
DATE: Tuesday, September 24, 2024**TIME: 6:00 pm****PLACE: 400 South Vine Street, Urbana, IL**

NOTICE OF PUBLIC HEARING OF THE URBANA COMMUNITY DEVELOPMENT COMMISSION

Notice is hereby given that the Community Development Commission of the City of Urbana, Champaign County, Illinois will hold a Public Hearing on Tuesday, September 24, 2024. The purpose of this public hearing is to provide an opportunity for the public to provide input and comments regarding affordable housing and community development needs in the City of Urbana. City Staff are working to draft the Consolidated Annual Performance Evaluation Report (or CAPER) for the 2023-2024 fiscal year. The CAPER is a report outlining progress made toward affordable housing and community development goals using U.S. Department of Housing and Urban Development (HUD) funds. The hearing will also address the FY 2025/29 Consolidated Plan, a 5-year plan for use of HUD funds. The Consolidated Plan includes the 2025/26 Annual Action Plan (AAP), which identifies projects for the 2025/26 program year. Attendees at the hearing may provide input on the CAPER, Consolidated Plan, and/or the AAP.

The Public Hearing will take place prior to the regular meeting of the Community Development Commission at 6:00 pm in City Council Chambers, 400 South Vine Street, Urbana, Illinois.

Persons with disabilities needing services for this hearing should contact Grants Management Division at (217) 384-2447 (TDD 384-2360), or the City's Americans with Disabilities Act Coordinator at (217) 384-2466.

Written input for the hearing can be submitted to the City of Urbana, Grants Management Division, 400 S. Vine St., Urbana, IL 61801 or by e-mail to grants@urbanaillinois.us before the close of business, Monday, September 23, 2024. Written comments regarding the CAPER submitted after that date, but before the close of business September 26, 2024, will still be accepted for summary in the report submitted to HUD.

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://urbanaillinois.us/uptv>.

FY 2023-2024

Consolidated Annual Performance Evaluation Report (CAPER)



Community Development Services Department
Grants Division

400 South Vine Street
Urbana, Illinois

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Urbana and Urbana HOME Consortium made significant progress toward many of the goals set out in the 5-year Consolidated Plan, and 2023-2024 Annual Action Plan. CDBG funds supported a wide-range of projects including the City's Housing Rehabilitation Program, infrastructure improvements in low-income areas, a neighborhood cleanup event, and grants to local non-profits and service providers. HOME funds committed to Courage Connection and Champaign County Regional Planning Commission have resulted in Tenant-Based Rental Assistance (TBRA) to forty (40) households in need of affordable rental housing. The Urbana HOME Consortium continues to provide funding to Habitat for Humanity and First Followers to support their affordable housing programs.

In the 2023-2024 fiscal year, CDBG funds committed to the City of Urbana resulted in twenty two (22) owner-occupied housing units being rehabilitated through the City's Emergency/Access Grant Program and Senior Repair Program. Residents served through these programs were verified to be low-income, and resided primarily in the City's Community Development Target Areas. Two (2) additional homes were rehabilitated with HOME funds through the City of Champaign Whole Home Rehabilitation program.

The City of Urbana committed CDBG funds to Rape Advocacy, Counseling, & Education Services (RACES) through the Youth Services Grant Program. RACES' Survivor Services Trauma Therapy program provided counseling and crisis intervention services to Urbana youth. The City did not undertake any public service activities in the "other than Low/Moderate Income Housing Benefit" category. Additionally, CDBG funds supported three formerly homeless households with housing and case management through the Transitional Housing Program.

Another major initiative undertaken by the Grants Management Division was a sidewalk improvement project. This project utilized CDBG funds to expand and improve sidewalk quality, street lighting, and accessibility in targeted neighborhoods. A total of 150 low-income households benefited from this project. Minor infrastructure repairs such as sidewalk improvements are regularly requested by Urbana residents during the public input process. The City will continue to invest CDBG funds into minor infrastructure projects in targeted neighborhoods in the future.

This CAPER will be made available for public review and comment from September 12, 2024, to Thursday, September 26, 2024, and was announced by an advertisement in *The News-Gazette*, a local newspaper of general circulation. A public hearing regarding the CAPER will be held on Tuesday, September 24, 2024. Any comments received will be included with the submission of the final CAPER draft to HUD.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address Barriers to Affordable Housing	Affordable Housing Non-Housing Community Development	CDBG: \$49,000 / HOME: \$59,926	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	162		0*	40	*See CR-20 Table and Narrative for TBRA information
Address Barriers to Affordable Housing	Affordable Housing	CDBG: \$49,000 / HOME: \$59,926	Homeowner Housing Rehabilitated	Household Housing Unit	10	24	240.00%	5	24	480.00%
Address Barriers to Affordable Housing	Non-Housing Community Development	CDBG: \$49,000 / HOME: \$59,926	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	25	1,364	5,456.00 %	60	1,364	2,273.33%
Coordinate with Housing Authority	Affordable Housing Public Housing	CDBG: \$0 / HOME: \$331,056	Rental units constructed	Household Housing Unit	30	0	0.00%	6	0	0.00%
Coordinate with Housing Authority	Affordable Housing Public Housing	CDBG: \$0 / HOME: \$331,056	Rental units rehabilitated	Household Housing Unit	60	26	43.33%	12	0	3.33%

