



Second Program Year Action Plan (2009)

The CPMP Second Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 2 Action Plan Executive Summary:

The Village of Rantoul's 2009 Annual Action Plan is the second in the 2008-2012 Consolidated Plan, and describes how Community Development Block Grant (CDBG) funds and other available resources will be used to address affordable housing and community development needs. This plan provides a strategy for improving the quality of local communities and the standard of living for persons who have lower incomes by addressing the priority housing and community development needs.

The Annual Action Plan is a requirement of the U.S. Department of Housing and Urban Development to receive further CDBG funds. This plan acts as the Village of Rantoul's application for such funds.

Summary of the 2009 CDBG program allocations:

Program Administration & Planning	\$61,720
Housing Rehabilitation	\$260,265
Lead-Based Paint	\$26,000
Public Services	\$46,290
Shed-a-Way	\$17,320
Acquisition & Demolition	\$60,810
Infrastructure	\$285,809
Rantoul Business Center Accessibility	\$54,580

This Annual Action Plan summarizes the Village's priorities and strategies for the delivery of funds to address the needs in areas of housing, public services, infrastructure and public facility improvements, economic development and homelessness, along with special needs. The Annual Action Plan also provides identification of the long-term objectives and outcomes to be realized through the Annual Action Plan.

The 2009 Annual Action Plan outlines the local strategies and objectives for meeting the needs in Rantoul, and identifies which long-term outcomes each funded activity will address. In providing these services, the Village looks to support the outcome of establishing and maintaining a suitable living environment and to ensure decent and affordable housing. For 2009, the objectives include:

- Meeting the housing needs of lower-income renters and homeowners through housing rehabilitation programs (12 emergency owner-occupied projects, 6 full-home owner-occupied projects, and 5 rental units),
- Providing public services to lower-income individuals and families (unknown projects)
- Improving neighborhoods by removing a slum/blighting structures (acquire and demolish 1 structure along with remove 5 dilapidated sheds/garages),
- Improving the accessibility into the Rantoul Business Center by installing automatic entrance doors and wheelchair accessible seating,
- Improving the XXX neighborhood by installing infrastructure, and
- Assisting homebuyers through the use of locally-funded homebuyer assistance programs (assist 10 homebuyers).

Based upon the needs analysis of the Consolidated Plan, the 2009 Annual Action Plan describes the following housing and community development objectives for the Village of Rantoul.

OBJECTIVE 1: PROVIDE A SUITABLE LIVING ENVIRONMENT

- Goal 1: Support social service agencies providing services to low-moderate income individuals and families
- Goal 2: Support infrastructure improvements in low-moderate income neighborhoods.
- Goal 3: Reduce the slum and blighting conditions in low-moderate income neighborhoods.
- Goal 4: Support the removal of accessibility barriers.

Outcome: Sustainability for the purpose of creating suitable living environments

- Strategy 1: Create a suitable living environment by making needed infrastructure improvements to low-moderate income neighborhoods.
 - The Village of Rantoul will continue to make needed improvements to infrastructure using various forms of funding, including, but not limited to CDBG, general tax revenues, and Tax Increment Financing (TIF).
- Strategy 2: Create a suitable living environment by demolishing dilapidated and slum/blighting structures in low-moderate income neighborhoods.
 - CDBG funds will be used to acquire and demolish one dilapidated structure that can not be occupied.
 - CDBG funds will also be used to demolish 5 dilapidated, non-residential structures through the Shed-a-Way Program.

- The Village of Rantoul may also demolish dilapidated residential, commercial and industrial structures throughout the community using other funding sources such as TIF, general tax revenues, and the issuance of bonds.

Strategy 3: Create a suitable living environment by providing better access to social services in the community for lower-income residents.

- CDBG funds will be used to fund **XXX** social service agencies.
- The Community Service Center of Northern Champaign County, which is the local "First-Call for Help" agency, annually receives general revenue funds from the Village of Rantoul to provide social services to low-income residents.

Strategy 4: Create a suitable living environment by continuing the village's code enforcement program along with work towards cleaning-up contaminated sites which have a slum/blighting effect on neighborhoods.

- These activities will be completed using non-CDBG funding sources such as general tax revenues and grants from the Illinois Environmental Protection Agency.

Strategy 5: Create a suitable living environment by removing environmental barriers to impede the movement of disabled individuals.

- CDBG funds will be used to install automatic entrance doors and create wheelchair accessible seating at the Rantoul Business Center.

OBJECTIVE 2: PROVIDE DECENT HOUSING

Goal 5: Preserve and improve affordable housing in Rantoul.

Goal 6: Address barriers to obtain affordable housing.

Goal 7: Support efforts to reduce the exposure of lead-based paint hazards in homes.

