contribute to high frequency of cost burden for area households, particularly among low-income renters
- Certain demographic groups, including elderly households and people of color, are more likely to experience housing cost burden
- Rising housing costs continue to contribute to increases of individuals and families experiencing homelessness

Community Needs Survey:  
What We're Hearing

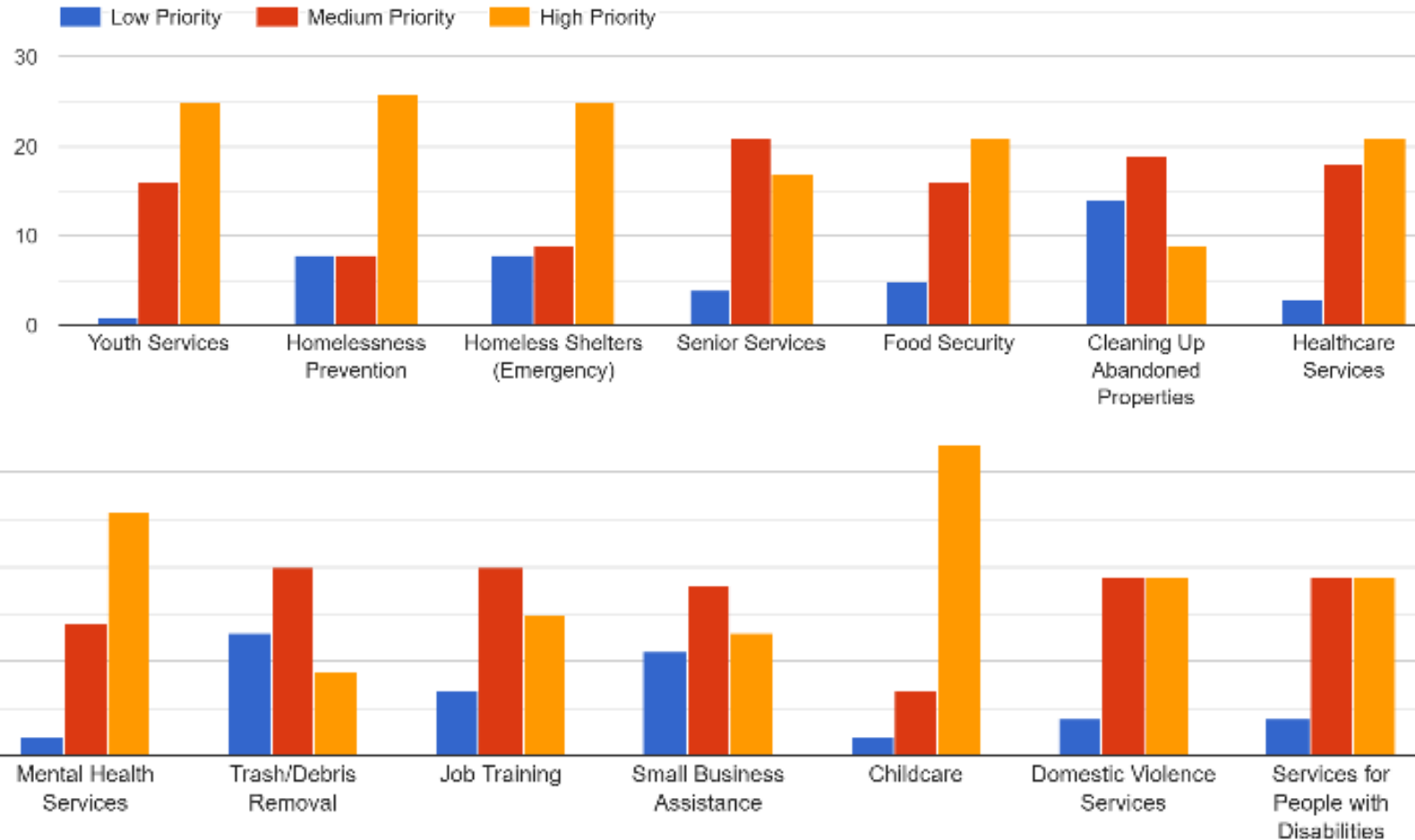
# Service Providers

Please rate the priority/need for the following housing services in Champaign County.



