



**CHAMPAIGN COUNTY BOARD  
COMMUNITY VIOLENCE PREVENTION TASK FORCE AGENDA**

County of Champaign, Urbana, Illinois  
Tuesday, July 12, 2022 - 6:00 p.m.

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Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 E. Washington St., Urbana

**Committee Members:**

Kyle Patterson - Chair	Jenny Lokshin
Stephanie Fortado – Vice-Chair	Jim McGuire
Samantha Carter	Diane Michaels
Aaron Esry	

**Agenda Items**

**Page #**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda/Addendum**
- IV. Approval of Minutes**
  - A. June 21, 2022 *(to be distributed)*
- V. Public Participation**
- VI. Communications**
- VII. Presentations**
  - A. Temeka Couch, Housing Authority of Champaign County
- VIII. New Business**
  - A. Discussion of funding plans and recommendation to the County Board
- IX. Other Business**
  - A. Future Meeting Date
- X. Adjournment**

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**Housing Authority of  
Champaign County**

Growing & Moving Forward Together

**HOUSING AUTHORITY OF CHAMPAIGN COUNTY  
CHAMPAIGN COUNTY AMERICAN RESCUE PLAN ACT**

*AFFORDABLE HOUSING FUNDING PROPOSAL*

<b>Proposed Program</b>	<b>Funding Request</b>
<b>LANDLORD INCENTIVES</b>	
Opportunity Area Landlord Incentive	\$170,000
Tenant Damage Reimbursement	\$25,000
<b>SUPPORTIVE SERVICES/REHAB</b>	
Supportive Services	\$300,000
<b>Total Request:</b>	<b>\$495,000</b>



## **Landlord Incentive Proposal Champaign County ARPA Funding**

### **About Us**

The Housing Authority of Champaign County (HACC) is a municipal corporation organized pursuant to the Illinois Housing Authority Act. The jurisdiction of HACC includes all incorporated and unincorporated areas of the County of Champaign, Illinois. HACC was created in 1943 and for many years built, owned and managed only traditional public housing pursuant to Section 9 of the 1937 Housing Act. In 2010, HACC became one of only 39 Public Housing Authorities in the country to be designated as a **Moving to Work (MTW) Agency**.

Currently, HACC administers approximately 1300 HCV Tenant Based Vouchers. A Tenant-Based Voucher is a component of the Federal Housing Choice Voucher Program. Under this program, a voucher is provided to an eligible family or individual, which allows them to locate housing of their choice, including single-family homes, townhouses, apartments, and mobile homes. The participant is free to choose any housing in Champaign County that meets the requirements of the program and where the landlord is willing to accept the voucher payment. The family will pay a portion of the rent based on HACC's MTW flat rent schedule. The difference between the tenant rent and the total rent is paid by HACC directly the landlord each month.

### **Increasing Housing Options**

On Average, HACC has approximately 200 new admissions or port-ins each year, in addition to this, HACC has the financial capacity to increase our voucher program to serve more families. In 2021, we saw a year of exceptional growth as we absorbed 50 vouchers from Ford County, increased our voucher program by 50, and received funding for 113 emergency housing vouchers all to serve individuals and families living in Champaign County. In 2022, we anticipate another increase of approximately 30-50 additional vouchers.

### **The Problem**

With the increase in Housing Choice Vouchers in the community, the availability of quality housing has become an area of concern for advocates of the families we serve. Voucher holders often encounter landlords who refuse to take them or find other ways to avoid renting to them such as claiming that they have no available apartments when apartments are available. The problem is that regardless of how many vouchers are made available by the HACC, there remains a critical need for additional housing units. It is important to note that the economic impact of the pandemic and the eviction moratorium

placed significant hardship on landlords as many of their tenants may not have been able to make rent due to loss of wages or other pandemic related concerns.

### **Historic Considerations**

Historically, housing insecurity disproportionately affects communities of color. Discrimination, once endorsed by the government through redlining, has made black and Hispanic families pay more for housing than white families and forcing people of color to reside in specific areas. These practices have had long-term effects and are still a cause of concern today. Families that do not have access to safe, affordable, and stable housing face the possibility of homelessness as well as several other negative outcomes such as higher rates of depression, not performing well in school or on the job, an increased risk of chronic health conditions and more. These negative outcomes were further exacerbated by the COVID-19 pandemic when families faced unemployment, uncertainty about their futures, and faced the possibility of permanent loss of housing.

ARPA funds can be utilized to assist marginalized communities and those impacted most by the pandemic through the application of Landlord Incentives, Supportive Services. All proposed solutions align with HACC's mission to *"Create quality living environments as a foundation for individuals to achieve their full potential"* by increasing the number of available housing units that are safe and affordable and by providing housing stability to families in need.

### **Landlord Incentives**

The Housing Authority of Champaign County (HACC) proposes to utilize funding from the American Rescue Plan Act granted to Champaign County to expand our existing Landlord Incentive Program. The Goal of the Landlord Incentive Program is to increase housing opportunities and options to Housing Choice Voucher (HCV) participants while supporting local landlords who may have experienced hardship through the eviction moratorium. We believe the implementation of these incentives help to increase housing opportunities and will assist in disseminating the concentration of voucher recipients in low income or impoverished areas, retaining existing landlords and recruiting new landlords.

