

**PUBLIC NOTICE**

**Annual Action Plan Substantial Amendments (2019-#1)**

As an entitlement community, the City of Aurora, Illinois (“City”) receives funding from U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG), HOME (HOME) Investment Partnerships Program, and Emergency Solutions Grant (ESG) Program. In accordance with the City of Aurora’s Citizen Participation Plan and the requirements of HUD, a public hearing will be held at 5:00 p.m. on July 29, 2019, City Hall, Council Chambers, 2<sup>nd</sup> Floor, 44 E. Downer Place, Aurora, IL 60507 to provide an opportunity for comment on proposed *Substantial Amendments to the City of Aurora’s 2013, 2017, 2018, and 2019 Annual Action Plans*. The Substantial Amendments will result in the re/allocation of unexpended fund and adjustments needed to ensure the integrity of the City’s spending obligations and also further address the City’s effort to comply with HUD’s regulatory requirements in administering the City’s CDBG Program. Additionally, under this Substantial Amendment, the City is proposing changes to its Citizen Participation Plan which was previously adopted on September 14, 2010.

To further assist the City in increasing its CDBG spending timeliness ratio and to provide the below agencies with earlier access to funds to better meet their capital improvement and/or clientele needs, the City proposes to reprogram over \$266,025.35 from prior years’ projects that have either been cancelled or have unexpended funds as follows:

<b>Proposed New or Amended CDBG Activity</b>	<b>Recommended Re/Allocation Amount</b>	<b>CDBG Program Year Funding Source</b>	<b>Original Funding Allocation</b>	<b>Project Reallocation Comments</b>
<b>2017 The Neighbor Project Safety First Program</b>	<b>\$ 50,000.00</b>	2018 City of Aurora Public Works Lead Hazard Reduction Program	\$50,000.00	Unexpended funds; reprogrammed Funds
<b>2018 Choose Aurora Down Payment Assistance</b>	<b>\$ 30,000.00</b>	2019 Neighborhood Revitalization Project	\$231,459.00	Reprogrammed funds
<b>2018 City of Aurora Engineering Division – Sewer Replacement Program</b>	<b>\$168,853.17</b>	2018 City of Aurora Engineering Division – Street Resurfacing Program	\$168,853.17	Scope of work modified
<b>Cancel 2013 Home Improvement Incentive Program</b>	<b>\$17,172.18</b>	2013 Home Improvement Incentive Program	\$50,000.00	Unexpended funds; funds to be deobligated and reprogrammed at a future date
<b>Estimated Reallocation Total</b>	<b>\$266,025.35</b>			

Please be advised that effective July 14, 2019, the proposed *Substantial Amendments to the City of Aurora’s 2013, 2017, 2018, and 2019 Annual Action Plans* and its Citizen Participation Plan will be available for review and public comment at the following locations: City of Aurora-Neighborhood Redevelopment, 44 E. Downer Place, Aurora, IL; Library-Main, 101 S. River St., Aurora, IL; Library-Eola, 555 S. Eola Rd, Aurora, IL; Library-West, 233 S. Constitution Dr., Aurora, IL; and on the City of Aurora website: [www.aurora-il.org](http://www.aurora-il.org).

Upon advance request, the City will provide for translation services to meet the needs of non-English speaking residents. The City will also take whatever actions are appropriate to serve the needs of persons with disabilities. For more information, to make special arrangements, or to provide comments, contact Neighborhood Redevelopment Division, 44 E. Downer Place, Aurora, IL 60507, (630) 256-3320 or [dnr@aurora-il.org](mailto:dnr@aurora-il.org). Comments are being accepted no later than August 13, 2019. The Substantial Amendment is scheduled for review and adoption at the City Council’s August 13, 2019 meeting at 6:00 p.m., Council Chambers, 2<sup>nd</sup> Floor, City Hall, 44 E. Downer Place, Aurora, IL 60507.