Outcome: Affordability for the purpose of providing decent affordable housing

Strategy 6: Provide decent housing by creating affordable housing opportunities for households at or below 80% of the area median income through the redevelopment of vacant properties.

- CDBG funds will be used by the Village of Rantoul to pay for program delivery fees related to the redevelopment of three residential properties owned by the village.

- Assist the Housing Authority of Champaign County to develop 25 affordable rental units for senior citizens and 25 units of owner-occupied housing.

Strategy 7: Provide decent housing by ceding the village's annual bond cap allocation to the Illinois Housing Development Authority or similar agency to create a first-time homebuyer program in Rantoul.

- Although no CDBG funds will be used for this purpose, it is anticipated that up to 5 homebuyers will be assisted.

Strategy 8: Provide decent housing by continuing the Rantoul Building Incentives Program, for those households constructing a new home and those homebuyers who purchase a home from someone constructing a new home in Rantoul.

- Although no CDBG funds will be used for this purpose, it is anticipated that up to 5 homebuyers will be assisted.

Outcome: Sustainability for the purpose of proving decent affordable housing

Strategy 9: Provide decent housing by providing emergency repairs and full-home rehabilitations to low-moderate income, owner-occupied housing units that have building code violations.

- CDBG funds will be used to make emergency repairs to 12 homes. CDBG funds will also be used to fully rehabilitate 6 homes.

Strategy 10: Provide decent housing by rehabilitating rental units that will then be occupied by low-moderate income households.

- No CDBG funds will be used to rehabilitate rental units. Five rental units will be rehabbed using the Village of Rantoul's Rental Rehabilitation Revolving Loan Program.

Strategy 11: Provide decent housing by conducting an analysis of lead-based paint hazards in all housing units repaired or rehabilitated by the Rantoul Community Development Department. Lead-based paint hazards will be repaired or abated

- CDBG funds will be used to complete lead-based paint testing and abatement in housing units rehabilitated through the Community Development Department's programs. Funds have been allocated to test and abate lead-based paint hazards in 18 housing units. CDBG funds have also been allocated for the purchase of a new X-Ray Fluorescence machine to detect lead-based paint.

OBJECTIVE 3: EXPAND ECONOMIC OPPORTUNITIES

Goal 8: Support the expansion of existing businesses along with the development of new businesses in Rantoul.

Outcome: Accessibility for the purpose of creating economic opportunities

Strategy 12: Expand economic opportunities by supporting the expansion of job-training programs for low-income individuals by area social service agencies.

- Although **no** funds have been allocated for this activity in 2009, CDBG funds may be used to provide educational and job-training programs for low-income individuals.

Outcome: Affordability for the purpose of creating economic opportunities

Strategy 13: Expand economic opportunities by creating incentive packages available for new and expanding businesses. Incentive packages may include such items as tax abatements and low-interest loans.

- No CDBG funds will be used for this activity. Other sources of funding including TIF, enterprise zone tax abatements, grant funds, economic development loans and local tax dollars may be used for this activity as they are needed.

The 2009-2010 program year will be the thirty-fifth year the Village of Rantoul has participated in the CDBG program. It is also the second year under the 2008-2012 Consolidated Plan. Previous activities implemented generally met the goals established in the previous Consolidated Plans. Overall, the activities have been very successful and in some cases, have exceeded expectations. While funds have generally been spent in a timely manner, the village's expenditure ratio has been increasing slowly and is expected to exceed the maximum ratio of 1.50 during the timeliness test in March 2009. The following charts show program performance during the last consolidated planning period.

The 2008 program year saw an overall decline in the amount of projects completed due to the departure of the entire Community Development staff, except the department director. Projects should be completed in a timelier manner once a new staff member begins employment in January 2009.

Table 1: Housing Rehabilitations since 2003

Year	Emergency Rehab	Full-Home Rehab	Rental Rehab
2003	7	5	0
2004	9	7	0
2005	7	5	1
2006	19	3	0
2007	12	5	0