Preserve Consortium Neighborhoods	Non-Housing Community Development	CDBG: \$50,000 / HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	47435	47,435.00%	25	0	0.00%
Preserve Consortium Neighborhoods	Non-Housing Community Development	CDBG: \$50,000 / HOME: \$0	Buildings Demolished	Buildings	6	0	0.00%	2	0	0.00%
Preserve Existing Affordable Housing Supply	Affordable Housing	CDBG: \$87,500 / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	50	78	156.00%	5	24	540.00%
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$0 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	189	756.00%	0	0	Not included in FY23-24 Action Plan
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$0 / HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	25	306	1,224.00%	0	0	Not included in FY23-24 Action Plan
Provide decent affordable	Affordable Housing	CDBG: \$0 / HOME: \$0	Rental units constructed	Household Housing Unit	8	0	0.00%	0	0	Not included in FY23-24 Action Plan

housing opportunities										
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$149,343 / HOME: \$1,744,855	Rental units rehabilitated	Household Housing Unit	5	4	80.00%	2	0	200.00%
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$149,343 / HOME: \$1,744,855	Homeowner Housing Added	Household Housing Unit	0	18		4	9	225.00%
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$149,343 / HOME: \$1,744,855	Homeowner Housing Rehabilitated	Household Housing Unit	40	74	185.00%	3	24	800.00%
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$0 / HOME: \$0	Direct Financial Assistance to Homebuyers	Household s Assisted	10	2	20.00%	0	0	Not included in FY23-24 Action Plan
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$149,343 / HOME: \$1,744,855	Tenant-based rental assistance / Rapid Rehousing	Household s Assisted	50	162	324.00%	0*	40	*See CR-20 Table and Narrative for TBRA information
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$0 / HOME: \$0	Businesses assisted	Businesses Assisted	2	29	1,450.00 %	0	0	Not included in FY23-24 Action Plan
Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$0 / HOME: \$0	Buildings Demolished	Buildings	4	0	0.00%	0	0	Not included in FY23-24 Action Plan

Provide decent affordable housing opportunities	Affordable Housing	CDBG: \$149,343 / HOME: \$1,744,855	Housing Code Enforcement/F oreclosed Property Care	Household Housing Unit	0	4089		30	250	833.33%
Reduce Lead Exposure Risk	Lead Based Paint Hazard Removal	CDBG: \$ 12,500 / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	25	60	240.00%	5	24	480%
Support Homeless Needs	Homeless Non-Housing Community Development	CDBG: \$0 / HOME: \$0	Tenant-based rental assistance / Rapid Rehousing	Household s Assisted	0	162		0	0	Not included in FY23-24 Action Plan
Support Homeless Needs	Homeless Non-Housing Community Development	CDBG: \$0/ HOME: \$400,000	Homeless Person Overnight Shelter	Persons Assisted	15	8	53.33%	30	8	26.67%
Support Infrastructure Improvements	Non-Housing Community Development	CDBG: \$875,000 / HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Household s Assisted	400	12815	3,203.75 %	25	0	0.00%
Support Services & Training for Low-Income Persons	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	189	378.00%	0	0	Not included in FY23-24 Action Plan

Support Services & Training for Low-Income Persons	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$25,000 / HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	464	928.00%	60	181	301.67%
Support Services & Training for Low-Income Persons	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0 / HOME: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	15	9	60.00%	0	0	Not included in FY23-24 Action Plan

