

Champaign County
Department of



Brookens Administrative
Center
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www.co.champaign.il.us/zoning

To: **Environment and Land Use Committee**

From: **John Hall, Zoning Administrator**
Susan Burgstrom, Senior Planner

Date: **November 9, 2017**

RE: **Grant Application to Illinois Housing Development Authority**
Abandoned Residential Property Municipal Relief Program

Request: **Recommend grant submittal to County Board**

BACKGROUND

On October 30, 2017, the Illinois Housing Development Authority (IUDA) announced that it is requesting applications for Round 3 of their Abandoned Property Program for the maintenance and demolition of abandoned residential properties. Champaign County missed the previous round of this grant. Eligibility requirements for properties and activities under this program are outlined by the [Program Rules](#), which can be found at IHDA's Revitalization and Repair Programs website (www.ihda.org/my-community/revitalization-programs).

The minimum grant request is \$20,000 and the maximum amount is \$75,000 with no local match requirement. This grant can only be used for the actual costs of maintenance and demolition and cannot be used for staffing and administrative costs. The grant operates on a reimbursement basis. The grant is not disbursed up front. Reimbursements will not occur before the third quarter (January 1) of the State fiscal year.

This grant could reimburse for the demolition of 504 South Dodson (also on the Agenda) and other demolition costs since January 1, 2016. The grant could also pay any other demolition and maintenance costs for up to two years and those costs must be outlined in the grant application.

Applications must be received by December 1, 2017. The application will have to be approved by the County Board at their meeting on November 21, 2017, to meet that deadline.

RECOMMENDED GRANT APPLICATION AMOUNT

The recommended total grant request is **\$88,523** for a total of **five properties**; see attached Page 6 from the Application. This exceeds the \$75,000 threshold beyond which a "one for one" match in local funds is required and represents a proposed overall cost for all demolitions of \$102,045. This is recommended because the estimated demolition costs for all recommended demolition (see below) have not been based on the low bid amounts for previous demolitions but the average bid amounts. The costs have also been adjusted for inflation and for floor area of the subject dwelling. This means that the costs for all five demolitions could range anywhere from \$71,000 to \$102,045. If demolitions cost less than estimated, there is no penalty for not spending the entire grant. The application also requires a letter of commitment for any request greater than \$75,000. See the attached draft letter of commitment.

ACTIVITIES AND COSTS PROPOSED IN THE GRANT APPLICATION

Scoring Category 5 on the application requires an applicant to detail the activities proposed in the application. A copy of this section of the application is attached.

**Grant Application to Illinois Housing Development Authority Abandoned Residential Property
Municipal Relief Program**

In addition to the demolition of 504 South Dodson Drive, the following properties are proposed for demolition in the application:

- In 2018, the recommended demolitions are for properties at **202 Brady Lane** and **1301 East Perkins Road** for an estimated cost of \$43,400. These properties were included in the February 27, 2017, memorandum update on dangerous structures that ELUC reviewed at the March 9, 2017, meeting.

Note: If the actual costs are similar to the low bid for 504 South Dodson Drive, the costs could be as low as \$28,030.

- In 2019, the recommended demolitions are for properties at **306 Ferguson Street**, Foosland and **207 Main Street**, Foosland, for an estimated cost of \$46,025. These properties have not been included in previous dangerous structure updates.

Note: If the actual costs are similar to the low bid for 504 South Dodson Drive, the costs could be as low as \$30,350.

DEMOLITIONS MUST BE COORDINATED WITH REVENUE AND REIMBURSEMENT

The grant reimburses the cost of activities so each demolition will have to be paid for and then the County must wait for reimbursement. The timing of demolition contracts will have to be carefully coordinated with reimbursements to ensure there are adequate funds for each demolition. Sale of existing County properties at 2603 Campbell Drive, 1101 Carroll Avenue, and 504 South Dodson Drive may also provide funds for demolition. The State's Attorney's Office is also having success at securing fines for some recent enforcement cases; provided that the County actually collects those fines, that would also help.

Again, if Champaign County cannot afford to do all of the proposed demolitions, there is no penalty for not spending the entire grant.