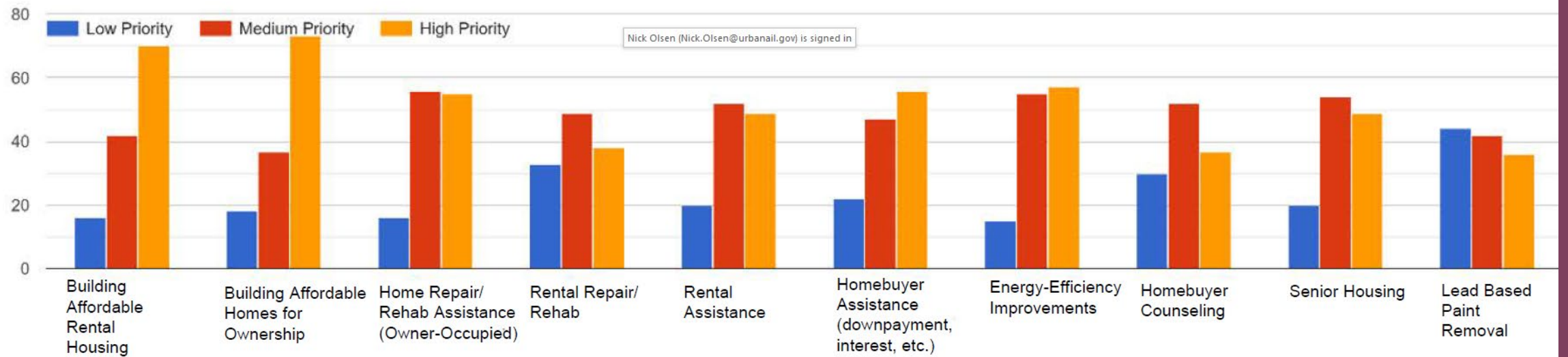
# Service Providers

Please rate the priority/need for these other services in Champaign County.



