

# **DRAFT PRO Housing Grant Application – Champaign County Regional Planning Commission**

## **Contents**

Exhibit A - Executive Summary .....	3
Exhibit B - Threshold Requirements and Other Submission Requirements.....	4
Exhibit C - NEED .....	5
Existing Efforts .....	5
Housing Funding.....	5
Land Use and Development.....	5
ARPA SLFRF Funds .....	6
Affordable Housing Demand and Needs .....	6
Barriers to Affordable Housing .....	7
Exhibit D - SOUNDNESS OF APPROACH.....	8
Project Vision.....	8
Champaign County Regional Housing Plan .....	8
Bristol Place Senior Residences.....	11
1001 S. Lierman Avenue .....	13
Geographic Scope .....	15
Stakeholder Engagement .....	17
Affirmatively Furthering Fair Housing.....	18
Budget and Timeline.....	19
Champaign County Regional Housing Plan .....	20
Bristol Place Senior Residences.....	22
1001 S. Lierman Avenue .....	22
Funding Reduction Adjustments .....	22
Exhibit E - CAPACITY .....	24
Applicant Capacity.....	24
Authority for Reforms.....	24
Partner Capacity and Dependency .....	24
Coordination Experience .....	25
Application Author .....	25
Civil Rights and Fair Housing Experience .....	25
Organizational Chart.....	26

Champaign County Regional Planning Commission .....	26
City of Urbana.....	27
AHDVS, LLC .....	28
Exhibit F - LEVERAGE .....	30
Exhibit G - LONG-TERM EFFECT.....	31
Deliverables Upon Completion.....	31
Potential Roadblocks .....	31
Consideration of Other Costs.....	31
Replicability of Proposal.....	32
Environmental Risks.....	32
Project Success.....	33
Long-Term Effect .....	33
Attachments (to be included in final grant application package) .....	35
Attachment A Summary of Public Comments.....	35
Attachment B Application Certifications and Standard Forms .....	35
Attachment C Authorization to Submit Grant Application .....	35
Attachment D Leverage Documentation .....	35

## **Exhibit A - Executive Summary**

The Champaign County PRO Housing Proposal aims to address housing needs in this priority area through both long-term regional housing planning and short-term assistance in constructing affordable housing. Champaign County is home to 205,865 residents, located in east central Illinois, and is most well known as the location of the state's flagship University of Illinois at Urbana-Champaign. The county is a PRO Housing priority area due to the Housing Problem Factor, indicating widespread housing issues including cost burden, overcrowding, and substandard housing facilities. This application is submitted on behalf of the Champaign County Regional Planning Commission (CCRPC), the Metropolitan Planning Organization for the Champaign-Urbana area. Through PRO Housing grant funding, CCRPC hopes to provide planning work to develop a county-wide, interjurisdictional, and data-informed approach to local affordable housing issues, while also providing the direct funding for the construction of affordable units in the community.

The planning component of this proposal is the development of the Champaign County Regional Housing Plan. To create this plan, CCRPC staff will conduct in-depth data gathering and analysis, public and stakeholder consultation, policy research and drafting, and engagement with the public and local leadership. This will result in a plan that draws upon data and expertise in local affordable housing dynamics to provide concrete recommendations for developing and preserving affordable housing in the county, and particularly in well-resourced areas. Through zoning and development policy, affordable housing development and preservation incentives, integration of housing planning with transportation and other variables, and public and nonprofit capacity building, the plan will provide a roadmap for local jurisdictions and agencies to increase affordable housing development and preservation locally. In addition to providing this roadmap, staff will work with staff and officials to assess the feasibility of policy proposals, work with individual agency's capacity and conditions, develop processes for inter-governmental communication and accountability, and create an ongoing process to ensure the promise of the plan is being acted upon. This will ensure that the plan does not simply sit on a shelf, but that individual jurisdictions and organizations are playing their part to address affordable housing needs in Champaign County.

In addition to this planning process, PRO Housing funds will provide gap financing for two Low-Income Housing Tax Credit (LIHTC)-funded developments—an affordable senior rental development in the City of Champaign and an affordable rental facility in City of Urbana. PRO Housing funds will build on existing local, state, and federal investments to move these developments across the finish line, into providing high-quality affordable housing to area residents. Located in the urban core of Champaign-Urbana, and adjacent to a variety of transportation resources, these developments will provide low-income residents with access to a variety of recreational, commercial, employment, and cultural resources.

Through planning for county-wide affordable housing policy and filling the gaps for construction of particular affordable developments, the Champaign County PRO Housing grant will work both structurally and individually to address local disparities and work toward a community where all residents have access to affordable housing with access to their needs.

## **Exhibit B - Threshold Requirements and Other Submission Requirements**

The applicant, Champaign County Regional Planning Commission, is an eligible applicant as a metropolitan planning organization (MPO). The applicant does not have any of the following enumerated Civil Rights matters which need to be resolved before submitting this application -

- (1) Charges from HUD concerning a systemic violation of the Fair Housing Act or receipt of a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of a substantially equivalent state or local fair housing law proscribing discrimination because of race, color, religion, sex (including sexual orientation and gender identity), national origin, disability or familial status;
- (2) Status as a defendant in a Fair Housing Act lawsuit filed by the United States alleging a pattern or practice of discrimination or denial of rights to a group of persons raising an issue of general public importance under 42 U.S.C. 3614(a);
- (3) Status as a defendant in any other lawsuit filed or joined by the Department of Justice, or in which the Department of Justice has intervened, or filed an amicus brief or statement of interest, alleging a pattern or practice or systemic violation of Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Americans with Disabilities Act, Violence Against Women Act, or a claim under the False Claims Act related to fair housing, non-discrimination, or civil rights generally including an alleged failure to affirmatively further fair housing;
- (4) Receipt of a letter of findings identifying systemic non-compliance with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974; Violence Against Women Act; or the Americans with Disabilities Act; or
- (5) Receipt of a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of provisions of a state or local law prohibiting discrimination in housing based on sexual orientation, gender identity, or lawful source of income.

*\*Additional required attachments to be included in final submission*

## **Exhibit C - NEED**

### **Existing Efforts**

The planning and construction projects funded through this grant will build on a wide variety of local government initiatives focused on developing and preserving affordable housing.

### ***Housing Funding***

Champaign County Regional Planning Commission, the project applicant, oversees a variety of housing preservation programs including the Weatherization Assistance Program, the Mobile Home Initiative, a partnership with the local electrical utility company to improve energy efficiency in mobile homes, the Indoor Climate Research and Training Center, which performs research to improve the health and safety of indoor environments, and a variety of housing assistance programs, including housing counseling, utility assistance, and emergency and long-term housing vouchers.

The Urbana HOME Consortium represents a collaboration between the City of Champaign, the City of Urbana, and Champaign County Regional Planning Commission (on behalf of the county) to collaboratively utilize HUD HOME funds for the benefit of the entire county. In addition, the cities of Champaign and Urbana individually receive CDBG allocations, which are used to support community development activities in these respective cities.

The Housing Authority of Champaign County is a Move-to-Work agency which oversees 16 individual communities distributed across Champaign County in addition to administering Housing Choice Vouchers for the county and hosting the YouthBuild alternative education program, providing affordable housing in the community while enhancing the capacity for future housing construction.

### ***Land Use and Development***

In the summer of 2015, the City of Champaign removed the minimum parking requirements in its University District around the University of Illinois campus. The removal of these requirements resulted in a significant reduction in parking spaces in new construction in this area, coupled with increased housing density and more apartment units available in the core of the county

(<https://www.tandfonline.com/doi/full/10.1080/01944363.2023.2248093?scroll=top&needAccess=true>).

In summer of 2022, the City of Champaign amended its zoning ordinance to lift its previous prohibition on Accessory Dwelling Units (ADUs), allowing the construction of one additional unit on a lot in any residential zoning district in the city. This has allowed for the construction of these smaller, more affordable units in more expensive residential neighborhoods.