# HOUSING & COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN

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Program Years 2015 - 2019

**PROPOSED SUBSTANTIAL AMENDMENTS (2019-#1) to**  
**2013, 2017, 2018, and 2019**  
**Annual Action Plans**  
**CDBG Funds**  
**DRAFT (July 2019)**



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**SUMMARY**

**SUBSTANTIAL AMENDMENT 2019-#1**

In accordance with the City of Aurora’s Citizen Participation Plan and the requirements of HUD, a public hearing will be held at 5:00 p.m. on July 29, 2019, City Hall, Council Chambers, 2<sup>nd</sup> Floor, 44 E. Downer Place, Aurora, IL 60507 to provide an opportunity for comment on proposed *Substantial Amendments to the City of Aurora’s 2013, 2017, 2018, and 2019 Annual Action Plans*. The Substantial Amendments will result in the re/allocation of unexpended fund and adjustments needed to ensure the integrity of the City’s spending obligations and also further address the City’s effort to comply with HUD’s regulatory requirements in administering the City’s CDBG Program. Per Substantial Amendment 2019-#01, the City’s 2013, 2017, 2018, and 2019 Annual Action Plans will be amended as outlined in the below chart:

<b>Proposed New or Amended CDBG Activity</b>	<b>Recommended Re/Allocation Amount</b>	<b>CDBG Program Year Funding Source</b>	<b>Original Funding Allocation</b>	<b>Project Reallocation Comments</b>
CDBG-2018-18: The Neighbor Project Lead Pipe Replacement Pilot Program <i>IDIS Activity ID: 2250</i>	\$50,000.00	CDBG-2018-18: City of Aurora Lead Pipe Replacement Pilot Program <i>IDIS Activity ID: 2250</i>	\$50,000.00  Amended Total: \$0.00	Responsibility adjusted from City of Aurora Engineering Department to The Neighbor Project (TNP) to administer the project as a subactivity to TNP’s Safety First Program. Engineering will submit referrals as part of their outreach during road and sewer construction.
CDBG-2017-07: Choose Aurora Down Payment Assistance Program <i>IDIS Activity ID: 2189</i>	\$30,000.00	2019 CDBG Annual Action Plan Neighborhood Revitalization Activity <i>IDIS Activity ID: 2251</i>	\$231,459.00  Amended Total: \$201,459.00	Increase needed in down payment assistance to further assist income qualified clients.
Cancellation of 2013 Home Improvement Incentive Program (HIIP) <i>IDIS Activity ID: 2138</i>	\$17,172.18	2013 Home Improvement Incentive Program <i>IDIS Activity ID: 2138</i>	\$50,000.00  Amended Total: \$0.00	HIIP Program eligible activities are now included in The Neighbor Project Safety First Program. Duplication of services has been reduced and the program has been streamlined with similar activities. Deobligated funds will be reprogrammed at a future date.

Proposed New or Amended CDBG Activity	Recommended Re/Allocation Amount	CDBG Program Year Funding Source	Original Funding Allocation	Project Reallocation Comments
CDBG-2018-19: City of Aurora Engineering Sewer Replacement Activity <i>IDIS Activity ID: 2253</i>	\$168,853.17	CDBG-2018-16: City of Aurora Engineering Street Resurfacing Program <i>IDIS Activity ID: 2219</i>	\$168,853.17  Amended Total: \$0.00	The Engineering Division identified a shovel ready activity to rehabilitate sewers identified as severe in eligible census tracts. Funds from the Street Resurfacing Program will be transferred to the sewer project.
<b>Estimated Reallocation Total</b>	<b>\$266,025.35</b>			

Additionally, under this Substantial Amendment, the City is proposing changes to its Citizen Participation Plan (Attachment B) which was previously adopted on September 14, 2010.

#### **CITIZEN PARTICIPATION**

##### Public Notice

See attached (Attachment A).

##### Public Comments and City of Aurora Responses

To be inserted upon conclusion of the HUD-required thirty (30) day public comment period, August 13, 2019. The Substantial Amendment is scheduled for review and adoption at the City Council's August 13, 2019 meeting at 6:00 p.m., Council Chambers, 2nd Floor, City Hall, 44 E. Downer Place, Aurora, IL 60507.



Updates relating to the City's CDBG Program allocations via Substantial Amendment 2019-#1 are highlighted (in red) in the following 2019 AAP sections: Executive Summary, AP-12, AP-15, AP-20, AP-38, AP-55.