Table 2: Sheds Demolished since 2003

Year	Demolished Sheds
2003	2
2004	5
2005	0
2006	2
2007	5

Table 3: Acquisitions & Demolitions since 2003

Year	Acquisitions	Demolitions
2003	2	2
2004	1	2
2005	1	1
2006	3	3
2007	0	0

Table 4: Social Service Clients since 2003

Year	Persons Served
2003	588
2004	535
2005	877
2006	0
2007	0
2008	0

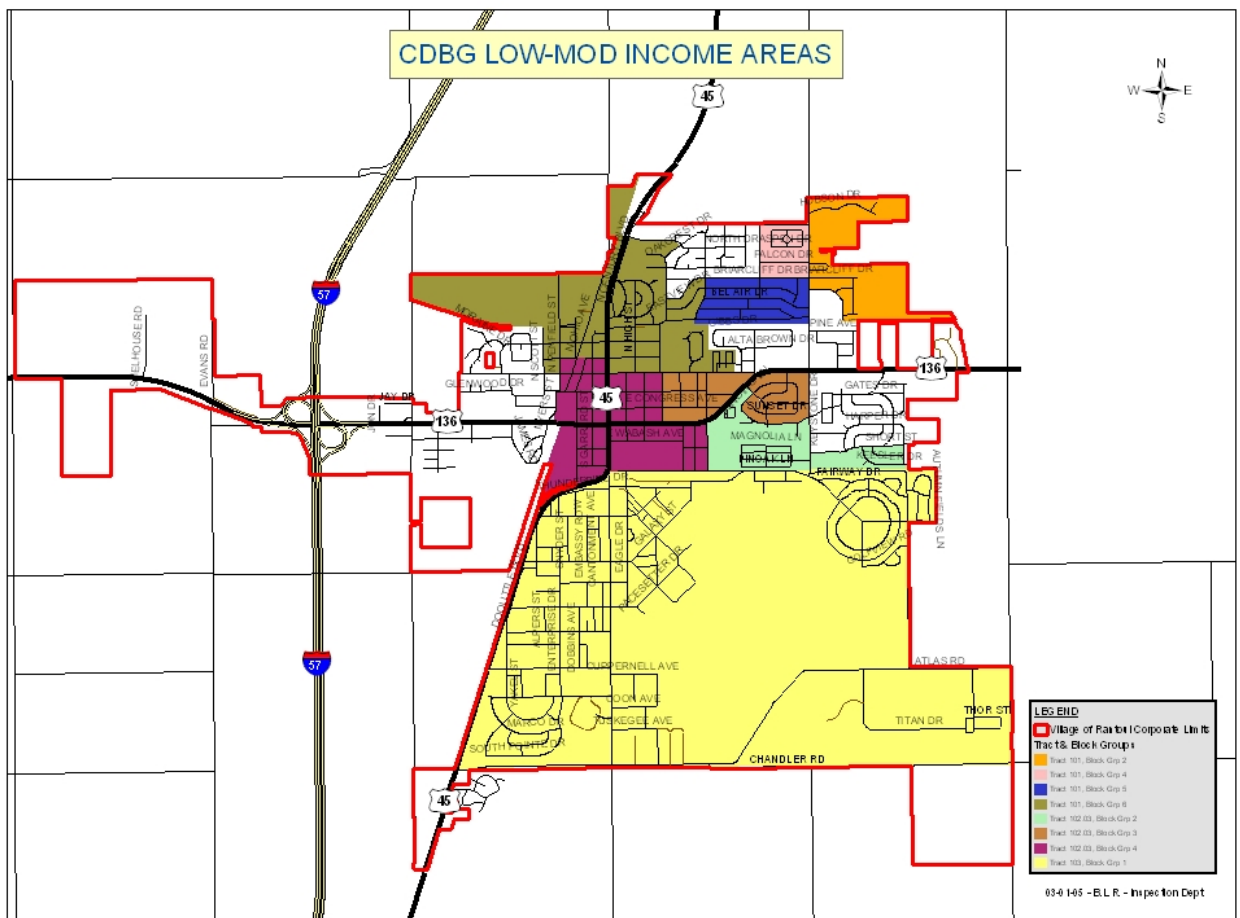
General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 2 Action Plan General Questions response:

Located in East-Central Illinois, the Village of Rantoul is located in the north-central portion of Champaign County, Illinois and according to the 2000 census, has a population of 12,857. Within the Village, there are four census tracts (101, 102.01, 102.03, and 103) that are further subdivided into twelve census block groups. Low-to moderate income households are found in a concentration in excess of 50.0% in eight of the block groups. A map indicating the low-mod income census block groups is shown below. A minimum of 75% of all CDBG funds expended during fiscal year 2008 will either be spent in low-mod income areas or used to directly benefit a lower income household.

Effectively, all areas of the city have low-mod income populations and the Village has not targeted any specific geographic area in which to focus CDBG funding. Likewise, the Village has not geographically prioritized the identified needs of the community.



The priority ranking system for housing and community development needs is as follows:

- High Priority: Activities assigned a high priority are expected to be funded during the five-year period.
- Medium Priority: As funds are available, activities that are medium priority are expected to be funded during the five-year period.
- Low Priority: Activities assigned a low priority are not expected to be funded during the five-year period. The Village may support applications for public assistance by other agencies if those activities conform to the Consolidated Plan.
- No Such Need: The Village has determined that there is no need for these activities in the community. Funding will not be provided and applications by other agencies may not be supported.