## ***ARPA SLFRF Funds***

Affordable housing production and preservation, as well as investment in underserved communities, were core focuses of Champaign County governments in distributing the millions of dollars received locally from the American Rescue Plan Act State and Local Fiscal Recovery funds (ARPA SLFRF). These investments include \$12 million for the City of Champaign and \$2 million from Champaign County for drainage infrastructure improvements in the low-income neighborhood of Garden Hills, \$1.29 million for the City of Urbana for sanitary sewer repairs in the low-income Dr. Ellis subdivision, \$25,000 for first time homeownership counseling through the Habitat for Humanity of Champaign County, \$500,000 for the renovation of a low-income senior housing facility in the City of Champaign, \$2 million for the construction of the Urbana Park District Health and Wellness Center in a low-income neighborhood, \$150,000 for roof repair and replacement in the City of Urbana, and \$560,000 for residential home rehabilitation in rural areas that do not receive CDBG entitlement funding, among a wide variety of other investments in housing and homelessness assistance, youth programming, food provision, violence prevention, and other investments to benefit low-income and vulnerable residents of the county.

## **Affordable Housing Demand and Needs**

This project will serve the priority geography of Champaign County, Illinois. Champaign County qualifies as a priority geography through exceeding the state threshold for the Housing Problems Factor (HPF), with an HPF of 0.30 and an Illinois state threshold of 0.29. This reflects the widespread distribution of housing problems in the community, and particularly for residents at or below 100% of the median income.

Based on 5-Year American Community Survey (ACS) estimates from 2017-2021, Champaign County's rate of housing cost burden for renter households was 46.6%, higher than the national and state rates of renter housing cost burden (46.0% and 43.7%, respectively). However, this burden is not distributed evenly within the county, with the City of Urbana and Village of Savoy seeing more than half of all renter households facing housing cost burden. These burdens are distributed unevenly across the geographic area of the community, and county-wide planning will allow for these needs to be effectively addressed to serve each community's current and future residents.

While Champaign County sees investments in rental housing for the student populations, this investment is not reciprocated for older, more affordable units housing low-income community members. This was seen clearly when hundreds of units in a 42-unit apartment building were condemned as uninhabitable in the winter of 2022-2023, and remained that way for months on end, with the City of Champaign coordinating temporary housing, meals, and other needs for the residents of these units ([https://www.news-gazette.com/newsletter/content/daily\\_headlines/2-months-later-champaign-park-apartments-tenants-remain-displaced/article\\_3370c1cf-b9e4-5d4a-8a73-e086a86c08c4.html](https://www.news-gazette.com/newsletter/content/daily_headlines/2-months-later-champaign-park-apartments-tenants-remain-displaced/article_3370c1cf-b9e4-5d4a-8a73-e086a86c08c4.html)). Incidents such as these make clear that current market forces are not providing affordable and habitable units for the lower ends of the income spectrum. The planning performed through this grant would allow local governments to expand affordable housing production, as well as developing strategies to more effectively preserve existing rental

housing that is accessible to low-income populations, whether through funding assistance, building up local capacity for public or nonprofit management of such developments

### **Barriers to Affordable Housing**

One of the primary objectives of the Champaign County Regional Housing Plan will be to consult with housing stakeholders to identify discrete barriers to affordable housing across Champaign County generally and within individual geographies. As distinct units of government, the municipalities and unincorporated areas of Champaign County each have their own development regulations and procedures, as well as their own budgetary, staffing, and infrastructure resources and constraints. Through analysis of local housing and demographic data, as well as consultation with government staff, developers, affordable housing advocates, and other stakeholders in the community, this plan will allow for a clearer picture of these barriers and will provide the first step toward identifying solutions to encourage development and preservation of affordable housing throughout the county in a manner that is equitable, effective, and beneficial for the residents of this housing. By working regionally and seeking the buy-in of each of the respective governments in the county, this plan will work to ensure that local stakeholders are not just more informed about local housing issues, but have concrete processes in place to begin to address these barriers.

Through this process, the plan will also identify missed opportunities and gaps in affordable housing services that result from the division of responsibilities between jurisdictions, agencies, and departments. This could include exploring the possibilities of housing preservation in rural areas, which are outside of the major municipalities in the county, and therefore outside of CDBG and HOME entitlement areas, as well as other rehabilitation investments throughout the county. It will also include ensuring that the county's housing stakeholders are aware of and taking advantage of available funds for housing development and preservation, like the State of Illinois's lead abatement grant program, which has not awarded grants in Champaign County in the last 20 years. This process will also identify where local stakeholders need to grow capacity to overcome barriers and meet unserved needs, whether through the creation of municipal and agency staff positions, or through support for nonprofit organizations, to provide the focus and expertise locally to address housing issues, identify needs, and overcome barriers.

## **Exhibit D - SOUNDNESS OF APPROACH**

### **Project Vision**

#### ***Champaign County Regional Housing Plan***

The Champaign County Regional Housing Plan will consist of an in-depth data gathering, public engagement, and policy-making process to clearly understand affordable housing needs within the county and develop actionable solutions to address these needs at a county-wide, intergovernmental and cross-departmental level. This plan will be created by the staff of the Champaign County Regional Planning Commission, in consultation with a variety of housing stakeholders. As a planning and policy activity supporting affordable housing, the ultimate product of this work will be a plan that guides housing development and preservation approaches across the county, resulting in benefits to low- and moderate-income persons through ensuring the county-wide provision of affordable housing, including in areas of high opportunity and proximity to community resources.

This plan will help meet the county's need for affordable units that are well-connected to resources and high-amenities areas, while working to cross inter-jurisdictional and inter-departmental barriers to effective housing planning, providing a comprehensive and collaborative framework to addressing housing issues in Champaign County. It will build upon existing regional efforts, including the Urbana HOME Consortium's interjurisdictional cooperation to distribute federal housing funds and Champaign County Regional Planning Commission's work on regional transportation planning. In addition, it will build upon housing efforts conducted by individual municipalities, as described in the Need section of this application. Through providing a comprehensive lens to guide these actions the Regional Housing Plan will help to ensure that the government's, agencies, departments, and other groups in Champaign County are working together to ensure the provision of adequate and affordable housing to community members. This plan will build on the ideas of existing regional housing plans in Illinois and beyond, including the McLean County Regional Housing Advisory Committee (<https://mcplan.org/regional-housing-advisory-committee>), the Chicago Regional Housing Initiative (<https://www.cmap.illinois.gov/programs/housing/rhi>), and the North Texas Regional Assessment of Fair Housing (<https://dallascityhall.com/departments/fairhousing/PublishingImages/Pages/North-Texas-Regional-Assessment-of-Fair-Housing/North%20Texas%20Regional%20Assessment%20of%20Fair%20Housing.pdf>).

#### ***Data Gathering***

The first phase of this plan will be Data Gathering. This will consist of compiling existing public datasets on housing and demographics from sources like the U.S. Census Bureau, to gain a clear initial picture of local housing conditions. At this point, staff will also compile existing local government documentation, including zoning and development codes, comprehensive plans, Consolidated Plans, and other legal and guiding documentation that forms the foundation for housing development and preservation in the county.



After accumulating existing public data, staff will assess the gaps in the currently available data and develop a plan for additional data gathering. This is likely to include both 1) purchase of private sector housing data, if it is evaluated and found to be accurate and helpful in Champaign County, and 2) conducting primary source data gathering, both through accumulation and sorting of local-level property microdata and through surveying a statistically significant group of local residents about their housing needs and experience.

The final component of data gathering will be stakeholder consultation. This will involve documented interviews with—among other key stakeholders to be identified—public agencies working in housing, transportation, social services, and development; housing developers; non-profit housing and advocacy organizations; and local leaders and decision-makers.