## **2019 Annual Action Plan Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

This Annual Action Plan (AAP), effective from January 1, 2019 through December 31, 2019, is intended to promote decent, safe, sanitary, and affordable housing, as well as neighborhood stability within the City of Aurora. It continues to address long-standing housing and community development priorities defined in the City's 2015-2019 Consolidated Plan, which include physical, economic, demographic, and social conditions throughout the city. As the lead agency, the City of Aurora's Neighborhood Redevelopment Division (NRD) is responsible for carrying out activities to meet the Plan's priority needs.

The Annual Action Plan describes the activities the City intends to undertake in Program Year 2019 with funds received from the U.S. Department of Housing and Urban Development (HUD). The programs include the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME).

The City's 2019 HUD activities were recommended based upon an estimate as per 100% of the City's 2018 annual allocations and were selected and approved by City Council on January 22, 2019. On April 15, 2019, HUD provided notice of the City's 2019 HUD allocations, which included allocations for the City's CDBG and HOME Programs. The City's 2019 CDBG and HOME allocations decreased slightly from their 2018 allocations by 6% and 8%, respectively. (The City's draft annual action plan included contingency language to address the City's accommodation of increases or decreases in its actual 2019 allocations and the respective adjustments have been made.) The City did not receive a 2019 Emergency Solutions Grant Program (ESG) allocation.

The Annual Action Plan describes the activities the City intends to undertake in Program Year 2019 with funds received from the U.S. Department of Housing and Urban Development (HUD). The programs include the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME) and Section 108 Program.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In keeping with the City's 2015-2019 Consolidated Plan priorities, the City identified the following higher priority non-housing needs for the upcoming 2019 Program Year:

The 2019 Program Year Outcomes are found in the AP-20, "Goals and Outcomes." In summary, the City's objectives include increase youth services, especially those proposals/projects which complement overall City goals of violence prevention and youth education; provide supportive services for elderly/disabled persons; provide employment training to unemployed persons. Mitigate or prevent homelessness; increase/improve the quality of facilities (including public service facilities); help smaller businesses create or retain full time jobs at a living wage. Improve rate of survival of micro-enterprise businesses; provide micro-business expansion within locally selected neighborhoods, including the NRSA; and initiate improvement efforts in locally selected geographical areas that complement City Neighborhood Plans.

In addition to meet HUD's CDBG National Objectives of Low to Moderate Income (LMI) Benefit, the City also evaluated projects based upon the following criteria:

1. Ability to address a City Objective
2. Capacity and experience of the organization
3. Leveraged resources
4. Project Readiness
5. Location/service area

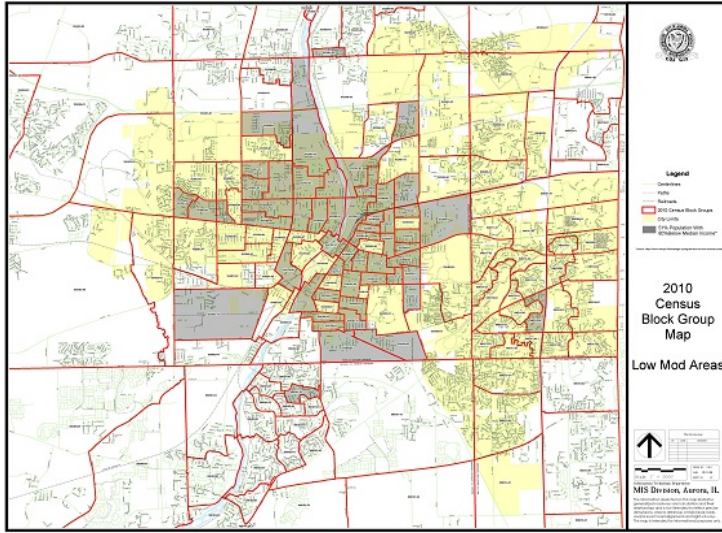
The City also continues to work toward meeting its housing priority needs which are as follows: Existing housing in need of repairs or renovations in order to meet current building codes, lead paint mitigation standards, or greater energy efficiency standards, and owned and occupied by income-eligible households whose housing costs exceed 30% of income.