DANGEROUS STRUCTURES NOT INCLUDED IN THE GRANT REQUEST

The proposed grant request does not include all dangerous residential structures that are currently identified in Champaign County. The following dangerous structures have not been included in the grant request:

- Properties at 1208 North Eastern, Urbana; 210 ½ Brady Lane, Urbana; and 205 Main Street, Penfield have all been acquired by new owners and it is hoped that those new owners will correct those structures.
- The owner of the four contiguous properties on Brownfield Road and Johnson Lane in Urbana Township recently passed away and left no Will and so the properties are in probate. A Public Administrator has been appointed and has agreed to keep Champaign County informed as to the status of these properties.

ATTACHMENTS

- A Page 6 of Draft Champaign County Round 3 Grant Application for Abandoned Residential Property Municipality Relief Program (APP)
- B Scoring Category 5 of Draft Champaign County Round 3 Grant Application for Abandoned Residential Property Municipality Relief Program (APP)
- C Draft Letter of Commitment

JURISDICTIONAL INFORMATION

Please report the following information for your jurisdiction. Figures should be gathered from the most recent U.S. Census Bureau information when possible (we recommend using the [U.S. Census QuickFacts Tool](#)). Your application will not be evaluated based on the information reported below. Please contact APPinfo@ihda.org if you need additional support gathering this information.

1. Population of your Jurisdiction

2. Number of properties defined as “Abandoned”

**As defined by Program Rules*

3. Number of Housing Units

4. Number of Vacant Residential Lots

GRANT REQUEST INFORMATION

Applicants under Round 3 of the Abandoned Property Program are eligible to apply the grant amounts maximums as designated by their geographic set-asides listed below. Additionally, applicants in the Other Areas of the State set-aside may apply for the option to waive the maximum grant amount should (1) their application demonstrate exemplary capacity, need, and impact, and (2) are able to provide a 1:1 match for every dollar requested above their geographic set-aside’s maximum. Please indicate below your requested grant amount (not to exceed the set-aside maximum), and whether or not you intend to apply for a waiver.

<u>SET-ASIDE</u>	<u>MAXIMUM GRANT AMOUNT (NO WAIVER)</u>	<u>MAXIMUM GRANT AMOUNT WITH WAIVER</u>
City of Chicago	25% of total grant appropriation	N/A
Cook County	\$250,000.00	N/A
Collar Counties	\$250,000.00	N/A
Other Areas of the State	\$75,000.00	\$250,000.00

5. Requested grant amount

6. Will you request a waiver of the maximum grant amount?

7. If “Yes”, how much are you requesting in additional funds?

**If “No” or “Not Applicable”, report \$0.00*

8. Total grant request amount with waiver, if applicable

**This figure does not include your match dollars*

SCORING CATEGORY 5: READINESS TO PROCEED**MAXIMUM 20 POINTS**

39. To demonstrate your reasonable work plan and timeline, please complete the following chart, detailing the activities that you have already undertaken or plan to undertake with this grant. Estimate to the best of your ability, and provide as much information as possible (and as applicable) to illustrate that this grant would be expended in a timely manner, thereby maximizing the immediate impact.