### *Data Analysis*

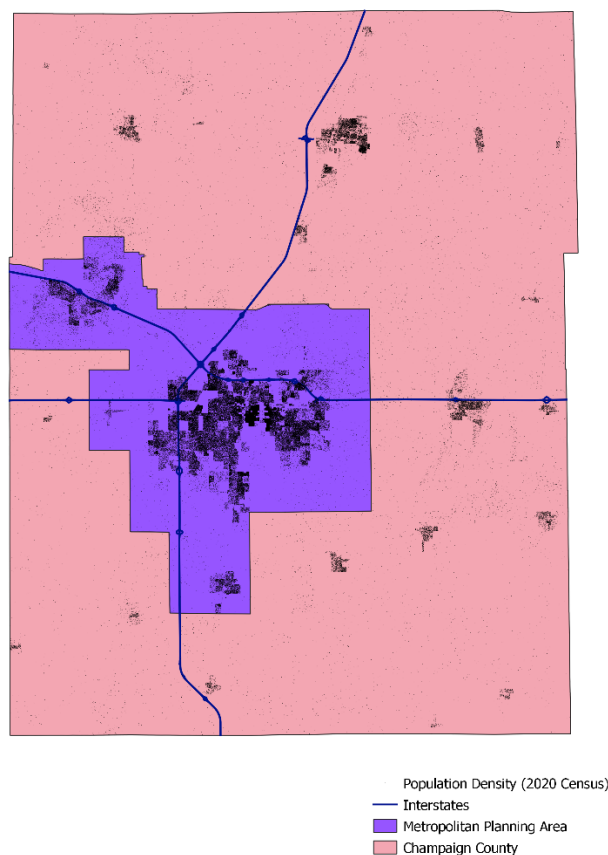
After accumulating all of the data described above, the second phase of the plan will be to analyze and synthesize this data. Staff will use this information to develop a summary of housing conditions and needs, including in-depth pictures of affordability, quality of housing, geographic trends, and segregation in the community, and how all of these variables interact with each other and differ across demographic groups.

This phase will also include the processing of stakeholder consultation results, transcribing, coding, and synthesizing these conversations to develop a clearer idea of consistent problems and ideas, as well as understanding how different stakeholder groups each approach local housing issues. Building upon internal experience and infrastructure with data dashboards, staff will create a local housing data dashboard, to provide an easy to digest resource for community members seeking data about housing.

Finally, the Data Analysis phase will consist of the expansion of The Champaign-Urbana MPO Housing and Transportation Affordability and Accessibility Index, funded by an Illinois Department of Transportation State Planning and Research Grant in the summer of 2023 and currently in development. This tool is inspired by the Center for Neighborhood Technology's (CNT) H+T Affordability Index and HUD's Location Affordability Index, and will provide a more locally-informed and locally relevant insight into the interaction between housing and transportation for Champaign County once is expanded to the whole County with the PRO Housing grant. Data from this tool will be provided at the traffic analysis zone (TAZ) scale, allowing housing data to be integrated into transportation modeling and forecasting discussions. While existing indices are largely reliant on nationwide data sources like the Census Bureau's American Community Survey, this project will be able to incorporate data sources that are more particular to the local area, resulting in a more accurate and more geographically precise picture of housing and transportation across individual blocks and neighborhoods. This project will be accomplished through the accumulation and analysis of housing and transportation data, synthesizing this data into estimates of housing costs, transportation costs, and transportation accessibility aggregated at the TAZ scale, combining these variables into indices to compare between variables and across geographies, and publishing this data online, so that local agencies and the public can assess how resources, costs, and accessibility are distributed across the

County. This data will help inform policymaking, including where to focus housing and transportation investment to build upon existing advantages in cost and accessibility.

The state-funded component of the index covers the metropolitan planning area for which Champaign County Regional Planning Commission is the Metropolitan Planning Organization (MPO). The additional funding from the PRO Housing grant will allow for the expansion of this index to cover the whole county, understanding the transportation and housing constraints and opportunities in more rural areas, as well as in outlying county communities that are not part of the metropolitan planning area, but that provide their own benefits regarding housing availability and proximity to resources.



*Figure 1 – Map of Metropolitan Planning Area within County*

### *Public Engagement*

In addition to the primary source data collection to take place during the first phase of the process, staff will also seek to engage the broader public in the regional housing planning process. This will include a public survey asking community members for their input on their own housing needs, as well as on existing conditions data that has been accumulated thus far. The survey will be distributed both digitally and physically via a variety of local sources (see Stakeholder Engagement section below). Staff will also host at least one open house in the community for each phase of public engagement, providing the opportunity to present the work

conducted so far, answer questions of the public, and get face-to-face feedback and concerns about community housing issues. This public engagement will continue into the later phases as well, with initial public outreach about the existing conditions data, followed by a second phase of outreach to respond to concrete policy ideas, as well as presentations to the public as the project team seeks adoption by elected officials.

### *Plan Drafting*

After establishing a clear picture of existing housing conditions, from accumulation and analysis of data, consultation with stakeholders, and engagement with the public, staff will work to develop the plan itself, and policy proposals to address existing needs and barriers.

Among the policy areas subject to examination include land use and development regulations; transit-oriented development and the policy interface between housing and transportation; incentives, funding, and expedited processes to construct affordable housing (as well as regulations to include affordable housing in market-rate developments, if feasible); initiatives and funding for affordable housing preservation and maintenance of housing quality; policies to improve housing access and stability to protected and vulnerable populations; and capacity building for affordable housing provision in both the local public and non-profit sectors.

In addition to researching compiling policies to address local housing needs, CCRPC staff will work with individual agency staff and leadership to further understand agency capacity, elected official sentiment, and other concerns that would affect the feasibility of these policies. Through combining policy knowledge with knowledge of local conditions, staff will develop policy prioritization and recommendations to ensure that individual municipalities and agencies are able to advance affordable housing goals within their jurisdiction. Through recognizing and working with the needs and constraints of individual stakeholders, the plan will help to ensure that affordable housing goals are being pursued regionally and cooperatively, and that all stakeholders are taking part. Based on this background work, staff will develop policy language for use by individual entities, streamlining the process for local governments and agencies and working to harmonize housing approaches across the county.

### *Adoption and Follow-Up*

The final phase of the plan will focus on developing procedures for follow-up, continuity, and accountability, as well as seeking adoption of the plan by local bodies. In order to ensure that the plan is an actionable document that does not simply sit on a shelf, staff will develop language and strategies (including discrete short-, medium-, and long-term goals) to ensure that local bodies have benchmarks from which to implement actions from the plan and continue to pursue its goals. Staff will also develop processes for ongoing check-in and communication between the varied stakeholders, to ensure that individual agencies, groups, and government bodies are aware of the work that each is performing and are accountable for advancing these goals together.

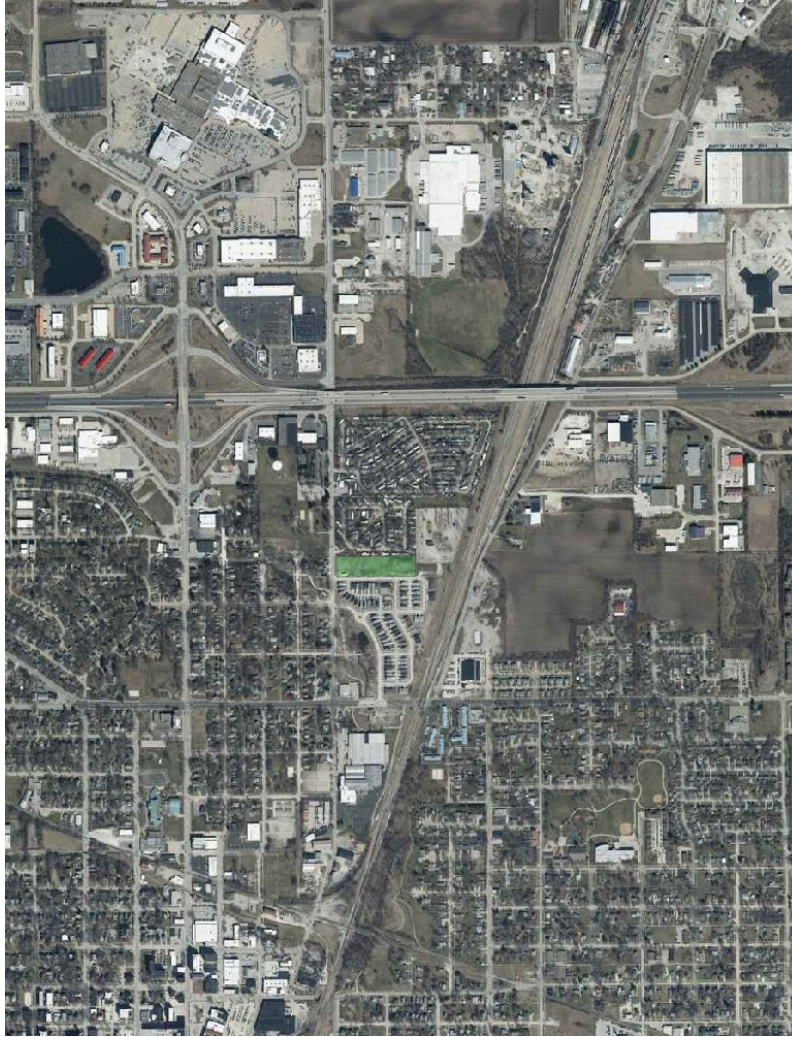
### ***Bristol Place Senior Residences***