Households between 40% and 80% of median income who that are trying to purchase their own homes and contribute to the stabilization of neighborhoods within the city.

Income-eligible renter households with housing cost burdens greater than 30% of their income, living in housing in need of repairs or renovation in order to meet current building codes, lead paint mitigation







**City of Aurora LMI Areas (Gray Shaded Areas=LMI BG/CTs)**

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the 2018 Program Year, the City allocated over \$1million in CDBG funds toward housing, public services, and capital improvement projects. The City’s CDBG 2018 public service funds were used to assist 7,111beneficiaries as follows:

- Operating Costs of Homeless/AIDS Patients Programs: 519
- Senior Services: 6,252 Legal Services: 29
- Youth Services: 210
- Substance Abuse Services: 42
- Battered and Abused Spouses: 59

The City provided down payment assistance to 15 LMI households and housing rehabilitation assistance to 40 households. Through the City’s neighborhood revitalization/infrastructure program goal, LMI 5,175 beneficiaries were served.

All beneficiaries were required to meet HUD’s National Objective of Low-Moderate Income (LMI) Benefit standards. Due to the City’s delayed receipt of 2018 CDBG funds, the capital projects were unable to move forward during the program year; it is anticipated that the projects will move forward during the 2019 Program Year. The anticipated LMI beneficiaries under the City’s capital improvement funding allocations are as follows:



Neighborhood Revitalization: 5,055 (reflects LMI population in service area - CT/BGs: 88529.05 BG2, 8529.07, BG 3, 8534.00 BG 6, 8535.00 BGs 3 and 4, 8536.00 BG 3)

Public Facilities: 751 Aurorans (2,222 total clients)

#### HUD Timeliness Requirements

In the CDBG program, one regulatory measure used by HUD to evaluate performance is the timeliness ratio test. This is a formula that measures the amount of an entitlement community's unexpended funds sixty days prior to the start of its next program year in relation to the amount of funding it receives, and the ratio cannot exceed 1.5. The City's timeliness is measured on November 2nd of each year. This year the City's timeliness ratio was 1.42, slightly below the 1.5 threshold set by HUD. A few factors contributed to a higher than normal timeliness ratio, including the late disbursement of 2017 program funds, which delayed several capital projects as well as the cancellation of projects. The City expects to expend a large amount of funds before its next timeliness and is confident the timeliness ratio will be well under 1.5 before the Consolidated Annual Performance Evaluation Report (CAPER). Since the beginning of the City's CDBG program participation, the City has consistently exceeded HUD's 70 percent requirement in its funding of activities that benefit low and moderate-income persons.

The HOME program uses commitment and expenditure deadlines to measure performance. Although committing CHDO funds has been difficult in the past, the City will continue to be proactive in seeking projects to meet its CHDO and direct activity deadlines.

The ESG program uses drawdown requirements to measure performance. Although the City did not receive 2019 ESG funds, the City will make every effort to ensure consistency in its drawdowns of its 2018 ESG funds.

While these financial tests are required and are measurements of performance, it is also important that projects and programs carried out with these funds meet outcome expectations and benefit eligible persons. Reporting on outcomes and beneficiaries is made available each March in the Consolidated Annual Performance and Evaluation Report (CAPER).

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

**2019 AAP Citizen Participation Process:** The City announced its pre-application CDBG workshop on July 2, 2018. The mandatory workshop for potential 2019 applicants was held on August 10, 2018. At that time, in addition to presenting the City's anticipated CDBG allocations, the City also presented its intentions for its HOME Investment Partnerships (HOME) allocation with funding designated for

program administration (10% of anticipated allocation) and the Direct Project and Community Housing Development Organization set-aside activities TBD as well as its Emergency Solutions Grant (ESG) with funding designated for program administration (7.5%) and the remainder TBD for activities related to: street outreach, emergency shelter, homelessness prevention, rapid re-housing, and/or Homeless Management Information System Data Collection. The CDBG application period was open for over a month. 18 applications were submitted by the October September 21, 2018 deadline, with one of the applications subsequently withdrawn by the applicant on October 30, 2018. City staff reviewed the applications and then conducted a special meeting to review the applications with the Block Grant Working Committee (BGWC) on November 28, 2018. At that time, the BGWC voted on and unanimously approved 10 of the applications and one new to be determined neighborhood revitalization project for recommendation to the City Council. A public hearing conducted on December 17, 2018. The 2019 Annual Action Plan public comment period concluded on January 22, 2019, the date of the City Council's meeting during which time the recommendations were approved by City Council.