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

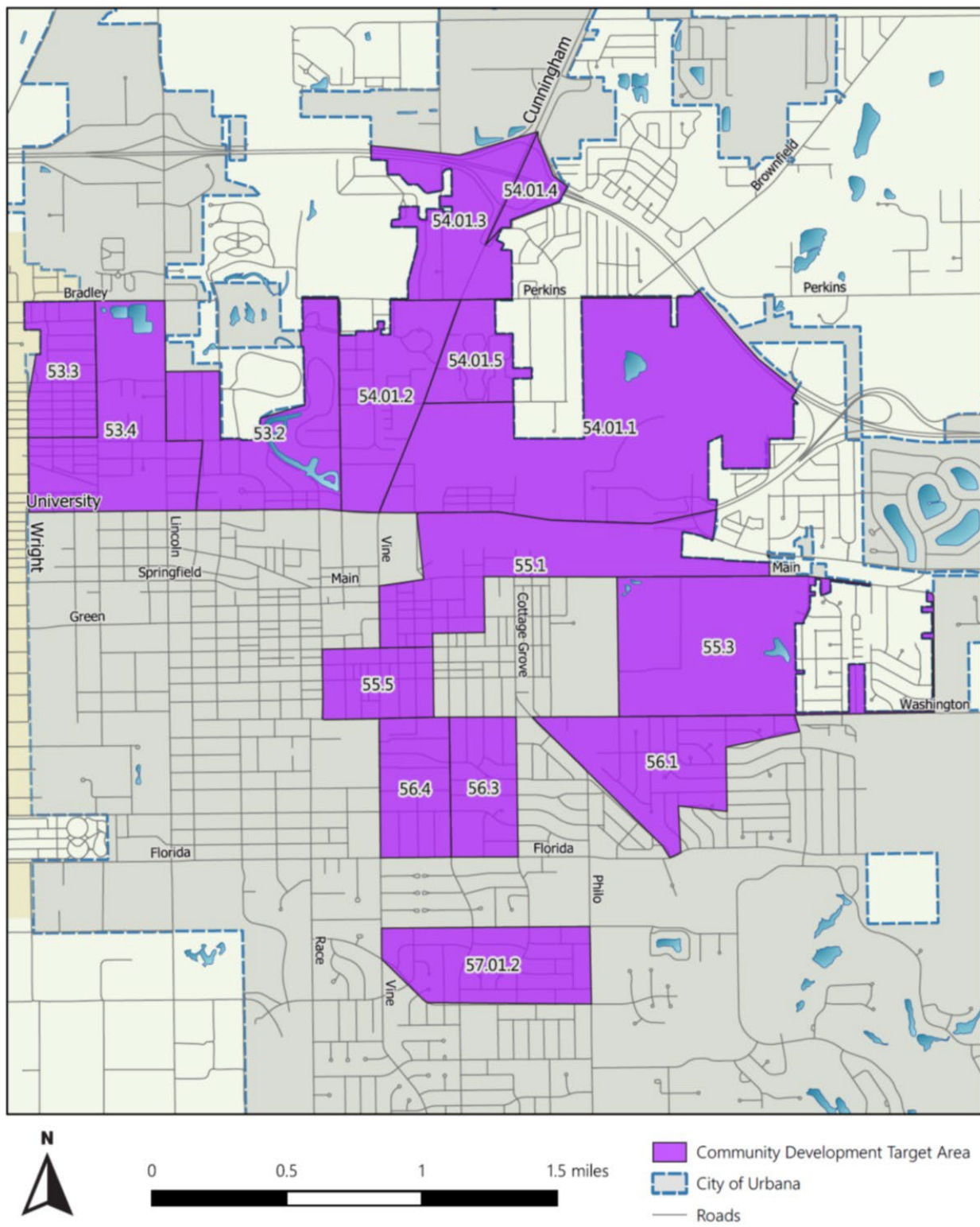
The City of Urbana’s Community Development Block Grant funds have been specifically targeted towards the priorities and objectives identified in the City of Urbana’s FY 2023-2024 Annual Action Plan to benefit low- and moderate-income residents. The first goal noted on the Plan under section AP-20 is to provide decent affordable housing opportunities. CDBG funds have been leveraged to advance this goal through rehabilitation of the homes of low-income owner-occupants and transitional housing rental units for homeless families. HOME funds are used throughout the Consortium area to develop new homeownership units to sell to low-income homebuyers, while tenant-based rental assistance funds are used to ensure that households in need of funding assistance are able to maintain housing. Champaign’s HOME funded whole-housing rehabilitation program also helps in this regard by bringing single-family houses that are owner occupied by low-income households, up to code. The second goal noted on the Plan to preserve the existing affordable housing supply is also primarily advanced through the CDBG-and HOME funded housing rehabilitation activities.

City staff are members of the Executive Committee of the Champaign County Continuum of Service providers to the homeless, and also coordinate closely with the Housing Authority of Champaign County. The Mayors of Urbana and Champaign appoint Board members to the HACC Board of Commissioners. The City has supported the needs of individuals and households experiencing homelessness by operating transitional housing units using CDBG funds. Public service funding was committed to a variety of programs aimed at supporting the needs of low-income residents, including a neighborhood cleanup day event, as well as to Rape Advocacy, Counseling, & Education Services to support their counseling and case management services for Urbana youth. HOME-ARP funds were used to support the creation of an 8-person transitional housing development by CU at HOME, as well

as supportive services through partner organizations in the Continuum of Care.

CDBG funding were also allocated in the City 's capital improvements plan to be used toward infrastructure development in the Community Development target areas. Infrastructure improvements have been regularly requested in public input surveys conducted by City Staff. Infrastructure projects are ongoing and were not completed in the FY 23-24 program year.