Bristol Place Senior Residences is a Low Income Housing Tax Credit (LIHTC)-funded senior residence, comprised of four stories of one- and two-bedroom apartments. The building will be built slab-on-grade utilizing a prefabricated framing system incorporating environmental and engineering standards intended to achieve "Green Certification." The exterior of the building will feature brick and vinyl accents. All apartments will feature Energy Star rated appliances including stainless steel refrigerators, stoves, and in-unit washers and dryers. All interior doors will be solid core, windows will feature mini-blinds, soft close drawers, granite counter tops and handicap accessible bathrooms. All units will be provided with broadband internet infrastructure. All points of entrance into the building will feature secure keyless entry with keypad control in each apartment. The project will also build detached garages and offer a single car stall to each resident. There will be an on-site management office, media center, fitness center and club room.

Bristol Place Senior Residences was awarded LIHTC credits by the Illinois Housing Development Agency in 2022. With these credits and other financing, the development has retained at \$300,000 financing gap out of an overall construction budget of \$13,779,710. This application proposes to allocate \$300,000 of PRO Housing funds to close this financing gap, allowing for the timely construction of this facility and the provision of affordable housing to low-income senior citizens.

In addition to affordable housing, this development will provide access to a variety of amenities to its residents. It will be located directly across the street from a newly developed recreation center, as well as one block away from a new park, both developed by the Champaign Park District. This site is located on several major bus lines, and is located less than a mile from the county's largest commercial district and less than two miles from two major hospitals, downtown Champaign, and the University of Illinois campus. This will address the need for affordable units within the core, high-amenity areas of the county and provide ready access to the needs of low-income senior citizens in the county.

Through financing the construction of affordable housing, PRO Housing investment in Bristol Place Senior Residences will serve the national objective of benefitting low- and moderate-income persons in the Champaign County community.



*Figure 2 – Bristol Place Senior Residences Site*

### ***1001 S. Lierman Avenue***

1001 S. Lierman Avenue is a property purchased by the City of Urbana in 2012, for the purpose of developing affordable housing. This application proposes the allocation of \$500,000 in PRO Housing funds to assist in the creation of affordable housing on this property.

In 2022, Northpointe Development Corporation, the City of Urbana, and the Housing Authority of Champaign County collaborated to propose the construction of 40 affordable rental units on this site. This proposal consisted of a two-story 30-unit building and ten three-bedroom cottage-style townhomes. Under this proposal, the City of Urbana would donate the property to the development. The participants intended to apply for LIHTC credits in order to serve households earning between 30% and 80% of the Champaign County median income.

Although this project was not successful in securing LIHTC credits in the most recent Illinois Housing Development Authority funding cycle, the City of Urbana nonetheless intends to use the property for the development of affordable housing. PRO Housing funds will be held by the applicant and will be designated for the construction of affordable housing at this site when a proposal has secured the other necessary financing. The previous LIHTC collaboration team intends to re-apply for LIHTC credits in the coming cycles, in which case the \$500,000 in PRO Housing funds will serve as gap financing to address funding needs not met by the LIHTC credits and the donation of the City's land. If the LIHTC application is not successful, the City of Urbana will re-assess the opportunities for affordable housing construction on the site before the PRO Housing period of performance closes.

This development will be located in the City of Urbana, directly adjacent to several major bus routes, down the block from several Urbana Park District facilities, including an under-construction recreation center, and similar to the Bristol Place development, within two miles of a variety of commercial, healthcare, employment, and cultural amenities in the core of Champaign-Urbana. This will address the need for affordable units within the core, high-amenity areas of the county and provide ready access to the needs of low-income renters in the county.

Through financing the construction of affordable housing, PRO Housing investment in 1001 S. Lierman Avenue will serve the national objective of benefitting low- and moderate-income persons in the Champaign County community.





*Figure 3 – 1001 S. Lierman Avenue Site*

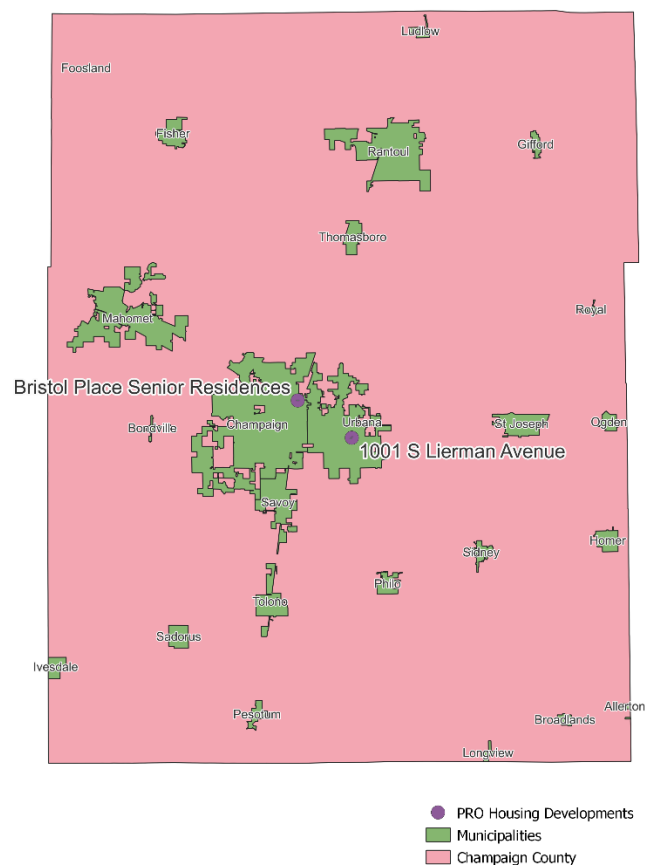
### **Geographic Scope**

This proposal will serve the priority area of Champaign County through providing planning work across the entire county, and through supporting the development of LIHTC-funded affordable housing developments in each of the county’s two largest cities, Champaign and Urbana. These affordable housing developments will situate residents within two miles of the region’s major employment center at the University of Illinois campus, while also being proximate to other significant employers, commercial spaces, and community and recreational assets.

Through studying the entire county and integrating transportation, land use, and demographics into the plan, this project will allow Champaign County stakeholders to understand the allocation of resources, opportunity, and populations throughout the county and develop strategies to ensure that affordable housing is located in areas that will best serve their occupants. By exploring land use and development practices, as well as analyzing the relationship between transportation and housing in the Affordability and Accessibility Index,

the plan will guide local policymakers in providing low-income households access to high-resource areas. While demand for housing adjacent to the university is high, driven by student rental housing as well as demand from faculty and staff, intentional policy choices will ensure that low-income households retain access to this central area, through the intentional development of affordable housing in this area and through transportation investments to ensure access to this area throughout the community.