### **Voucher Data**

For the past three years, the number of new admissions and port-ins has increased from 168 in 2018 to 216 in 2021. Furthermore, there has been a decline in voucher holders moving from high poverty areas to low poverty areas (174 in 2018 down to 96 in 2021). These numbers demonstrate the need for additional affordable housing in Champaign County, especially in areas of high opportunity, and the use of landlord incentives as an effective tool to address both issues.

## **Opportunity Area Incentive Program**

HACC proposes to utilize data based on the U.S. Census Bureau census tract of low, moderate, middle, and upper to expand the current landlord incentive program. The following incentives would be provided to the landlords for choosing to rent their property to HACC voucher recipients. With the goal being to get families stable housing preferably in higher opportunity areas. The chart below details HACC’s funding request based on how many moves in each census tract that we anticipate this year.

### **High Opportunity Area Incentive Program**

<b>Class</b>	<b>Family Median Income</b>	<b>Proposed Incentive</b>	<b>Anticipated Lease Up 2022</b>	<b>Total F</b>
Low	50%	\$500	90	\$45,000
Moderate	50-80%	\$1,000	50	\$50,000
Middle	80% -120%	\$1,000	30	\$30,000
Upper	120% or Greater	\$1,500	30	\$45,000
				<b>\$170,000</b>

## **Tenant Damage Reimbursement - \$25,000**

The Housing Authority of Champaign County recognizes that rental property owners who participate in the Section 8 program to provide affordable housing sometimes have potential financial risk because of the limitation on security deposits and waiting list requirements. To help compensate owners for financial loss, HACC proposes to develop a Tenant Damage Reimbursement Program to support landlords who experience significant damages caused to their unit by a Section 8 tenant.

HACC will make a one-time payment up to \$1,000 to a landlord to make repairs for participant responsible damages (beyond normal wear and tear) to assist the unit in passing Housing Quality Standards so housing assistance payments can continue and the unit will be occupied by another HCV participant. We anticipate providing this incentive to approximately 25 landlords in 2022 bringing the total funding request in this category to \$25,000.

## **Supportive Services Funding Request**

### Champaign County ARPA Funding

Housing alone is not enough to ensure long-term stability for an individual or family. The rental subsidy provided by HACC is a great start on the journey toward self-sufficiency, but we have learned that often families have much deeper needs to access quality affordable housing more quickly. Some of these needs can include the costs associated with obtaining critical documents, security deposits, moving expenses, transportation, etc.

As the County board takes into consideration funding opportunities for affordable housing, we charge the staff and elected officials to consider some of the root causes of housing instability and how one-time access to supportive services can ensure long-term stability of housing.

We believe stable housing is similar in design to a three-legged stool which encompasses access to a physical unit, rental subsidy, and elective supportive services. Under the Emergency Housing Voucher Program, we have seen great success in our work to get individuals at risk for homelessness or literally homeless stable. Under this program HUD provided approximately \$3,000 per voucher to support families on their journey to self-sufficiency while eliminating barriers to the access of affordable housing.



The Housing Authority of Champaign County (HACC) will implement supportive services to new admissions of HACC voucher programs to increase housing opportunities for HCV participants. These supportive services will expand beyond the traditional case management services provided to participants. These case management services will continue and include, but are not limited to, help with obtaining and/or retaining employment and/or furthering their education through traditional and vocational training programs. In addition to these ongoing services, HACC will implement supportive services to assist participants in overcoming barriers in obtaining and sustaining their housing. As with providing these initial supportive services it provides participants a foundation for daily life and a successful future.

HACC proposes to implement the following supportive services on a case-by-case basis:



1. **Application Fee Assistance:** Help pay some or all the application fees as required by landlords or property managers when applying for the unit.
2. **Security Deposit:** Assistance with paying the security deposit to secure the unit.
3. **Housing Search Assistance:** Assistance in searching for a unit to ensure the voucher is adequately utilized.
4. **Utility Assistance:** Assistance with paying past due utility bills that prevent tenants from turning on service in their new units.
5. **Transportation Assistance:** Travel assistance to get to appointments with landlords and/or social service resources.
6. **Critical Documents:** Obtaining vital documents to complete the HCV eligibility application such as birth certificates, social security cards, etc.
7. **Moving Costs:** Assistance with securing help with moving such as a moving truck, packing essentials, storage, etc.
8. **Furniture Search:** Assistance in getting help with obtaining furniture for the unit to assist with daily living such as beds, tables, dresser, etc.
9. **Phone Minute Cards:** Obtain phone cards to be able to call landlords, resources, and other means to secure housing.

We anticipate approximately 200 moves in 2022 and are requesting \$1,500 per participants to assist with the above-mentioned supportive services. Bringing the total supportive service funding request to \$300,000