Community Development Target Area



CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	124	482
Black or African American	73	503
Asian	24	33
American Indian or American Native	1	2
Native Hawaiian or Other Pacific Islander	0	2
Black / African American & White	14	0
Other Multi Racial	38	101
Total	274	1,123
Hispanic	2	81
Not Hispanic	272	1,042

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG funds were consistently expended throughout the program year on rehabilitation projects, public service activities, neighborhood infrastructure projects, administration support, and project delivery. Assistance is provided to all eligible applicants. HOME funds were similarly expended to reimburse eligible costs related to new single-family home construction, rental rehabilitation, TBRA, administrative costs, and project delivery. All programs are offered based on location and need. HOME-ARP funds were used to support the acquisition of 8 units for use as transitional housing, as well as to provide supportive services for the local homeless population. HOME-ARP beneficiary demographics are reported in the HOME column in the CR-10 section.

The City of Urbana and Urbana HOME Consortium are committed to affirmatively furthering fair housing in the consortium-wide area. The cities of Urbana and Champaign are in the process of re-evaluating and updating the existing Analysis of Impediments to Fair Housing, and will continue to engage in the research and analysis of fair housing issues in the annual action plan and consolidated planning process.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,322,083	384,473
HOME	public - federal	2,535,837	1,561,039

Table 3 - Resources Made Available

Narrative

CDBG funds were expended on housing rehabilitation projects, public service activities, infrastructure projects, administration support, and project delivery. HOME funds were similarly expended to reimburse eligible costs related to new single-family home construction, homeowner rehabilitation, and TBRA, as well as administrative costs and project delivery.

Adjustments were made to the CDBG "Resources made Available" line in order to match the PR 26 report. Amounts have been rounded down to the nearest dollar. In addition, adjustments were made in "Amount Expended" lines for both CDBG and HOME since the final draws for the 2023-2024 fiscal year were made in August, 2024.

Amounts in the CR-15 table are rounded down to the nearest dollar. Actual amounts are listed below.

CDBG Available: \$1,322,083.00
CDBG Expended: \$384,473.76
HOME Available: \$2,535,837.00
HOME Expended: \$1,561,039.41

The HOME row in the CR-15 table includes HOME-ARP funds. In FY 2023-2024, \$1,756,824.00 in HOME-ARP funds was available, and \$926,778.91 was drawn.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Beardsley Park Neighborhood Improvement Plan Area			
Bristol Park Neighborhood Plan Area			
Census Tracts 53, 54,55,56, and 57	80		
Garden Hills United Neighborhood Association Action Plan			
Urbana Consortium-wide Area	100		

Table 4 – Identify the geographic distribution and location of investments

Narrative

The majority of the non-public service CDBG funds were expended on projects that met the area benefit national objective category through investment in the City's low/moderate-income Community Development Target Area, consisting of Census Tracts 53, 54, 55, 56, and 57. A significant portion of the public service funds were also committed to projects in the Community Development Target Area, such as neighborhood clean-ups, and code enforcement. Public infrastructure activities in target areas are still drawing down FY 22-23 funds. In order to be eligible, infrastructure improvements must be located in the Community Development Target Area.

Urbana's allocation of HOME funds are commonly expended in the target area as well. A sizeable portion of the HOME CHDO funds expended on new construction of affordable housing are also invested in the target area. TBRA and other new construction funds are invested throughout the Consortium geography.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Urbana and Urbana HOME Consortium leverage federal funds in a variety of different ways. CDBG public service funds are used to supplement grants provided through the City of Urbana's Youth Services Grant program. In FY 2023-2024 \$75,000 in City General Funds, \$200,000 in State of Illinois funds, and \$25,000 in CDBG public service funding were provided to agencies to assist in youth programming and violence prevention activities.

The City of Champaign uses local funding on some acquisition-rehabilitation projects that are primarily HOME-funded, and also uses local funding to support affordable housing and community development initiatives. As certified CHDOs of the Urbana HOME Consortium, First Followers and Habitat for Humanity use HOME entitlement and CHDO funds to leverage additional funding from the community. The Cities of Champaign and Urbana have both donated land for CHDO projects, and continue to coordinate regarding land opportunities based on availability.