While Champaign County resources and employment are concentrated in the Champaign-Urbana area in the middle of the county, a variety of smaller communities are dispersed around the county, providing their own housing, employment, and amenity opportunities. Among these outlying communities are Rantoul, former home of Chanute Air Force Base and current home to its own commercial areas and a variety of large industrial facilities on the edge of town; and Mahomet and St. Joseph, also home to their own commercial districts. By pursuing a regional approach, this plan will help to ensure that households retain access to these outlying amenity and employment centers and that these employers are able to draw from an employment base that has ready access to their place of work.



*Figure 4 – Municipalities and PRO Housing Developments within County*



## Stakeholder Engagement

Just as the identification of barriers to affordable housing will be a major component of the Champaign County Regional Housing Plan, deep engagement of stakeholders will be an essential part of the planning process to come. This will include identifying and holding consultation interviews with local housing, development, and government stakeholders, as well as public housing surveys and a variety of outreach efforts to ensure that the results of these surveys are representative. This outreach will pull from affordable housing residents and those with continued housing need, individuals from protected groups, public agencies working with housing, transportation, social services, and development, developers themselves, non-profit housing and advocacy organizations, and local leaders and decision-makers, with the discrete list of stakeholders developed early in the planning process.

Champaign County Regional Planning Commission will draw from a successful history of public outreach strategies ([https://ccrpc.gitlab.io/urbana-arpa/concept/public\\_feedback/](https://ccrpc.gitlab.io/urbana-arpa/concept/public_feedback/), <https://ccrpc.gitlab.io/florida-ave/public-involvement/public-involvement-landing/>) to engage community members, and particularly those in need of affordable housing. Previous outreach activities likely to be pursued in this planning process include:

- Creation of an easy-to-navigate web plan for the project, where community members can visit to learn about the process
- Creation of both online and physical surveys in the most frequently spoken languages in Champaign County
- Distribution of the online survey and information about the project to the communications contacts in relevant agencies and organizations throughout the community, including public agencies, neighborhood organizations, nonprofit and advocacy organizations, and local media
- Distribution of the physical survey and materials to fill it out in local high-traffic and relevant locations, including public buildings, libraries, and affordable housing and social services facilities
- Holding open houses in areas accessible to community members, offer in-person information, gather additional feedback, answer questions about the planning process, and allow community members to discuss and learn about these issues together
- Appearances at the meetings of local elected bodies, to inform and accept feedback and questions from elected officials as well as the general public

While the vast majority of this engagement is still to come, applicant staff has worked to ensure that this application is well-informed by community stakeholders. The proposal for the Champaign County Regional Housing Plan originated from a shared concern by local planning and community development staff about inadequate data on current housing conditions for the county. These staff have been engaged with as the application has developed, to guide and provide their insight on needs and approaches. Similarly, the two affordable housing development components of this grant were selected based on consultation with public community development and community services staff, drawing from their knowledge of existing development and preservation projects that were in need of additional

financial assistance.

In accordance with the public outreach requirements of this grant, a draft of the grant was published on the Champaign County Regional Planning Commission website, with a link on the front page, and was available for 15 days. On the day that the draft was published, a notice was posted in the News-Gazette, the paper of record for the entire county. The comments received in this process, and the applicant's response to them, can be found attached to this application.

### **Affirmatively Furthering Fair Housing**

Through its examination of demographics, zoning and development policies, and affordable housing development resources throughout the community, the Champaign County Regional Housing Plan will assess the availability of affordable housing in well-resourced areas, seek to understand the role that policy and local capacity play in this availability, and propose distinct policies to address well-resourced areas where affordable housing is currently unavailable or infeasible to develop. By assessing the geography of affordable housing, resident demographics, transportation resources and proximity to amenities, and other spatial variables, the plan will propose policies that allow for increased affordable housing provision while decreasing the concentration of affordable housing, putting in place the foundations for affordable housing to be located throughout the county where it will best serve the residents of the housing.

In its 2010 Analysis of Impediments to Fair Housing Choice, the City of Urbana Identified Discrimination on the Basis of Mental or Physical Disability, Cultural/Language Barriers, Inefficient Complaint System, and Housing Affordability as their primary impediments to fair housing choice. These identified impediments emphasize the need for the Champaign County Regional Housing Plan to not simply focus on the passage of policies, but also identifying gaps in local capacity and implementation of these policies. This will ensure that affordable housing is not only theoretically available, but that residents have the resources and enforcement to ensure that they are able to access this housing, and housing providers are aware of their legal obligations and in compliance with these obligations.

While the two PRO Housing-funded developments are on currently vacant land, mitigating the risk of displacement at these sites, these risks will be an important component of the data analysis and policy proposals in the Regional Housing Plan. Tenant stability approaches will be an important component of improving affordable housing preservation in the county, and research-informed displacement mitigation proposals will be presented alongside the strategies for increasing affordable housing production.

Extensive engagement with housing stakeholders, the public, and local leadership will result in a final housing plan that has buy-in across the county, and that is capable of standing up to resistance to the plan. This engagement will ensure that the policy proposals involved in the plan are informed by legal, environmental, logistical, and political conditions on the ground throughout Champaign County, and that the guidance provided to individual jurisdictions is capable of being implemented. In addition, the plan will provide a structure for ongoing meeting, consultation, and accountability between jurisdictions and agencies, to ensure that the work of

providing affordable housing in the county is being pursued proportionately.

A key aspect of the adoption and follow-up phase of the Regional Housing Plan will be tracking the results of the plan, which in addition to policies implemented and including units constructed will include ongoing tracking of the community demographics, including the distribution of vulnerable and protected groups and their concentration or deconcentration within the county. Monitoring these demographic results will ensure that the results of the plan are substantially improving outcomes for low- and moderate-income residents of the community. As discussed in the Long-Term Effect section of this application, one measurement of success will be decreases in the tract-level dissimilarity index when comparing different racial, ethnic, and income groups.

Based on the racial and ethnic distribution of poverty in Champaign County, these affordable housing efforts will disproportionately benefit racial and ethnic minority populations. According to 2017-2021 American Community Survey data, Non-Hispanic white residents of Champaign County make up 66.1% of the total population and 47.8 of the population experiencing poverty, while the most significant overrepresentations are seen in the Black (13.4% of total population, 19.1% of those in poverty), Asian (10.6% of total population, 20.5% of those in poverty), and Hispanic (5.9% of total population, 8.5% of those in poverty) populations. Through providing affordable housing access to low- and moderate-income residents throughout the county, PRO Housing efforts will serve a broad swath of county residents, but will have an opportunity to particularly address the racial and ethnic income disparities seen in the county. By enabling the increased creation of new affordable housing units, PRO Housing activities will ensure that newer, ADA-compliant developments make up a larger proportion of the affordable housing stock, increasing accessibility for those with disabilities and addressing gaps in affordable housing units seen in developments constructed before the passage of this law. Analysis of existing development patterns in the study and subsequent policy recommendations will also examine the availability of affordable units for families with children in the community, and identify policies to prioritize this development based on need. This will be part of the larger goal of ensuring that centrally-located, well-connected development is not only catered to the large student market, but also provides for other community members who would benefit from living in these areas.

Because all funding of housing units through this grant would serve as gap funding to supplement other affordable housing funding, all PRO Housing funded-units will have affirmative marketing requirements as a result of their other funding sources, including LIHTC credits provided by the Illinois Housing Development Agency, and HOME funds from the Urbana HOME Consortium.

## **Budget and Timeline**

<b>Project</b>	<b>PRO Housing Expenses</b>
Champaign County Regional Housing Plan	\$610,183
Bristol Place Senior Residences	\$300,000
1001 S. Lierman Avenue	\$500,000
Administrative Costs	\$139,018
<b>Total</b>	<b>\$1,549,201</b>

### ***Champaign County Regional Housing Plan***

The individual activities involved in the Regional Housing Plan, including the staff hours dedicated to these activities and the timeline for plan work, from October 2024 through September 2026, can be seen in the table on the next page. These hours add up to \$557,353 in personnel costs for the plan. Personnel costs, in addition to other plan costs, can be found in the table below. These costs were arrived at based on a wealth of experience in local and regional planning projects in Champaign County, including estimating and logging hours for other grant-funded projects.