The development and adoption of the City's 2019 Annual Action Plan was consistent with the City's Citizen Participation Plan and all applicable HUD regulations.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Please see Appendix A for detailed information pertaining to the City's 2019 Annual Action Plan public participation process. The City followed its Citizen Participation Plan (attached to Appendix A). A public hearing for the City's 2019 Annual Action Plan took place on December 17, 2018. Only one public comment was submitted from Hesel House. This comment expressed appreciation to the City for its 2019 CDBG award recommendation.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

A public hearing for the City's 2019 Annual Action Plan took place on December 17, 2018 at 5:00 p.m., at City Hall, Council Chambers, 2nd Floor, 44 E. Downer Place, Aurora, Illinois. Public comments were accepted until the close of the public comment period on January 22, 2019. Only one comment was submitted which expressed appreciation to the City for its 2019 funding recommendation. The comment was accepted.

## **7. Summary**

The City's 2019 HUD funds will be used to meet goals and objectives established and approved by HUD. The 2019 Plan's goals and objectives were developed as per the above noted public participation process. The 2019 Plan's funding allocations were also approved by the City in an effort to meet the goals and objectives outlined in the City's overall 2015-2019 Goals and Objectives which were developed based upon the City's consultation with citizens, nonprofit organizations, developers, businesses, funding partners, schools and other governmental bodies. Their overarching purpose is to support the development of viable communities with decent housing, suitable living environments and economic opportunities for the City's low to moderate income households.

The City will pursue these goals and objectives by working with the nonprofit community, housing developers, neighborhood groups, associated businesses, stakeholders, labor union representatives, other local government entities, residents and partners. The Neighborhood Redevelopment Division will also work closely with several other City agencies to jointly plan, implement and evaluate the Plan's core activities.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

To ensure citizen participation, the City of Aurora adopted a Citizen Participation Plan on September 4, 2010. The Plan can be found here: [https://www.aurora-il.org/documents/neighborhoodredevelopment/doc\\_2010\\_citizen\\_participation\\_plan.pdf](https://www.aurora-il.org/documents/neighborhoodredevelopment/doc_2010_citizen_participation_plan.pdf)

The following date reflects the City's public comment periods for its 2019 Annual Action Plan Approval:

December 2, 2019 to January 22, 2019

The City's 2019 Draft Annual Action Plan was made available for public comment on December 2, 2018. The public comment period concluded on January 22, 2019. Copies of the City's draft 2019 Annual Action Plan were made available for public display period at the following locations: City of Aurora-Neighborhood Redevelopment, 51 E. Galena Blvd, Aurora, IL; Library-Main, 101 S. River St., Aurora, IL; Library-Eola, 555 S. Eola Rd., Aurora, IL; Library-West, 233 S. Constitution Dr., Aurora, IL; and on the City of Aurora website: [www.aurora-il.org](http://www.aurora-il.org).

Per the City's Public Participation Plan, copies of the Annual Action Plan were made available online, at the City's three library branches, and at the City's Neighborhood Redevelopment Division office.

The City's first Substantial Amendment to its 2019 Annual Action Plan to reallocate unexpended prior and current program year funds and to update its Citizen Participation Plan was made available for public comment on July 14, 2019. The public comment period is scheduled to conclude on August 13, 2019. As of the date of this report, public comments have not been received. Copies of the City's 2018 Annual Action Plan and its first Substantial Amendment was made available for public display at the following locations: City of Aurora-Community Development Division, 44 E. Downer Place, Aurora, IL; Library-Main, 101 S. River St., Aurora, IL; Library-Eola, 555 S. Eola Rd., Aurora, IL; Library-West, 233 S. Constitution Dr., Aurora, IL; and on the City of Aurora website: [www.aurora-il.org](http://www.aurora-il.org).