All members of the Urbana HOME Consortium meet matching requirements through either cash match or match credit. Habitat for Humanity of Champaign County provided the Urbana HOME Consortium with a surplus of matching funds through contributions of non-Federal funds on each of their projects, volunteer hours, donated materials, and sweat equity from the homeowners towards match. Match is reported at the time construction is completed however,

the date of contribution is the project starts.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	6,323,167
2. Match contributed during current Federal fiscal year	437,250
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	6,760,417
4. Match liability for current Federal fiscal year	55,358
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	6,705,059

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1208 Eads	7/1/2023	100,335	0	0	0	34,928	0	135,263
506 Ash	4/1/2024	137,237	0	0	0	17,550	0	154,787
1002 W Beardsley	4/1/2024	131,230.67	0	0	0	15,969.33	0	147,200

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$576,265	\$0	\$7,840	\$0	\$12,000	\$556,425
Number	43	0	3	0	1	38
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$576,265	0	\$576,264			
Number	43	0	43			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	30	8
Number of Non-Homeless households to be provided affordable housing units	52	73
Number of Special-Needs households to be provided affordable housing units	0	0
Total	82	81

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	10	40
Number of households supported through The Production of New Units	40	9
Number of households supported through Rehab of Existing Units	32	24
Number of households supported through Acquisition of Existing Units	0	8
Total	82	81

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Rent in Urbana continues to rise, following the national trend. Staff acknowledge the critical importance of supporting and sustaining high-quality affordable rental housing throughout the City, as well as continuing to strategically and affirmatively further fair housing.

Despite seeing success in providing rental assistance through the Urbana HOME Consortium, the City's one-year goal of affordable rental construction was not met in 2023-2024. However, the City has several projects related to affordable rental housing that are currently in progress, described below.

The City has committed funds to a permanent supportive housing project that will provide 25-30 units for homeless individuals when completed, but which is still under development. The City is also

currently providing HOME-ARP funds to supportive services for the local homeless population, and supported acquisition of 8 units for use as transitional housing.

While no developments were completed in partnership with the Housing Authority in FY23, the City currently has an intergovernmental agreement with the Housing Authority for a development on City owned land, and Consortium funds have been committed to a 60-unit senior housing development in Champaign. Construction will begin in Fall of 2024, and will conclude in January, 2026. The City will continue to pursue financing options for future affordable rental developments.

One-year goals for rental rehabilitation were not met. City repair programs currently focus on owner-occupied rehabilitation. Need for rental repair will be evaluated for potential inclusion in future action plans. In PY 2023, the Urbana HOME Consortium executed a CHDO agreement with First Followers for the rehabilitation of two rental units. That project will be completed and closed in PY 2024, and included in next year's CAPER.

The one-year goal of 2 buildings demolished was not met due to no projects being identified for demolition. Staff will continue to work with code enforcement staff to identify demolition of dilapidated properties.

The City's targeted infrastructure project is a multi-year project utilizing CDBG funds. No accomplishments are reported in the FY23 CAPER because FY22 program year funds are still being drawn for infrastructure activities.

One-year public service outcomes under the "Address Affordable Housing Barriers" goal in the CR-05 section were significantly exceeded. Reported outcomes reflect the inclusion of beneficiaries of HOME-ARP-funded supportive services, which subrecipient agencies report quarterly.

A tenant-based rental assistance (TBRA) goal outcome indicator (GOI) was not included in the AP-20 (Annual Goals and Objectives) section of the FY23 Action Plan, so TBRA goals are not reported in the CR-05 section of this report (which is based on the AP-20 table). TBRA was mentioned in the AP-20 narrative under the Address Barriers to Affordable Housing goal. A TBRA GOI was also listed in the AP-35 Projects Section of the Action Plan under the Urbana HOME Neighborhood Revitalization project (10 households served). 40 households received TBRA assistance in FY23, as reported in the CR-20 section of this report.

Discuss how these outcomes will impact future annual action plans.

The Urbana HOME Consortium is conducting outreach for and drafting the next 5-year Consolidated Plan, which will cover program years 2025-2029. This plan will identify needs and goals related to housing and other social services in the Consortium area based on public input received, and will include strategies for addressing identified needs and meeting goals.

Goals from previous action plans and consolidated plans will be reevaluated based on an updated public input process and needs assessment for the upcoming Consolidated Plan, and will be included in the Plan if determined to still be a priority.

During this process, previous goals may be adjusted in order to reflect more realistic projections based on current funding, staff, and community capacity.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	7	23
Low-income	195	18
Moderate-income	5	10
Total	207	51

Table 13 – Number of Households Served

Narrative Information

26 low-mod homeowner households were served through CDBG housing programs. 181 low-income beneficiaries received services through CDBG funded public services. Of the 51 households served with HOME, there were 23 extremely low-income renter households, 9 low-income renter households, and 8 moderate income renters. Nine (9) were extremely low-income homeowner households, and two (2) were moderate-income homeowner households.

1,171 individuals experiencing homelessness received supportive services through HOME-ARP. This total is not reflected in Table 13, and is based on a cumulative total of quarterly reports submitted by subrecipient agencies.