<b>Champaign County Regional Housing Plan Cost Components</b>	<b>Cost Amount</b>
Personnel	\$557,353
Data Purchase	\$20,000
Surveys and Other Public Meeting Materials Printing	\$1,500
Survey In-person Distribution (Travel)	\$19,650
Public Involvement Strategy Equipment	\$1,680
Advertisement	\$10,000
<b>Total</b>	<b>\$610,183</b>

## Champaign County Regional Housing Plan Schedule and Staff Hours

Task/ Deliverable No.    Task Description		PERSONNEL											Federal FY 2025												Federal FY 2026											
													Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept
													RPC FY 2024			RPC FY 2025												RPC FY 2026								
		PCD Director	Data and Technol. Director	Software Develop. II	Software Develop. I	GIS Analyst	Research Analyst	Planner II	Planner II	Planner III	Planner III	Interns	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Task 1	Data Gathering	50	15	0	0	225	0	0	510	250	205	1500																								
1.1	Compile existing public datasets on housing and demographics								100		25																									
1.2	Compile existing local government documentation								100		25																									
1.3	Explore non-public data options to meet gaps in previous data analysis	15				25			50	50	25																									
1.4	Conduct on-the-ground data gathering to meet gaps in previous data	25	15			200			200	200	100	1500																								
1.5	Consult with local housing and planning stakeholders to understand gaps, on-the-ground conditions, etc	10							60		30																									
Task 2	Data Analysis	75	50	100	200	100	200	500	450	650	40	200																								
2.1	Analyze local data to develop a summary of housing needs	10							100	100	20																									
2.2	Process consultation results								150		20																									
2.3	Develop local data dashboard	15	50	100	200	100			50	50																										
2.4	Update the Housing and Transportation Affordability Model using local data	50					200	500	150	500		200																								
Task 3	Public Engagement	30	0	0	0	0	0	0	225	20	40	300																								
3.1	Create and disperse public feedback survey	10							50		10	100																								
3.2	Process survey results								100		10	100																								
3.3	Host in-person meetings to better understand public perspective on housing	20							75	20	20	100																								
Task 4	Plan Drafting	40	0	0	0	0	0	0	850	50	175	0																								
4.1	Consolidate the data gathered above								50	50	25																									
4.2	Research policies to address local issues	10							600		25																									
4.3	Develop recommendations relevant to the accumulated data	10							100		25																									
4.4	Develop accountability approaches to address issues regionally and cooperatively	10							50		50																									
4.5	Work to harmonize policies and approaches	10							50		50																									
Task 5	Adoption and Follow-Up	85	15	100	200	100	0	0	700	20	100	200																								
5.1	Seek adoption of plan as a guiding document by relevant local bodies	10							50		30																									
5.2	Develop follow-up and continuity plan								50		50																									
5.3	Publish the Web Plan	15	15	100	200	100			200	20	20	200																								
Other	Grant Management	60							400																											
Total Hours		280	80	200	400	425	200	500	2,735	990	560	2,200																								

### ***Bristol Place Senior Residences***

Bristol Place Senior Residences has a construction budget of \$13,779,710, and PRO Housing funds are filling in a \$300,000 financing gap. This means that PRO Housing funds will leverage more than \$13 million to complete the financing of this project. These costs were arrived at based upon extensive experience by AHDVS in affordable housing construction in Illinois, in addition to recent development in Champaign County in particular.

Bristol Place Senior Residences is anticipated to start construction in April 2024, and complete construction by June 2025.

### ***1001 S. Lierman Avenue***

Based on input from the Illinois Housing Development Agency, the previous project group plans to apply for LIHTC credits again in the 2025 application cycle, with construction beginning after the awarding of LIHTC credits funds.

In addition to the committed in-kind land costs for this project, the previous proposal included a construction budget of approximately \$19.4 million, with more than \$900,000 in committed funds and approximately 17.5 million sought in LIHTC financing. Should this proposal be awarded LIHTC credits and move forward in the PRO Housing period of performance, PRO Housing funds will leverage more than 35 times their value toward affordable housing construction. This previous budget was developed based on extensive experience by Northpointe Development Services, developing affordable housing across the Midwest. Should the City of Urbana seek out other options for use of PRO Housing funds on this land, the \$500,000 investment will nevertheless be used to leverage significant addition funding for the development.

### **Funding Reduction Adjustments**

A reduction in funding for the two housing development projects would require these projects to seek outside funding sources or reduce the scope of their development. This would either delay construction of the project (and subsequently raise overall construction costs), or reduce the completed project's ability to serve low-income households. Both of these projects would move forward with reduced funding amounts, but their provision of affordable housing would be reduced, either by delayed construction and occupation, or by reduced development to counter lower funding.

A reduction of funding for the Champaign County Regional Housing Plan would still allow for staff to produce grant-funded work, but would reduce the scope of the planning process for this document. If funding is reduced, cost savings are likely to be sought primarily in data collection, relying on publicly-available data or low-cost methods data purchase or primary source collection, rather than pursuing in-depth data collection to paint a more detailed picture of the local housing context. In addition to this, staff-allocated hours are likely to be

reduced for all phases of the project, reducing the time spent on data analysis, public outreach, policy research and plan drafting, and adoption and follow-up. While creating a plan with reduced work in these areas is feasible, the budgeted staff hours are intended to allow for in-depth research and engagement with community stakeholders, which is more likely to result in a plan which contains actionable information and policies, as well as effective mechanisms for realizing these policies.

## **Exhibit E - CAPACITY**

### **Applicant Capacity**

Champaign County Regional Planning Commission will lead implementation of the proposed activities. It is the Metropolitan Planning Organization for the region, and has a depth of experience managing federal grants. The CCRPC currently manages over 100 federal and state grant programs with varying program years and conditions of award. The agency's primary funding is in the form of a major federal grant in excess of \$13M. The overall agency budget is close to \$55M with a staff of 246 employees. The CCRPC is subject to the Single Audit Act, and all grant revenues/expenditures are detailed in the audit in the form of supplemental schedules. There have been no financial or compliance audit findings for the CCRPC for the past 25 years. We have the capacity to appropriately manage grant funding and varying contract years, as well as have the necessary accounting and human resource technology to monitor time and expenditures in accordance with federal guidelines.

As an administrator of a wide variety of state and federal grants, Champaign County Regional Planning Commission has the staff available to manage this project. Project hours will primarily come from existing staff positions. Existing staff hours are largely grant-funded and project-based, so responsibilities will shift to this project as it comes online and other projects draw to a close. CCRPC will also supplement existing positions with the hiring of a planner to work specifically on this project, as well as interns for data collection purposes.

### **Authority for Reforms**

As a Metropolitan Planning Organization, Champaign County Regional Planning Commission does not have direct jurisdiction over development regulations. However, engagement with individual jurisdictions is a significant component of the project scope. Through this engagement with staff and elected leadership, the plan will incorporate solutions that are in line with the objectives of individual jurisdictions, and through which they can be held accountable for the provision of affordable housing in the region.

### **Partner Capacity and Dependency**

As the grant applicant, Champaign County Regional Planning Commission will pursue the creation of the Champaign County Regional Housing Plan internally. This will involve consultation and outreach to community stakeholders, but will not be dependent on project partners.

Bristol Place Senior Residences has already secured the vast majority of its project funding, and is not at risk for dropping out of the project and requiring reallocation of project funds. AHDVS has broad experience developing affordable housing in the region and in Champaign County in particular, and the amount of funding committed and stage of funding ensure that this project will move forward.



With the public land obligated toward affordable housing construction and a development proposal for the land already created, the applicant anticipates that 1001 S. Lierman Avenue will secure the financing needed to complement PRO Housing funds within the period of performance. If this does not appear likely over the course of the period of performance, the applicant and City of Urbana will work together to determine if alternative affordable housing proposals may be feasible within the period of PRO Housing grant performance.