The Priorities for the Village of Rantoul's Consolidated Plan 2008-2012 are:

High Priority	Housing Rehabilitation
High Priority	Demolition of Dilapidated Structures
Medium Priority	Public Facilities/Infrastructure
Medium Priority	Accessibility Issues
Medium Priority	Social & Human Services
Medium Priority	Transportation Services
Medium Priority	Economic Development
Low Priority	Homeless Facilities & Services
Low Priority	Recreation Facilities & Services

There are two primary obstacles to meeting the underserved needs of Rantoul citizens: inadequate funding and lack of capacity. Organizations and government programs that provide services in Rantoul, as across the nation, are finding it increasingly difficult to maintain their current funding levels or to obtain new sources of revenue. Losses of revenue have led to program elimination or reduction of the services provided or the number of clients that can be served. Most social service agencies in Champaign County are located 15 miles away, within the Cities of Urbana and Champaign and are unable to directly provide services in the Village of Rantoul. Clients must find their own transportation to Urbana and Champaign.

These budget cuts and economic difficulties that have troubled the nation in recent years have also had a negative impact on the capacity of local service providers. Relevant capacity issues include staffing levels, ability to provide training opportunities to staff and volunteers, and the ability to purchase necessary supplies and equipment.

It appears likely that inadequate funding and lack of capacity will continue to be obstacles during the five years covered in this plan.

The Village of Rantoul receives a direct entitlement of CDBG funds from HUD. The Housing Authority of Champaign County administers the Section 8 and Public Housing funds. No organizations in Rantoul receive McKinney-Vento Homeless Assistance Act funds or any Low-Income Housing Tax Credits. The Village of Rantoul annually has Private-Activity Bond Cap that will be used for first-time homebuyers programs. The Village of Rantoul Recreation Department supports the Peacemeal Program along with providing seniors and disabled individuals transportation around Rantoul. The Rantoul Ministerial Alliance provides private funds to the Community

Service Center of Northern Champaign County to operate a "Transient Homeless" Program.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 2 Action Plan Managing the Process response:

The Village of Rantoul Community Development Department developed the 2008-2012 Consolidated Plan and the PY2009 Annual Action Plan. The Community Development Department is also responsible for the day-to-day administration of the CDBG program.

The 2009 Annual Action Plan followed the following process:

- Developed a timeline for the adoption process.
- Reviewed the Consolidated Plan's stated needs and objectives.
- Social service agencies responded to a Request for Proposals by submitting applications for funding.
- Met with Village Trustees and Public Works Department to determine possible projects.
- Presented a preliminary draft Annual Action Plan to the Rantoul Citizens Advisory Committee on January 8, 2009 for a public hearing to review and make a preliminary recommendation.
- Prepared a draft Annual Action Plan and made it available for public review at the Rantoul Public Library, the Rantoul Community Development Department offices, and the Village of Rantoul website. The public comment period was January 12, 2009 through February 11, 2009.
- Presented a final draft Annual Action Plan to the Rantoul Citizens Advisory Committee on February 19, 2009 for a public hearing to review and make a recommendation to the Rantoul Village Board.
- Presented the final Annual Action Plan to the Rantoul Village Board for review on March 3, 2009.
- The Rantoul Village Board of Trustees adopted the 2009 Annual Action Plan through Community Development Resolution #272 on March 10, 2009.

The Community Development Department will continue to participate in the monthly meetings of the Rantoul Comprehensive Community Council (RCCC), which is made up of representatives from various social service agencies and local citizens to discuss various problems throughout the community. The village will also continue to participate in the Urbana-Champaign Continuum of Care committee. The Village of Rantoul also has a working relationship with the United Way of Champaign County, the Housing Authority of Champaign County, the Community Service Center

of Northern Champaign County, along with various other agencies and governments to coordinate the delivery of services to Rantoul residents.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 2 Action Plan Citizen Participation response:

Two public hearings of the Citizens Advisory Committee were held to discuss the 2009 Annual Action Plan. Public notice for the first meeting, which occurred on January 8, 2009, was published in the *Rantoul Press* on December 24, 2008 and January 7, 2009. The second meeting occurred on February 19, 2009 and was advertised in the *Rantoul Press* on January 14, 2009 and February 18, 2009.

The Citizens Advisory Committee created a draft 2009 Annual Action Plan, which included a preliminary budget of CDBG funds during their first meeting. A 30-day public comment period started on January 12, 2009 and ended on February 11, 2009. The comment period was advertised in the *Rantoul Press* on December 24, 2008; January 7, 2009; and January 14, 2009. The draft 2009 Annual Action Plan was also available for review on the Village of Rantoul's website. No public comments were received during this review period.