Recent trends and prioritization patterns have played a significant role in the outcomes shown in this section. As such trends and preferences change to meet shifting needs, the result of CDBG and HOME investments will likely shift over time as well. The City of Urbana is actively taking steps to alleviate housing needs experienced by Urbana residents. Under Urbana HOME Consortium rules, all HOME assisted rental and homeowner housing must meet the Section 215 definition of affordable housing. In PY 2022, that equals 47 housing units.

Within the Urbana HOME Consortium, TBRA is targeted to households at or below 60% AMI, with priority given to households at or below 50% in order to address the “worst case need.” During the program year, HOME funds were provided to a TBRA pilot program targeting individuals who were recently released from incarceration. This population is generally considered very low-income, and at high risk of homelessness and housing instability. This program has been very successful, and the

Consortium will evaluate participant outcomes before determining whether or not to fund the program permanently.

In regard to assisting people with disabilities, the City used CDBG funds for sidewalk and lighting accessibility improvements in low-income areas, with higher priority given to areas where residents identify as special needs or as having a disability. The HOME Consortium also utilized HOME ARP funds to support a case management program for individuals with special needs who are experiencing homelessness.

The City of Urbana has also undertaken other actions to foster and maintain affordable housing, such as supporting developers in their application for Low-Income Housing Tax Credits for developments in Urbana, and continuing to partner entities such as the Housing Authority of Champaign County, and Champaign County Regional Planning Commission.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Urbana collaborates closely with homeless service providers, other government agencies, non-profits, housing advocates, and the business community across Champaign County to assess and meet the needs of individuals and households experiencing homelessness. Staff from the City of Urbana serve on the Executive Committee of the IL-503 Continuum of Care, and are involved in planning the county-wide response to homelessness, and coordinating strategic funding decisions. Furthermore, the CoC, in close coordination with the City of Urbana Human Rights Officer and other partners, planned local workshops for tenants, landlords, and service providers on the State of Illinois' new Source of Income discrimination protections.

The Continuum of Service Providers to the Homeless (CSPH), of which the City of Urbana is a member, continued to support the work of housing providers through the administration of the Emergency Solutions Grant. This funding was granted to CSPH from the Illinois Department of Human Services, and ultimately funded programs operated by Cunningham Township Supervisor's Office and Champaign County Regional Planning Commission. ESG funds were disbursed by CSPH to support Coordinated Entry, Rapid Rehousing, Emergency Shelter, and Street Outreach programs. City of Urbana also worked closely with the CoC to plan and coordinate the 2024 Point in Time unsheltered count.

Addressing the emergency shelter and transitional housing needs of homeless persons

A total of 279 individuals were identified as homeless in Champaign County during the most recent Point-in-Time (PIT) count, an increase of 64 from the 215 individuals identified through the count in January 2023. The count was conducted by the IL-503 Continuum of Care on January 24, 2024. The number of individuals identified as unsheltered in Champaign County also increased this year, from 9 in 2023 to 42 in 2024. The 279 total individuals were identified from 199 households (in 2022, 153 households were identified). Of those individuals, 152 were sheltered in emergency shelters and 85 in transitional housing. There were 22 individuals identified as chronically homeless, a decrease from 32 individuals identified in the previous PIT count. There were 64 children identified in the count.

For the 2024 PIT count, the CoC implemented an enhanced unsheltered count protocol. This included canvassing additional areas that homeless services providers and street outreach workers identified as locations that people who are unsheltered frequent. Additionally, the CoC conducted follow up counting through the end of January to survey people accessing homeless services identifying if they were unsheltered on the night of the PIT count. Through these enhancements in methodology, the CoC was better able to identify people who were unsheltered on the night of the Point-in-Time Count.

In order to address the emergency shelter and transitional housing needs of homeless individuals and families, City staff have continued their close partnerships with local service providers and non-profits to identify needs, gaps in services, and to strategize funding decisions to meet these needs. As a recipient of HOME ARP funding, the Urbana HOME Consortium developed an RFP process in order to fund local service provider agencies. To date, over \$1,000,000 in HOME ARP dollars has been committed to fund supportive services, and the acquisition of non-congregate shelter.

In FY 2023-2024, the City of Urbana also continued to operate its transitional housing program. This program has provided housing and case management services to three (3) households consisting of nine (9) individuals. Referrals for this program come from partner service provider agencies, such as the Housing Authority of Champaign County, and the Champaign County Regional Planning Commission.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Urbana utilizes CDBG public service dollars, City General Funds, and other grant funding in order to address many of the upstream causes of homelessness. In 2023-2024, the City's Youth Services Grant Program provided funding to eleven (11) non-profit agencies that provide a variety of supports to low-income families, such as crisis diversion, daycare, and after school educational and recreational programming. At the county-wide level, the Continuum of Care has continued to partner with health care and mental health providers, including the Champaign County Mental Health Board, to address gaps in services.