### **Coordination Experience**

Since the passage of the American Rescue Plan in 2021, Champaign County Regional Planning Commission has contracted with both Champaign County and the City of Urbana to oversee more than \$53 million in State and Local Fiscal Recovery Funds received by these entities. This has included ongoing federal reporting, contractor and subrecipient monitoring, and elected official engagement for more than 120 projects. The contract with the City of Urbana also involved the creation of a concept plan (based on existing data and city priorities, public engagement including surveys and public meetings, and the guidance of the city council) and the creation of an application process to allocate these funds. In this capacity, CCRPC staff has overseen or is overseeing funding for affordable housing construction and preservation projects including the development of a tiny home community for the medically-fragile homeless, renovations on an affordable senior housing facility, and roof repair for low-income homeowners, as well as other significant construction projects including a public recreation center, neighborhood sewer repair, and a household hazardous waste disposal facility.

The Planning and Community Development Department of CCRPC, which will be overseeing this grant, has conducted a wide variety of regional planning efforts, including regular updates to the federally-required Long Range Transportation Plan, corridor studies within individual communities, and competitive grant-funded planning efforts at the local and regional level this planning experience has demanded coordination between grant funders (including the federal government), local elected officials and other stakeholders, the general public, partner agencies, and contractors (including engineering services). This leaves the department well equipped to conduct the planning activities discussed in this proposal.

### **Application Author**

Applicant staff wrote this application. The primary grant writer was J.D. McClanahan, Planner II, Champaign County Regional Planning Commission.

### **Civil Rights and Fair Housing Experience**

Champaign County Regional Planning Commission staff created the Concept Plan through which City of Urbana ARPA SLFRF funds were prioritized and allocated. This plan included analysis of needs and disparities at the neighborhood level throughout the City of

Urbana. In addition to using existing variables, staff created a block-group-level Social Vulnerability Index (<https://ccrpc.gitlab.io/urbana-arpa/concept/demographics/#social-vulnerability-index>), building off of the Centers for Disease Control and Prevention's existing index (<https://www.atsdr.cdc.gov/placeandhealth/svi/index.html>), where census tracts are the smallest geography, and adjusting to provide a smaller neighborhood-scale index that better serves a city of less than 12 square miles. This guided the distribution of \$10 million in ARPA SLFRF funds, including \$2 million toward a recreation center, \$1.29 million toward sewer system repairs, and \$500,000 toward the renovation of senior affordable housing in high-vulnerability areas. This focus on racial and economic equity expanded to all of these ARPA-funded projects as well, including a microloan fund for small businesses, funding to assist low-income populations in federal program enrollment, repair and replacement of low-income homeowners' roofs, and alternative education facilities and staffing for at-risk students.

Due to the demographics of low-income households in Champaign County, many of CCRPC's community programs disproportionately serve racial minority households and seek to alleviate the impacts of disparate economic circumstances. According to CCRPC's 2022 Annual Report (<https://ccrpc.org/wp-content/uploads/2023/03/RPC-Annual-Report-2022-web.pdf>), its Head Start programming served 59% Black or African American students, 22.5% white students, 11.5% multi-racial/bi-racial students, 4% Other/Unspecified, and 2.5% Asian students. In the same year, \$257,000 in ARPA-funded household assistance for rent, mortgage, and utility costs was distributed, with 70% of households served being Black, 29% being white, and 1% being mixed race. In a county whose population is 70.0% white, 13.1% Black or African American, 10.7% Asian, and 5.0% two or more races, this indicates significant disparities in income and household need, which CCRPC is working to alleviate.

The Cities of Champaign and Urbana have, respectively, an Equity and Engagement Department and an Office of Human Rights and Equity, which are charged with enforcing each city's Human Rights Ordinance and pursuing racial and economic equity in the cities' operations. While in recent years the State of Illinois banned source-of-income discrimination against housing voucher holders state-wide, the City of Urbana has offered this fair housing protection in its Human Rights Ordinance for decades in advance of the state law.

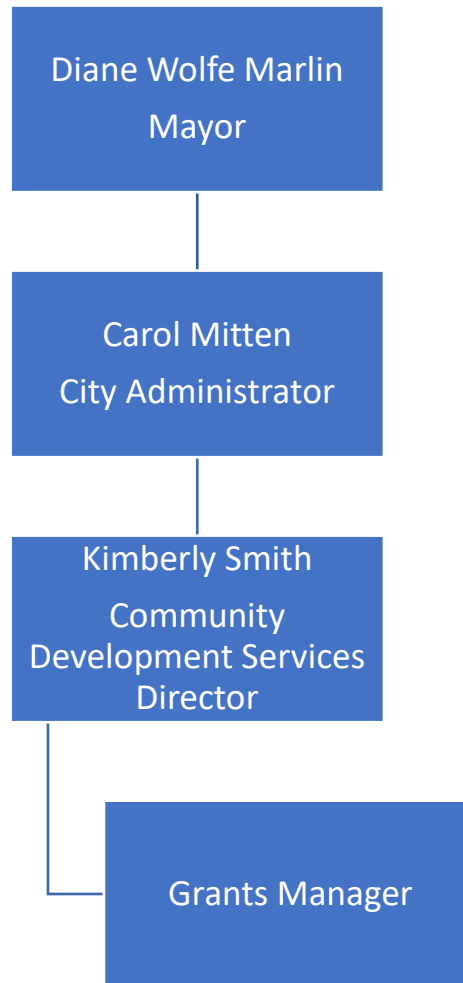
## **Organizational Chart**

### ***Champaign County Regional Planning Commission***



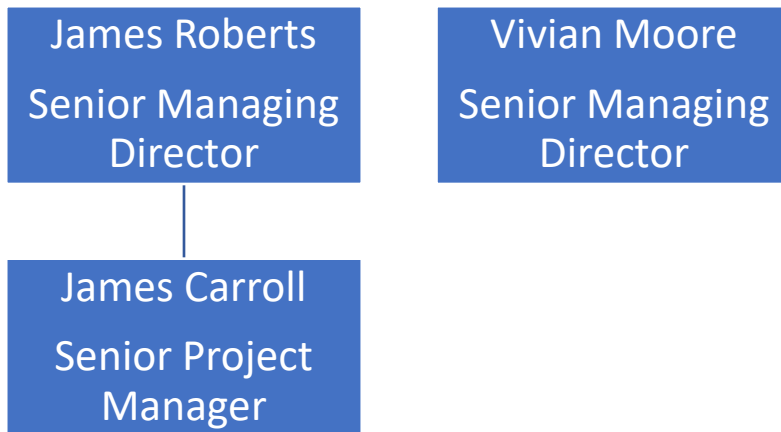
Fourteen full-time staff members at Champaign County Regional Planning Commission will be responsible for conducting or overseeing PRO Housing activities. In addition, two interns will be hired to conduct data collection. In addition to these interns, CCRPC also plans to hire one additional staff planner position to conduct work funded by this grant. Aside from these positions, all capacity to administer this grant is already present in the organization. Planning and Community Development staff will head the project and conduct the majority of data gathering, data analysis, public outreach, and plan creation for the Champaign County Regional Housing Plan. Planning staff will also conduct subrecipient monitoring and be the point of contact for the two planned subrecipients. Data and Technology staff will assist in data gathering and analysis, as well as the production of tools through which the data will be shared with the public. Fiscal staff will assist in the management of the grant itself.

*City of Urbana*



City of Urbana staff will serve as the liaison for eventual development at 1101 S. Lierman Avenue. This will primarily consist of Community Development staff ensuring that the applicant is aware of changes in the financing and development plans for this site, as well as ensuring communication between the applicant and developer to ensure proper dispersal of PRO Housing funds to this project.

***AHDVS, LLC***



As the developer of Bristol Place Senior Residences, AHDVS, LLC will oversee the construction of this development. Existing senior staff at AHDVS will be responsible for management of PRO Housing funds, reporting progress to the applicant and HUD, and working with sub-contractors on the construction of Bristol Place Senior Residences.