****Grantees may submit eligible expenses that occurred on after January 1, 2016 for reimbursement under Round 3***

ACTIVITY	DATE RANGE TO PERFORM ACTIVITY	NUMBER OF EMPLOYEES PERFORMING WORK	HOURS REQUIRED TO PERFORM ACTIVITY	NUMBER OF PROPERTIES AFFECTED	EXPECTED DOLLARS EXPENDED	ADDITIONAL INFORMATION
1. Removal of garbage and debris from 2603 Campbell Drive, Champaign	March 27, 2017	2	4.00	1	\$ 120.00	
2. Cut brush and weeds at 1101 Carroll Avenue, Urbana	September 11, 2017	1	4.00	1	\$ 480.00	\$60 labor plus \$420 machine rental
3. Fence property with dangerous structures at 504 South Dodson Dr, Urbana	September 30, 2017			1	\$ 1,560.00	unknown number of employees - contracted, 145 lineal feet of fence
4. Demolish dangerous structures and remove garbage and debris from 504 South Dodson Drive, Urbana	11/21/17- 5/22/18			1	\$ 8,100.00	1,153 SF house on slab & 440 SF garage per Champaign County Invitation to Bid 2017-011; unknown number of employees
5. Cut weeds and/or grass at abandoned properties that are not yet disposed of	4/1/18 – 11/ 1/18			3	\$ 1,160.00	2603 Campbell, Champaign; 1101 Carroll Ave, Urbana; 504 South Dodson Dr, Urbana
6. Fence the property with dangerous structures at 202 Brady Lane, Urbana	On or about April 1, 2018			1	\$ 4,900.00	445 lineal feet fence, unknown number of employees - contracted
7. Demolish dangerous structures and remove garbage and debris and landscape waste from 202 Brady Lane, Urbana	Anticipated to occur 06/01/18 - 12/31/18			1	\$ 14,600.00	1,176 SF house on basement & 288 SF garages, unknown number of employees - contracted
8. Fence property with dangerous structures at 1301(B) Perkins Road, Urbana	On or about June 1, 2018			1	\$ 2,900.00	260 lineal feet fence, unknown number of employees - contracted
9. Demolish dangerous structures and remove garbage and debris and landscape waste from 1301(B) Perkins Road, Urbana	Anticipated to occur 09/01/18 - 12/31/18			1	\$ 21,000.00	1,638 SF house on slab & 1,000 SF garage, unknown number of employees - contracted
10. Cut weeds and/or grass at abandoned properties that are not yet disposed of	4/1/19 – 12/31/ 19			3	\$ 1,200.00	2603 Campbell Drive, Champaign; 1101 Carroll Avenue, Urbana; 504 South Dodson Drive, Urbana; unknown number of

*****If you need to report more activities, duplicate this page*****

SCORING CATEGORY 5: READINESS TO PROCEED

MAXIMUM 20 POINTS

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**Grantees may submit eligible expenses that occurred on after January 1, 2016 for reimbursement under Round 3*

ACTIVITY	DATE RANGE TO PERFORM ACTIVITY	NUMBER OF EMPLOYEES PERFORMING WORK	HOURS REQUIRED TO PERFORM ACTIVITY	NUMBER OF PROPERTIES AFFECTED	EXPECTED DOLLARS EXPENDED	ADDITIONAL INFORMATION
11. Fence the property with dangerous structures at 306 Ferguson Street, Foorland	On or about April 1, 2019			1	\$ 4,400.00	384 lineal feet fence estimated, unknown number of employees - contracted
12. Demolish dangerous structures and remove garbage and debris from 306 Ferguson Street, Foorland	Anticipated to occur 06/01/19 - 12/31/19			1	\$ 16,200.00	1,306 SF house on crawl space & 500 SF collapsed garage, unknown number of employees - contracted
13. Fence property with dangerous structures at 207 Main Street, Foorland	On or about June 1, 2019			1	\$ 4,125.00	360 lineal feet fence, unknown number of employees - contracted
14. Demolish dangerous structures and remove garbage and debris from 207 Main Street, Foorland	Anticipated to occur 09/01/19 - 12/31/19			1	\$ 21,300.00	1680 SF double wide manufactured home on crawl space and 204 SF shed, unknown number of employees - contracted

****If you need to report more activities, duplicate this page****

December 1, 2017

Program Director
Abandoned Property Program
Illinois Housing Development Authority
401 N Michigan Avenue, Suite 700
Chicago, IL 60611

To Whom It May Concern:

Champaign County appreciates this unique opportunity to revitalize some of its abandoned properties and furthering our goal to promote a safe, just, and healthy community.

We commit to participating in and supporting the 2017 application to the IHDA Abandoned Property Program, for the time period of December 1, 2017 through December 31, 2019, by providing a 1:1 local match in the amount of \$13,523.

Champaign County agrees to abide by the program's regulations and reporting requirements.

Sincerely,

Pius Weibel
Chair, Champaign County Board