In addition, many subrecipients of HOME funds provide case management and housing assistance services. These subrecipients work with individuals who are either housing insecure or transitioning into homeownership to develop necessary self-sufficiency components in their HOME funded TBRA programs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Urbana and Urbana HOME Consortium members work together with the Champaign County Continuum of Service Providers to the Homeless to ensure that the needs of homeless households in the

Consortium geography are being met to the greatest extent possible. As mentioned above, many subrecipients of HOME TBRA funds perform case management and work with individuals who may be formerly homeless, to develop necessary self-sufficiency skills.

HOME-ARP funds were committed to acquisition of 8 transitional housing units, and funds were also provided to supportive service providers in the local Continuum of Care.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Urbana has partnered with the Housing Authority of Champaign County on various housing developments, most recently with Brinshore and Highland Green developers, and on major renovations to Steer Place senior apartments. Highland Green consists of 33 housing units with 8 – 9 units set aside for veterans. Steer Place consists of 108 senior apartments. The IL-503 CoC continues to work closely with the Housing Authority of Champaign County to ensure housing vouchers are utilized in an efficient manner. The CoC and Housing Authority also worked together to develop a series of workshops on the State of Illinois' Source of Income protections law that was passed in January, 2023. The City also currently has an intergovernmental agreement for an affordable housing development on City-owned land.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The HACC Board meetings are always held publicly and are open for all to attend. Also, the HACC Resident Advisory Board (RAB) provides the PHA and the residents with a forum for sharing information about the Agency's Annual Moving to Work Plan.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Champaign County is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Think Urbana is a program of the Urbana Enterprise Zone that provides financial incentives including property tax abatement and sales tax exemptions to eligible residential, commercial, and industrial construction within the Zone. The tax abatements can function to significantly lower the cost of new housing construction within the Urbana Enterprise Zone.

In the past year, the City of Urbana Comprehensive Plan has been in its drafting stage and is nearing completion. The Comprehensive Plan has included a robust public input process, and will reexamine existing land use patterns and zoning policies through an equity lens. Following the Comprehensive Plan approval, policies found to be barrier to affordable or fair housing will be amended based on Comprehensive Plan findings and ongoing public input.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Urbana has continued working with community stakeholders to address obstacles to meeting underserved needs. As recipients of HOME ARP funding, the City and Consortium have continued to collaborate with the IL-503 Continuum of Care to address the needs of individuals and households experiencing homelessness, and fill gaps in existing shelter and care services. The City has also successfully worked with Habitat for Humanity (Habitat), who received HOME funding from the Urbana HOME Consortium, to remove the barriers to affordable housing. Habitat works with families to purchase affordable housing by working with them to improve their credit and by offering down payment assistance. Since certification as a CHDO is program year 2020, First Followers has worked to develop affordable housing targeted at the needs of formerly incarcerated individuals in the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Grants Management Division of the City has continued to ensure compliance with Title X lead based paint regulations. The Grants Management Division staff is committed to meeting these obligations through the most cost-effective methods available. The City of Urbana is required to hold refresher courses at least once every three years, and one of the City's Housing Inspectors has become lead certified. The City of Urbana and other members of the Urbana HOME Consortium are aware of the latest lead-based paint requirements and best practices as promulgated by HUD and EPA. The City of Urbana remains interested in applying for such funding should it become available. All projects use lead-safe work practices and interim controls as stipulated by HUD according to the amount of funding invested.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Urbana has adopted a multipronged approach to reducing poverty among families in our community. CDBG and City general funds are combined for a public service grant, which assists organizations addressing daycare needs, violence prevention, job training, and after school educational opportunities, and which help families with children find opportunities in the community. Tenant-based rental assistance provided through the HOME program helps keep these families in their homes. A subrecipient agreement was provided to FirstFollowers in order to provide individuals released from incarceration with assistance in finding housing, job training, and developing life skills. The City of Urbana and Urbana HOME Consortium work closely with the Housing Authority of Champaign County to ensure that affordable housing opportunities are made available within the Consortium geography. Subrecipients work with individuals who are either housing insecure or transitioning into homeownership to develop necessary self-sufficiency components in their HOME funded TBRA programs. The Consortium has also provided HOME ARP funds to support case management and service programming for individuals and households experiencing homelessness, as well as for one subrecipient to purchase a unit to be used as a non-congregate shelter.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Urbana staff has worked to foster creative ideas for improving the institutional structure that is part of a larger, more holistic network of services that benefit low-income households. By supporting various social service agencies through staff participation in the IL-503 Continuum of Care, the City of Urbana has played a role in developing programmatic improvements that will further the impact of these services in the community. Staff have also collaborated closely with United Way of Champaign County to develop strategies and structures to address issues facing low-income households across Champaign County. Staff also participate in the Champaign County Community Reinvestment Group, a network of local lenders and financial services, in order to coordinate resources and assess local needs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