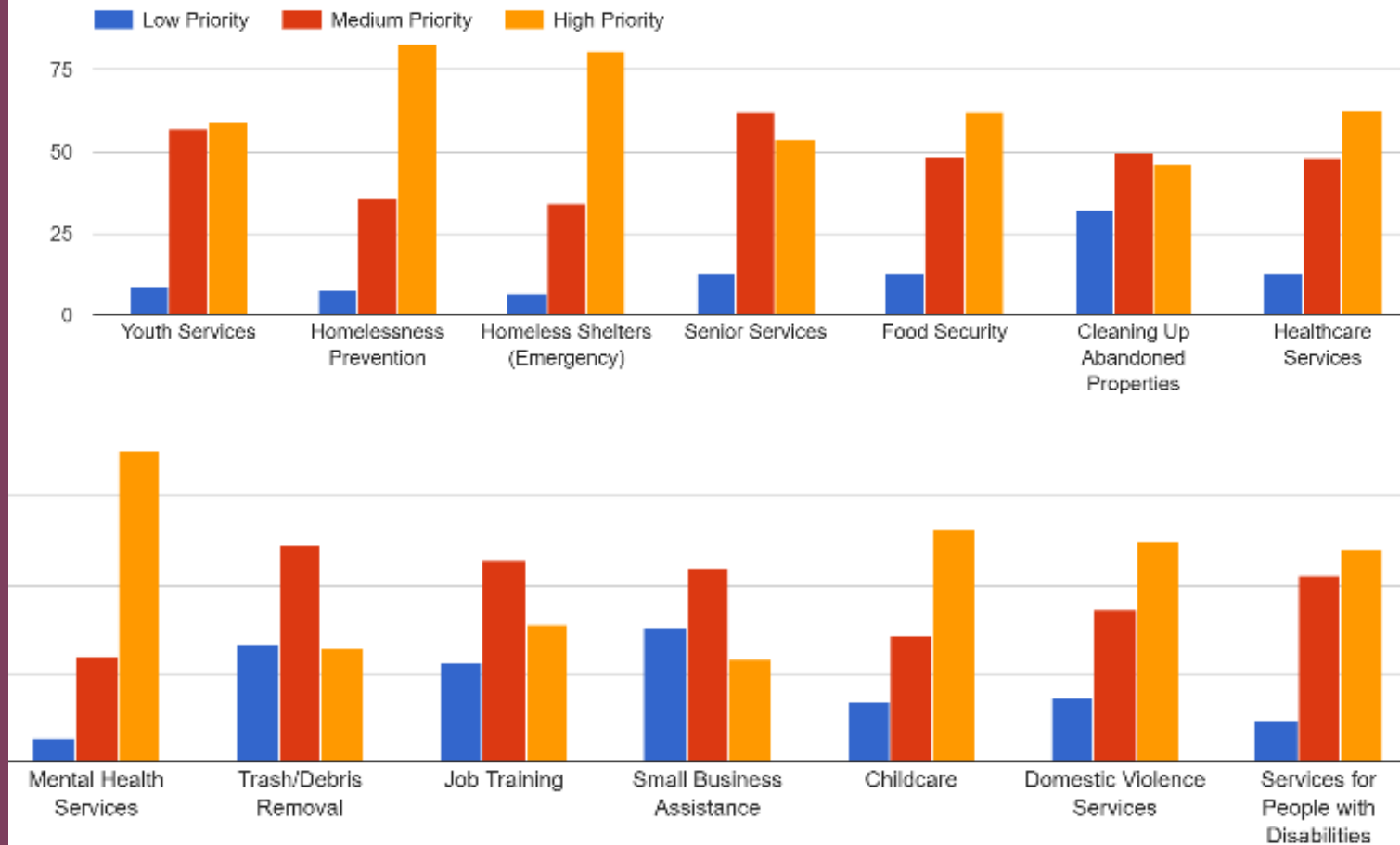
# Champaign County Residents

Please rate the priority/need for the following housing services in Champaign County.



# Champaign County Residents

Please rate the priority/need for these other services in Champaign County.



# Community Priorities

- Affordable housing
  - Building new units
  - Rental assistance
  - Senior support
- Homeless shelter and services
- Other services
  - Mental health services, childcare, food security, etc.

# Priority Needs, Goals, & Projects

Priority  
Needs

Goals

Projects

Activities

# Priority Needs

- I. Affordable Housing
- II. Community Services
- III. Community Development

# Goals

- I. Invest in Affordable Housing
- II. Support Households in Need
- III. Encourage Community & Economic Development
- IV. Planning & Administration

# Projects

- I. CDBG Planning & Admin
- II. CDBG Neighborhood Stabilization
- III. CDBG Housing & Support Services
- IV. CDBG Neighborhood Revitalization
- V. HOME Planning & Admin
- VI. HOME CHDO Developer Support
- VII. HOME CHDO Operating Support
- VIII. TBRA
- IX. Champaign Affordable Housing & Neighborhood Development
- X. Urbana Affordable Housing & Neighborhood Development

# Anticipated Resources

CDBG				
Annual Allocation	Program Income	Prior Year Resources	Total available in FY26	Available remainder of five-year period
\$389,487	\$200,000	\$500,000	\$1,089,487	\$3,557,948

# Anticipated Resources

## HOME

Annual Allocation	Program Income	Prior Year Resources	Total available in FY26	Available remainder of five-year period
\$612,367	\$0	\$3,080,211.96	\$3,692,578.96	\$6,449,468

## HOME ARP

Annual Allocation	Program Income	Prior Year Resources	Total available in FY26	Available remainder of five-year period
\$0	\$0	\$1,800,315.79	\$1,800,315.79	\$1,800,315.79

# We want to hear from you!

## Draft plan can be reviewed:

- Online at [UrbanaIL.gov](http://UrbanaIL.gov)
- By request at [Grants@UrbanaIL.gov](mailto:Grants@UrbanaIL.gov) or call 217-384-2447
- In person at the Community Development Department, Urbana Free Library.