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	General Public/Non-Profit Organizations	55	Questions were asked by potential applicants with regard to eligible activities and application deadline.	Not applicable	
2	Public Meeting	General Public/Non-Profit Organizations	The Block Grant Working Committee met to review CDBG funding proposals and to make recommendations to the City Council.	No comments received	NA	
3	Newspaper Ad	General Public/Non-Profit Organizations	With this newspaper publication, the minimum 30-day public comment period was initiated.	No comments received	NA	
4	Internet Outreach	General Public/Non-Profit Organizations	With this online publication, the minimum 30-day public comment period was initiated.	No comments received.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	12-2-18	General Public/Non-Profit Organizations	With this public library notice, the minimum 30-day public comment period was initiated.	No comments received.	NA	
6	Public Hearing	General Public/Non-Profit Organizations	1 written response	One comment received from Hesus House to express appreciation for 2019 CDBG funding recommendation.	Comment was accepted.	
7	Public Meeting	General Public/Non-Profit Organizations	0	No comments received	NA	
8	Public Meeting	General Public/Non-Profit Organizations	0	No comments received	NA	
9	Public Meeting	General Public	0	No comments received	NA	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<u>10</u>	<u>Public Meeting</u> <u>7-7-19</u>	<u>General Public/Non-Profit Organizations</u>	<u>The Block Grant Working Committee met to review CDBG funding proposals and to make recommendations to the City Council.</u>	<u>No comments received</u>	<u>NA</u>	<u>NA</u>
<u>11</u>	<u>Newspaper Ad</u>	<u>General Public/Non-Profit Organizations</u>	<u>With this newspaper publication, the minimum 30-day public comment period was initiated.</u>	<u>TBD</u>	<u>TBD</u>	<u>NA</u>
<u>12</u>	<u>Internet Outreach</u>	<u>General Public/Non-Profit Organizations</u>	<u>With this online publication, the minimum 30-day public comment period was initiated.</u>	<u>TBD</u>	<u>TBD</u>	<u>NA</u>
<u>13</u>	<u>Public Hearing</u> <u>July 29, 2019</u>	<u>General Public</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>NA</u>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<u>14</u>	<u>Public Meeting</u>  <u>Public Health, Safety, and Transportation Committee</u>  <u>7-23-19</u>  <u>(Tentative date)</u>	<u>General Public/Non-Profit Organizations</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>NA</u>
<u>15</u>	<u>Public Meeting</u>  <u>Committee of the Whole Meeting</u>  <u>8-6-19</u>  <u>(Tentative date)</u>	<u>General Public/Non-Profit Organizations</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>NA</u>
<u>16</u>	<u>Public Meeting</u>  <u>City Council Meeting</u>  <u>8-13-19</u>  <u>(Tentative date)</u>	<u>General Public</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>NA</u>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City's Expected Resources reflect the City's 2019 CDBG and HOME Funds. The City did not receive 2019 ESG Funds.

The City received a \$6M Section 108 Loan Guarantee from HUD in September 2017. Three Million of the \$6M Loan was committed to the Aurora Arts Centre economic development activities in December 2017. As the City's Section 108 Loan Program develops further, the City will seek additional Section 108 projects.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,550,613	0	<del>17,172.180</del>	1,550,613	<del>17,172.180</del>	Please see above statement.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	688,020	0	0	688,020	0	Please see above statement.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	Please see above statement.
Section 108	public - federal	Economic Development Housing Other	3,000,000	0	0	3,000,000	3,000,000	The City received a \$6M Section 108 Loan Guarantee from HUD in September 2017. Three Million of the \$6M Loan was committed to the Aurora Arts Centre economic development activities in December 2017.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

This AAP outlines activities using funding from different sources, including the Community Development Block Grant Program and the HOME Investment Partnerships Program. Funds are leveraged with those of nonprofit community development, housing and social service partners as well. Many of the 2019 HUD funded projects will be funded by local and private funds. The 2019 projects are required to demonstrate leveraged funds during the application process.

Through CDBG, HOME, and Section 108 Programs, the City collaborates with partners to deliver resources effectively. The City:  
Works with service and housing providers to address the housing needs of the low-mod income residents and special needs populations.  
Works across City Departments/Divisions to complete major capital projects including roadway improvements.