City staff serve on the Executive Committee of the IL-503 CoC, which works closely with partners across Champaign County in order to improve the coordination among public and private housing providers, government agencies, and the business community. City staff have also proactively engaged with other funder organizations in the community such as United Way of Champaign County, and the Champaign County Mental Health Board, in order to plan and implement strategic responses to the many needs of housing and social service providers. By supporting the various social service agencies, the City of Urbana has played a role in developing programmatic improvements that will further the impact of these services in the community.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Recommendations from the latest Analysis of Impediments of Fair Housing (AIFH) Choice was that 1) the City should work with Persons Assuming Control of their Environment (PACE) to create better cooperation between the landlords and realtors of the area. This cooperative relationship facilitates the housing process for persons with disabilities and ensures that the accessible housing units listing are as up-to-date as possible. The AIFH also recommends that the Grants Division work together with the Human Relations Commission and the Champaign Urbana Tenant Union to create a marketing strategy aimed at better educating community members of their rights as tenants and homeowners. The Housing Authority of Champaign County has implemented a series of robust incentive programs for landlords that rent to voucher holders, with additional incentives offered to landlords in low-poverty areas. These incentive programs have helped bridge the gap between voucher holders and landlords, and have greatly improved fair housing choice throughout Champaign County.

Furthermore, the Grants Division continues to work closely with the Human Relations Office at the City of Urbana to establish a mutual understanding of recent fair housing complaints. The age of housing in the City of Urbana was cited as another impediment to fair housing due to the affordability issues created by upkeep for older homes, since maintenance is often deferred at times. Staff is working within the consortium to update the Analysis of Impediments to address fair housing needs. The City of Urbana and Urbana HOME Consortium remain committed to identifying and eliminating impediments to fair housing, and are working to update our AIFH based on new guidance.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring of CDBG and HOME subrecipients is undertaken on an annual basis. Habitat for Humanity, Champaign County Regional Planning Commission, Courage Connection, and First Followers were monitored in FY 2023-2024. Findings were identified and addressed. TBRA programs were evaluated in 2023. CHDO projects were monitored using the most recent checklists available on HUDExchange as well as the HOME Program manual.

CDBG public service recipients are evaluated annually using a risk matrix in order to determine level of risk and the frequency of monitoring visits.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The 15-day public comment period for the FY2023-2024 CAPER began on Thursday, September 12th and will end on September 24th. A public hearing on the plan will be held during the City of Urbana Community Development Commission meeting on Tuesday, September 24th. Copies of the draft CAPER were placed on the City's website, at the Urbana Free Library, and at the City of Urbana Community Development office. A notice was placed on the city's website and local newspaper announcing the availability of the plan.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the 2023-2024 year, there were no changes to the City of Urbana or Urbana HOME Consortium's program objectives. As a recipient of HOME ARP funding, the Consortium has continued to focus on providing support to individuals and households that are experiencing homelessness. This focus will remain an important piece of future Annual Action Plans.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Urbana inspected all of its affordable rental housing units including Bristol Place during the Winter and Spring of 2022. A desk monitoring of HQS inspections was completed on the rental units at Crystal View, Douglass Square, and Highland Green. Site visits were made with the two CHDO's, Habitat for Humanity and First Followers to inspect progress on their projects. Based on the schedule specified in 24 CFR §92.504(d), inspections will take place again in the next program year.

TBRA units are inspected prior to lease-up based on NSPIRE standards.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City of Urbana and Urbana HOME Consortium members provide marketing materials for all HOME-funded services and programs. These materials are available on the website and at the primary office of each Consortium member.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

N/A

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

In 2023-2024, the City of Urbana continued to work closely with the Housing Authority of Champaign County and Habitat for Humanity on prospective affordable housing developments in Urbana. In 2023-2024, the City of Urbana also ceded its Private Activity Bond Cap to the Illinois Housing Development Authority and the Eastern Illinois Economic Development Authority, organizations that provide capital resources to affordable housing developers. Additionally, the Urbana HOME Consortium members strive to consistently ensure that the affordability and quality of existing rental housing is preserved. The City of Urbana has a rental registration program, the purpose of which is to help ensure a safe rental housing stock, protect property values, and improve accountability of rental units.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0			
Direct, on-the job training (including apprenticeships).	0	0			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0			
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0			
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0			
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0			
Held one or more job fairs.	0	0			
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0			
Assisted residents with finding child care.	0	0			
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0			
Assisted residents to apply for, or attend vocational/technical training.	0	0			
Assisted residents to obtain financial literacy training and/or coaching.	0	0			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0			
Provided or connected residents with training on computer use or online technologies.	0	0			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0			
Other.	0	0			

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Section 3 projects are defined as housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. No projects meeting this threshold were completed in FY 2023/2024.