The Rantoul Village Board of Trustees first discussed the 2009 Annual Action Plan at their study session on March 3, 2009. At their March 10, 2009 business meeting, the Rantoul Village Board of Trustees approved **Community Development Resolution #272**, approving the 2009 Annual Action Plan and its submittal to HUD. Both of these meetings were advertised by the Rantoul Village Clerk's Office through local media outlets and the Village of Rantoul's website. **The *Rantoul Press* and *News-Gazette* both briefly mentioned upcoming discussions of the Action Plan in their respective newspapers before each meeting.**

Efforts to broaden public participation included notification of the public process to the local cable television channel along with additional public announcements during Village Board of Trustees meetings and various meetings attended by Community Development staff.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 2 Action Plan Institutional Structure response:

The Community Development Block Grant (CDBG) program in Rantoul is operated by the Village's Community Development Department. From March 2008 through June 2008, the Department operated with two employees. From July 2008 through December 2008, the Department was only operating with the Department Director. Starting in January 2009, the Department will once again have two employees; the Community Development Director and the Community Development Specialist. Both positions are full-time. The Director reports to the Village Administrator and Mayor. The Department is responsible for the administration of the grant program, providing technical assistance to subrecipients, monitoring projects for compliance with all applicable regulations, and communicating with the public. The Village Board of Trustees has final approval of the federal block grant budget allocation, Consolidated Plan, Annual Action Plans and the Consolidated Annual Performance and Evaluation Report.

The Rantoul CDBG program has traditionally had a strong delivery system. Until the end of the 2007 program year and continuing into the start of the 2008 program year, the Department's staffing had been stable. Due to the Village's employment hiring freeze, no replacement personnel will begin work until January 2009. The Director has over 10 years experience administering both the CDBG and HOME Programs. Although the new Community Development Specialist does not have any direct experience administering CDBG or HOME programs, she has a degree in Community Health and Planning along with several years experience working for a social service agency assisting disabled individuals with their housing needs. The former Community Development Director, who retired at the end of 2003 with over 25 years of experience, also assists when institutional knowledge is needed. All of these years of varied experience provide a broad range of knowledge to administer the CDBG program and to create solutions to community problems. Staff has continued to take advantage of training opportunities made available by HUD and other agencies to increase their knowledge and understanding of program requirements and associated regulations. The Community Development Department will focus on training the new Community Development Specialist on CDBG and associated federal regulations during the 2009 program year.

Community Development staff have formed strong relationships with the staff and leaders of social service agencies in Champaign County, along with the Housing Authority of Champaign County. In addition, the Department Director attends the Urbana-Champaign Continuum of Care meetings; the Champaign County Community Service Board which oversees Champaign County's Community Service Block Grant funding; and represents the Village of Rantoul on the Champaign County Regional Planning Commission Technical Committee, which discusses planning issues in Champaign County. The Department Director is also a Board Member of the Illinois Chapter of the National Association of Housing and Redevelopment Officials along with a frequent participant in Illinois Housing Development Authority committees and reports.

A gap identified in the Village's delivery system is minimal participation of minority and target-income households. Staff hopes to increase public participation. Included in the 2008-2012 Consolidated Plan is a new Citizen Participation Plan. During the 2009 program year, the Rantoul Police Department hopes to unveil a new "Problem Oriented Policing" Program, where various village departments (including

the Community Development Department) would regularly meet with neighborhood organizations to discuss the neighborhood's problems.

The biggest gap in addressing the needs of the lower-moderate income community is inadequate funding. Although the Village continues to seek other funding sources to use as leverage with its CDBG allocation, the overall trend of funding reductions restricts available resources. This gap is likely to widen as the number of participating jurisdictions and entitlement communities increases if there is no corresponding increase in the federal program's budget.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 2 Action Plan Monitoring response:

The Village of Rantoul Community Development Department has responsibility for the preparation of the Consolidated Plan and all annual updates. The department oversees programs implemented with CDBG funding and, as such, is subject to all regulations pertaining to the grant source.

Housing units rehabilitated through the Village's housing programs are subject to local building codes. The Village's Inspection Department enforces compliance with local codes. All of the properties undergo a complete code inspection prior to having a project write-up completed to ensure that only code-related items are addressed in the rehabilitation first. The building inspector, who is also a state licensed lead-based paint inspector, assesses the property for potential lead-based paint hazards with an x-ray fluorescence (XRF) analyzer. Once rehab work is underway, village rehab staff conducts periodic inspections. No payments are issued to contractors until the rehab staff has approved the quality of the work. The final payment is not made to the contractor until such time as the Inspection Department certifies that all work has been done in compliance with code standards. The property must also be tested to ensure it is cleared of lead-based paint hazards.