Collaborates with housing providers to fund rehabilitation of existing homes and rehabilitation/redevelopment of private rental housing.

Partners with agencies, non-profits, and private sector entities whose mission and programming further the housing and community development objectives outlined in this Plan.

The above collaborations allow the City to access gas tax, grants, tax credits, gaming and general fund sources to leverage.

The City of Aurora will satisfy HUD's 25% match requirements by relying upon either its sponsor/developer's demonstration of a 25% match or its HOME banked resources. Details regarding the match requirements can be found in "AP-90 HOME Program Requirements."

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

See comments above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing/Improve/Sustain Existing Housing Supply	2015	2019	Affordable Housing	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts	Housing/Improve Existing Supply	CDBG: \$251,532	Homeowner Housing Rehabilitated: 85 Household Housing Unit
2	Housing/Rental	2015	2019	Affordable Housing	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts	Housing/Rental	HOME: \$516,015	Rental units rehabilitated: 16 Household Housing Unit
3	Public Services/Elderly/Special Needs	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts	Public Services/Elderly/Special Needs	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 5500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services/Employment Training	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Strategy Area City of Aurora	Public Services/Employment Training	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
5	Public Services/Homelessness	2015	2019	Homeless	City of Aurora	Public Services/Homelessness	CDBG: \$127,500	Homelessness Prevention: 930 Persons Assisted
6	Administration (CDBG/HOME/ESG)	2015	2019	CDBG/HOME Admin/CHDO Operating Costs/ESG	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts	CDBG Administration HOME Program administration	CDBG: \$310,122 HOME: \$68,802 ESG: \$0	Other: 201110 Other
8	Neighborhood Revitalization/Improvements	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts	Neighborhood Improvements/Revitalization	CDBG: \$731,459	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Economic Development (Section 108)	2017	2019	Affordable Housing Non-Housing Community Development	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts	Economic Development/Small Businesses Housing/Rental Neighborhood Improvements/Revitalization Public Facilities	CDBG: \$0 Section 108: \$3,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 29 Households Assisted Jobs created/retained: 29 Jobs
10	Economic Development/Micro-Businesses	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Strategy Area Low-Mod Census Tracts	Economic Development/Micro- Businesses Economic Development/Small Businesses	CDBG: \$50,000	Businesses assisted: 5 Businesses Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	CHDO Operating Costs	2015	2019	Affordable Housing	City of Aurora	HOME/CHDO Projects	HOME: \$103,203	Rental units rehabilitated: 4 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	Housing/Improve/Sustain Existing Housing Supply
	Goal Description	
2	Goal Name	Housing/Rental
	Goal Description	
3	Goal Name	Public Services/Elderly/Special Needs
	Goal Description	
4	Goal Name	Public Services/Employment Training
	Goal Description	

5	<b>Goal Name</b>	Public Services/Homelessness
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Administration (CDBG/HOME/ESG)
	<b>Goal Description</b>	The City did not receive 2019 ESG funds.
8	<b>Goal Name</b>	Neighborhood Revitalization/Improvements
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Economic Development (Section 108)
	<b>Goal Description</b>	The Section 108 loan funds will be borrowed by the City of Aurora and re-lent to one or more Developers, except in cases where the City serves as the developer. Section 108 Loans are available in the following three loan pools: Economic Development (\$1M), Affordable Housing Tax Credit Facilitation (\$1M) and Public Facilities (\$1M).
10	<b>Goal Name</b>	Economic Development/Micro-Businesses
	<b>Goal Description</b>	
11	<b>Goal Name</b>	CHDO Operating Costs
	<b>Goal Description</b>	Although this SP Goal has been classified as "CHDO Operating Costs, this goal is reflective of the City's entire CHDO activity goal for rental housing development which, pending the CHDO activity, may receive CHDO operating costs related to this activity. If applicable to the project and approved, the CHDO Operating Costs will not exceed HUD's 5% regulatory CHDO operating cap.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Housing: Improve existing housing
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora
	<b>Goals Supported</b>	Housing/Improve/Sustain Existing Housing Supply
	<b>Needs Addressed</b>	Housing/Improve Existing Supply
	<b>Funding</b>	CDBG: \$251,532
	<b>Description</b>	This project provides for housing rehabilitation to improve existing housing supply with units brought to code, made energy efficient and accessible.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 85 low and moderate income households will benefit.
	<b>Location Description</b>	City-wide. Applicants will be qualified at the following agencies:  CDBG-2019-01: Rebuilding Together Aurora, 31 W. Downer Pl., Suite 402, Aurora, IL 60506 (\$136,532)  CDBG-2019-02: The Neighbor Project, 32 S. Broadway, Aurora, IL 60505 (\$115,000)
<b>Planned Activities</b>	The City will partner with Rebuilding Together Aurora (\$136,532) and The Neighbor Project (\$115,000) to provide income-qualified homeowners with financial assistance to improve the City's existing housing supply with units brought up to code, made energy efficient, and accessible. Rebuilding Together Aurora's Safe at Home Grant Program focuses specifically upon households owned by special needs or disabled residents which are owner occupied. The Neighbor Project's Deferred Loan Program focuses specifically on addressing emergency code and safety housing repairs. Both programs offer up to \$4,999 in financial assistance.	
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City of Aurora
	<b>Goals Supported</b>	Public Services/Elderly/Special Needs Public Services/Employment Training Public Services/Homelessness