## **Exhibit F - LEVERAGE**

Bristol Place Senior Residences has a construction budget of \$13,779,710, and PRO Housing funds are filling in a \$300,000 financing gap. This means that PRO Housing funds will leverage more than \$13 million to complete the financing of this project.

The City of Urbana is providing the land for 1001 S. Lierman Avenue. This land was purchased by the City for \$35,000 in 2012, with the explicit obligation of the city to use this plot for affordable housing and the intent to donate the land to the eventual housing development.

See Attachment D for Leverage Documentation.

## **Exhibit G - LONG-TERM EFFECT**

### **Deliverables Upon Completion**

The most immediate and concrete achievement from the completion of grant funded activities will be the construction of two LIHTC-funded affordable housing developments, whose gap financing was provided by the PRO Housing grant. These two projects will directly provide affordable rental housing units to community members for decades to come.

In addition to the more concrete achievements of these affordable housing units, the Champaign County Regional Housing Plan will provide a framework for long-term and systematic changes to affordable housing development and preservation in the county. Through more clearly diagnosing the current barriers and needs, developing discrete solutions to these problems, and working collaboratively to create actionable and accountable next steps for local governments and agencies, the plan will allow for a regional, considered, and long-lasting approach to affordable housing provision.

### **Potential Roadblocks**

While Champaign County Regional Planning Commission, as the Metropolitan Planning Organization for the region, is the applicant for PRO Housing funds and will be performing the planning work for the Regional Housing Plan, it does not itself have the authority to change local development regulations or prioritize housing investment by local units of government. This is why the process of collaborating regionally, and presenting and discussing the plan with local elected bodies, is essential. Development regulations can be controversial, so supplementing discussions with staff and other housing stakeholders with the concerns of elected decision-makers will help to ensure that the final form of the plan is a document that will actually be acted-upon, rather than sitting on a shelf. The regional nature of the plan will work to ensure that individual municipalities or neighborhoods are not disproportionately bearing the externalities of new development, but that local governments are equitably working together to address the existing barriers.

Bristol Place Senior Residences has already received LIHTC credits, and will be ready to move forward with construction after the receipt of PRO Housing funds. 1001 S. Lierman does not yet have LIHTC funding secured for its construction. While the financing for this project is contingent, the fact that it is owned by the City of Urbana ensures that the City will continue to hold the property until an appropriate project is feasible, at which point PRO Housing funds will be used to supplement existing financing and bring the project to construction.

### **Consideration of Other Costs**

As a Metropolitan Planning Organization, Champaign County Regional Planning Commission's work is focused on ensuring that residents of our community are able to travel safely and efficiently. The Champaign County Regional Housing Plan will bring this expertise to bear, ensuring that the intersection of housing and transportation is a key consideration as barriers are identified and solutions developed. In summer of 2023, CCRPC

received state grant funding to develop an Affordability and Accessibility index, which will provide a more precise and locally applicable version of the H+T Index developed by the Center for Neighborhood Technology (<https://htaindex.cnt.org/>). This will allow housing and transportation data to be modeled and planned for together, which was previously infeasible due to different analysis geographies. A component of the Regional Housing Plan will be the expansion of this index from the metropolitan planning area to the entire county, allowing for housing and transportation decisions to be made in concert across the entire county.

Based on 2020 Census data, the Champaign Urban Area is in the top 7% of US urban areas by population density (<https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html>). According to the American Public Transportation Association, the Champaign Urban Area is ranked #6 in the country for transit ridership per capita (<https://www.apta.com/wp-content/uploads/APTA-2022-Public-Transportation-Fact-Book.pdf>). This compact development pattern and variety of transportation choices ensures that proximity to amenities is widely available throughout the community. As the Affordability and Accessibility Index becomes available and expands to cover the entire county, it will help to ensure that affordable housing is located in appropriate and amenity-rich locations throughout the entire county.

Both of the PRO Housing-funded developments are located within two miles of the University of Illinois, the county's largest employer. Both also have a bus stop located directly on their city block, with bus service seven days a week. In addition, both will be located within a quarter-mile of a park district recreation center, with Bristol Place across the street from the new Martens Recreation Center, and 1001 S. Lierman Avenue a few blocks from the Urbana Park District's under-construction Health & Wellness recreation center. Both developments are also located within two miles of several grocery stores or supercenters. These developments will provide low transportation costs and access to amenities to their residents.

### **Replicability of Proposal**

Inter-jurisdictional collaboration is an issue across the country and across different subject matters. While some housing-related issues (like distribution of housing choice vouchers, or coordination of homeless services) are commonly performed at the regional level, housing development and preservation is frequently left to individual jurisdictions. This proposal will provide a model for coordinating housing planning across jurisdictional and departmental boundaries, by initiating cooperation between distinct jurisdictions and across the areas of transportation, planning and development, grants management, and other subject areas that are frequently siloed.

### **Environmental Risks**

The First Street Foundation provides a Risk Factor (<https://firststreet.org/risk-factor/>) across four variables—Flood, Fire, Wind, and Heat. Champaign County has Minor Fire and Wind Factors, and Moderate Flood and Heat Factors.

Units built from this program will follow Illinois and local regulations for new construction,



including on energy efficiency and runoff, which will ensure that environmental impacts are minimized over the life of the building and that occupants are better protected from climate risks.

The Regional Housing Plan will also better incorporate efficiency and resiliency into affordable housing development and preservation through regulations and incentives. Through the thoughtful location of affordable housing in connected areas, mentioned above, this proposal will provide shorter commutes and encourage active transportation, decreasing Champaign County's environmental impact through transportation emissions. The policy recommendations in the Regional Housing Plan will allow Champaign County communities to provide a variety of housing choices in well-located and well-resourced areas, including more dense, compact, and affordable units, will reduce the energy demands of these units and place residents in close proximity to employment, recreational, and cultural needs, reducing transportation impacts.

### **Project Success**

At the end of the period of performance, both PRO Housing-funded affordable housing developments will be constructed, fully occupied, and will provide affordable, high-quality housing to low-income community members. This will provide a clear metric for success of these projects.

For the Champaign County Regional Housing Plan, success will be measured by intermediate, policy-focused achievements in the short-term, and likely for the entirety of the period of performance, with more tangible and measurable benefits seen on a longer time scale. The first measurement of success will be the completion of the Regional Housing Plan, and the adoption of the plan by local governments. CCRPC will prioritize the adoption of the plan by the Champaign County Board, as well as the government of the five largest municipalities in the county (the City of Champaign, the City of Urbana, the Village of Rantoul, the Village of Mahomet, the Village of Savoy, and the Village of St. Joseph), while also seeking adoption by the smaller, rural communities in the county. Following adoption of the plan, success will be measured by the passage in each local body of at least two recommendations within the plan during the period of performance (these may consist of land use and development code revisions, allocations of funding toward specific activities, or recommended actions by elected bodies). Within ten years of the passage of the plan, success will be measured by 1) a 5% increase in affordable housing units, 2) the rate of growth for all total number of housing units exceeding household and population growth, and 3) reductions in the county-wide dissimilarity index for white-nonwhite segregation (as well as white-individual nonwhite races), Hispanic/Latino-Non-Hispanic white segregation, and <100% AMI->100% AMI segregation, measured at the census tract level.

### **Long-Term Effect**

As a result of the solutions identified in the Champaign County Regional Housing Plan, local governments will instigate investments and policy changes that enable neighborhood access for low-income and protected classes throughout our community, and especially in the areas with the best access to neighborhood resources. Policies examined in the planning process

will include inclusionary zoning incentives or regulations, which would open up access to many new centrally located apartments which are currently focused solely on student populations, opportunities for upzoning in lower-density but amenity-rich neighborhoods, and development regulations that are preventing lower-cost housing construction, or housing construction across the board, to ensure that low-income and protected community members have equal access to well-resourced neighborhoods.

**Attachments (to be included in final grant application package)**

**Attachment A Summary of Public Comments**

**Attachment B Application Certifications and Standard Forms**

**Attachment C Authorization to Submit Grant Application**

**Attachment D Leverage Documentation**