The Community Development Department is also responsible for the monitoring of all CDBG subrecipients. A thorough consultation is conducted with the subrecipients prior to the execution of any contract documents. All contracts are prepared in compliance with HUD requirements. The Village's legal counsel also reviews documents prior to execution. Once the program is underway, periodic monitoring visits are conducted to ensure compliance with all HUD and local requirements. All agencies receiving grant funding from the Village are required to provide written quarterly reports outlining activities undertaken during the quarter.

The Village undergoes a comprehensive annual financial audit conducted by an independent auditing firm. The auditors thoroughly review all expenditures and financial processes related to the Village's federal funds. The auditors have stated no concerns with the financial status of any of the programs.

A lack of staffing in PY2008 caused a decline in the expenditure of CDBG funds and created issues on non-compliance with regulations. With new staff starting in

January 2009, the Community Development Department will be able to re-obtain program compliance and timeliness in PY2009.

All CDBG program activities and expenditures are documented in the Consolidated Annual Performance and Evaluation Report (CAPER). All documents, including the CAPER and Consolidated Plan, are made available for public review for the HUD-determined duration of time.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 2 Action Plan Lead-based Paint response:

All applicants to the rental and owner-occupied housing rehabilitation programs are notified of lead paint hazards in writing. Every home considered for major rehabilitation is tested for the presence of lead-based paint using an x-ray fluorescent (XRF) machine by a building inspector. If lead paint is detected, it is removed by a state licensed lead-paint contractor. When lead abatement work is complete, the Village Inspection Department collects dust wipe samples which are sent to an independent laboratory for testing and final clearance.

The Community Development Department temporarily relocates families during extensive lead-paint abatement. If the lead-paint paint work is minimal, the work area can be completely sealed until final clearance is obtained and relocation is not required.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 2 Action Plan Specific Objectives response:

Housing rehabilitation is listed as a "high" priority objective in the current consolidated plan. The Village of Rantoul will use \$286,265 in CDBG funds to continue its owner-occupied housing rehabilitation program which assists families in bringing their dwelling up to code. The village hopes to complete 6 full-home rehabilitations and 12 emergency rehabilitations during the 2009 program year.

The Village of Rantoul will also continue its rental rehabilitation loan program to bring rental properties up to code and assist lower-income households in obtaining affordable rental units. The program operates through a revolving loan fund that was initially funded through a grant from the State of Illinois of HUD Rental Rehabilitation funds in the 1980s. The village hopes to rehabilitate 5 rental units annually.

The Village also has a long-term objective to provide code-compliant housing for every resident. The Village operates a Rental Housing Inspection Program that systematically inspects all rental properties within the village on a 3-year rotational basis. This program is funded through the Rental Rehabilitation Revolving Loan fund.

The Village of Rantoul may cede its 2009 private-activity bond cap allocation to an agency such as the Illinois Housing Development Authority for use in a first-time homebuyers program.

In November 2008, the Housing Authority of Champaign County applied to the Illinois Housing Development Authority's Rental Housing Support Program for funding to assist extremely-low income renters. If awarded, the program would operate during the 2009 program year by the Housing Authority of Champaign County.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 2 Action Plan Public Housing Strategy response:

Public housing in Rantoul is inadequate to meet the needs of the extremely low-income population. According to CHAS data, there are 413 rental households that earn 30% of the median family income or less. Of this total, 53 are elderly households and 328 are cost burdened. At this time, there are no available public housing units available in Rantoul and the housing authority has a waiting list for available vouchers and public housing units.

The Village of Rantoul Community Development Department actively markets the availability of revolving loan funds to rehab rental properties. The rehabbed units are then leased to lower-income households at HUD's fair market rents.

The Housing Authority of Champaign County (HACC) has applied to the Illinois Housing Development Authority to receive funds through the Rental Housing Support Program which would provide rental assistance to extremely-low income households. If funds are awarded, HACC would operate the program during the 2009 program

year.

The HACC is currently applying for funding for the development of a new, 25-unit public housing site for seniors, which would be mixed with 25 homeownership units. If requested by HACC, Community Development staff will continue to assist HACC in developing this project.



Concept Drawing of Proposed HACC Development

The HACC has implemented a Community Service Plan for all adult residents (with certain exemptions for disabled and elderly residents) of the HACC, which assists them in gaining economic independence. The program requires the residents to participate 8 hours per month in either a community service (excluding political activities), participate in an economic self-sufficiency program, or perform 8 hours per month of combined community service and economic self-sufficiency activities. Verification of these activities occurs annually during the family's lease-renewal period.

The HACC has developed a Section 8 Homeownership program in conjunction with local lenders to assist low-and moderate income families with homeownership.

The HACC is not considered "troubled" or "poor performing" by HUD standards.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 2 Action Plan Barriers to Affordable Housing response:

Housing affordability is a key component to the quality of life for Rantoul residents. A number of factors create a barrier to affordable housing, which is generally accepted to mean that no more than 30% of a household's gross annual income is spent on housing, including utilities.

The Village of Rantoul is addressing these issues through their actions below:

- offers home rehabilitation services to lower-income households in order to maintain the existing housing stock;
- may cede their annual bond cap allocation to create a first-time homeowner downpayment program;
- offer incentives such as property tax rebates, free building permits, and reduced utility costs to developers of new residential housing units;
- Community Development staff will review local lenders CRA reports;
- Community Development staff will continue to review and update their *Analysis to Impediments to Fair Housing* report, *Housing Rehabilitation Manual*; *Citizen Participation Plan*; and the *Anti-Displacement, Replacement Housing, and Relocation Assistance Plan*; and
- Community Development staff will also attend local housing fairs, job/employment fairs, and the Rantoul Business Expo to promote their programs.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.

- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 2 Action Plan HOME/ADDI response:

This section does not apply to the Village of Rantoul since it does not receive HOME/ADDI monies from HUD. The Village of Rantoul probably will not be applying to the Illinois Housing Development Authority for HOME/ADDI funds during the 2009 program year.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 2 Action Plan Special Needs response:

Homelessness assistance is primarily provided by shelters located in Champaign-Urbana. A majority of the facilities receive homeless McKinney-Vento funds that are passed through the State of Illinois to operate emergency shelters and transitional housing, preventing homelessness, outreach, and supportive services. Organizations that operate shelters and/or transitional housing also receive funds through the Continuum of Care process.

In **January 2007**, the Urbana-Champaign Continuum of Care conducted a homeless count throughout Champaign County. At that time, no homeless individuals were counted within the Village of Rantoul. According to the Champaign-Ford County Regional Office of Education, in December 2008, there were 43 homeless students in the Rantoul City School District while the Rantoul Township High School had 14. This represents approximately 25 households. There are currently no homeless shelters in Rantoul.

If an individual asks for assistance due to homelessness, the Community Service Center of Northern Champaign County and the Rantoul Ministerial Alliance provide restaurant vouchers for meals, a night's stay at a motel, and transportation to one of the homeless shelters in Champaign-Urbana. This program assists 10-20 persons annually. The majority of supportive services that a homeless individual or family may need are also provided by non-profit social services in Champaign-Urbana.

According to the 2000 Census, 10.7% of the village's population, or 1,366 persons are living in poverty. This total includes 541 aged seventeen or lower and 69 aged sixty-five or older. These persons are at great risk of becoming homeless.

Persons living in poverty and other low-moderate income households have access to the Community Service Center of Northern Champaign County's food bank. Last year, the food bank served approximately 350 households monthly.

The Village's strategy to address homelessness will focus on prevention for its at-risk populations in several ways:

- Providing housing rehabilitation funds to lower and moderate income households;

- Provide rehabilitation funding to landlords to repair units to be leased by low-mod income households;
- Funding social service agencies with CDBG public service funds to address various needs in the community;
- Potentially cede our annual bonding authority to provide funding for down-payment homeownership programs;
- Continue providing referrals to individuals who need assistance;
- Support the Housing Authority of Champaign County in the development of new housing units;
- Support the Housing Authority of Champaign County's application for additional rental assistance through the Illinois Housing Development Authority;
- Community Development staff will continue to participate in the Urbana-Champaign Continuum of Care.

Homeless service providers coordinate services and the discharge process through case management and the Continuum of Care process.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 2 Action Plan ESG response:

This section does not apply to the Village of Rantoul since it does not receive ESG monies from HUD or the State of Illinois.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 2 Action Plan Community Development response:

A “high” priority objective is the clearance and demolition of dilapidated properties that are considered slum and blighting factors in the neighborhood. The village has a goal of acquiring and demolishing a minimum of one property annually for the entire consolidated planning period. \$60,810 will be spent on the acquisition/demolition program.

\$17,320 will be spent on demolishing dilapidated, non-residential structures in low-mod income neighborhoods through the Shed-a-Way Program. The village hopes to demolish 5 dilapidated sheds/garages without any property acquisition.

Although economic development is listed a “medium” priority objective, the village has other funds for this purpose. No CDBG funds will be used for economic development in the 2009 program year.

A medium priority objective is improving the quality of life for low- and moderate income households, particularly in the areas of senior services, youth services, transportation services, substance abuse services, and employment training. \$46,290 will be spent in Program Year 2009 to fund social service programs to address these needs. While each of these public service needs are identified as a “medium” priority rating, the village does not receive enough monies to fund each program or request for funds.

Infrastructure improvements have received a “medium” priority rating in the 2008-2012 Consolidated Plan. \$285,809 will be spent in the 2009 program year to XXXXX.

Addressing accessibility issues has also received a “medium” priority rating in the consolidated plan. \$54,580 will be spent in the 2009 program year to make improvements to the Rantoul Business Center. Automatic doors that meet ADA standards will be installed on the outside entrance and wheelchair seating will be created in the business center’s auditorium.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 2 Action Plan Antipoverty Strategy response:

Rantoul has several avenues either to help persons in poverty to address immediate living needs or to help persons out of poverty.

- The Community Service Center of Northern Champaign County provides or coordinates services for persons needing food, counseling, temporary shelter, emergency assistance and other basic needs.
- The Rantoul Recreation Department has several programs for the elderly and coordinates its services with the Peacemeal program and the local agencies on aging.
- Local schools provide low-cost meals for students meeting certain income guidelines.

The village's main attack against poverty has been in the area of economic development. The Chanutte-Rantoul National Aviation Center Redevelopment Commission works with the village's Economic Development Department to attract new jobs onto the former air force base. The Economic Development Department also has many tools available to attract and retain jobs throughout the community.

The village's housing rehabilitation program is meant to address the need to maintain existing housing. The code enforcement program addresses incipient code problems in houses before they become major and to ferret out violations which are not otherwise apparent to the owner or landlord.

It is anticipated that the number of economic development opportunities will allow some persons below poverty to acquire additional income. The numerous housing opportunities that are offered throughout the village for homeownership and/or rehabilitation may assist those persons in obtaining decent, safe housing.

Although CDBG funds may be used for economic development purposes, no CDBG funds are proposed to be used for this purpose. The CDBG funds will be used to fund housing programs.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 2 Action Plan Specific Objectives response:

It is a goal of the Village of Rantoul to provide citizen's with special needs access to all village resources and to decent affordable housing.

The 2009 Action Plan proposes to spend \$54,580 to install handicap accessible doors to the entrance of the Rantoul Business Center and to create wheelchair accessible seating in the business center auditorium, in order to comply with the Americans with Disabilities Act. If needed, accessibility issues can also be addressed in the housing rehabilitation programs.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing

activities to be done during the next year.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 2 Action Plan HOPWA response:

This section does not apply to the Village of Rantoul since it does not receive HOPWA monies from HUD.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 2 Specific HOPWA Objectives response:

This section does not apply to the Village of Rantoul since it does not receive HOPWA monies from HUD.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

The Village of Rantoul will have the following CDBG revenues in program year 2008:

2009 Grant	\$308,600
Carryover Funds	\$500,000
<u>Program Income</u>	<u>\$4,194</u>
TOTAL	\$812,794

The Village of Rantoul proposes to use CDBG funds for the following activities:

- PROGRAM ADMINISTRATION & PLANNING (20% CAP) \$61,720
 Funds will be used for staffing and costs associated with oversight, management, monitoring, and coordination of above activities. Planning activities for upcoming consolidated planning activities are also included.
- HOUSING REHABILITATION \$260,265
 \$58,265 in funding for the owner-occupied rehabilitation program will be used for staffing and costs associated with the operation of the program. \$202,000 of funds will be used for construction costs. The program goal is to complete 6 full-home rehabs and 12 emergency rehabs.
- LEAD-BASED PAINT \$26,000
 Funds will be used for the testing and abatement of lead-based paint hazards identified in the housing rehabilitation program. \$20,000 in funds are being set-aside for the purchase of a new XRF machine while \$6,000 is for contractor’s fees.
- SOCIAL SERVICE PROGRAMMING \$46,290
 \$40,980 in funds will be used to provide as yet undetermined public services. The remaining \$5,310 in funds will also be used for staffing and costs associated with the oversight and monitoring of the programs.
- ACQUISITION & DEMOLITION \$60,810
 \$5,810 in funds will be used for staffing and costs associated with the operation of the program. \$40,000 is set-aside for the acquisition of 1-2 dilapidated properties in a low-mod census block group. \$10,000 is set-aside for the demolition of the properties, while \$5,000 is set-aside for contingency expenses.
- SHED-A-WAY DEMOLITION PROGRAM \$17,320
 \$11,000 in funds will be used to demolish dilapidated accessory buildings such as garages and sheds that are located within a

CDBG low-mod income area. \$6,320 will be used for staffing and costs associated with the operation of the program.

RANTOUL BUSINESS CENTER ADA PROJECT \$54,580

\$50,000 in funds will be used for the installation of ADA automatic doors along with the creation of wheelchair accessible seating in the auditorium of the Rantoul Business Center. \$4,580 in funds will be used for staffing and costs associated with the bidding and monitoring the project.

UNKNOWN PROJECT \$285,809

\$6,320 in funds will be used for staffing and costs associated with the operation of the program. \$279,489 will be spent for program "hard" costs.

DRAFT