<b>Needs Addressed</b>	Public Services/Youth Public Services/Elderly/Special Needs Public Services/Employment Training Public Services/Homelessness
<b>Funding</b>	CDBG: \$207,500
<b>Description</b>	This project supports public services agencies that provide supportive services for youth, unemployed persons, and homelessness prevention.
<b>Target Date</b>	12/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 940 City of Aurora low and moderate income individuals (as well as families) who face challenges such as:  Chronic Homelessness Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Non-housing Community Development
<b>Location Description</b>	Citywide. Specific locations are noted under "Planned Activities" section.

	<b>Planned Activities</b>	<p>CDBG-2019-03: Breaking Free, Inc. (\$25,000) Hesed House Comprehensive Resource Center, 680 S. River St., Aurora, IL 60506 The provision of substance use disorder screening, assessment and outpatient treatment services provided by Breaking Free Inc. at the Hesed House facility.</p> <p>CDBG-2019-04: Mutual Ground (\$50,000) 418 Oak Avenue, Aurora, IL 60506 Mutual Ground provides shelter, advocacy, and education to victims of domestic violence and sexual assault.</p> <p>CDBG-2019-05: Prairie State Legal (\$12,500) 1024 W. Main Street, St. Charles, IL 60174 Legal services to aid low income Aurora residents with rental housing issues that may result in homelessness if not addressed.</p> <p>CDBG-2019-06: Public Action Deliver Shelter, Inc. DBA Hesed House (\$25,000) 659 S. River St., Aurora, IL 60506 Provide case management to homeless persons.</p> <p>CDBG-2019-07: City of Aurora Innovation and Core Services Department (\$50,000) 44 E. Downer Place, Aurora, IL 60507  Provide out of school youth between the ages of 18 and 24 with opportunities for career exploration, skills development and job referral in the information technology industry.</p> <p>CDBG-2019-08: Senior Services Associates (\$30,000) 900 N. Lake St., Aurora IL 60506.  Provide services to senior citizens and disabled (ages 18+) clients.</p>
<b>3</b>	<b>Project Name</b>	Neighborhood Revitalization/Improvements
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts
	<b>Goals Supported</b>	Neighborhood Revitalization/Improvements
	<b>Needs Addressed</b>	Neighborhood Improvements/Revitalization
	<b>Funding</b>	CDBG: \$731,459

	<b>Description</b>	Initiate improvement efforts in locally selected geographical areas that complement City Neighborhood Plans. Following the close of the City's 2018 Program Year, any unexpended CDBG program administration and public services funds will be reallocated to the Neighborhood Revitalization Category. The estimated 2019 Neighborhood Revitalization allocations are as follows: CDBG-2019-09: City of Aurora Engineering Division (\$500,000) 44 E. Downer Place, Aurora, IL 60507 Street resurfacing project for streets within low-moderate income census tracts. 2019 City of Aurora Neighborhood Revitalization Project, TBD: <del>\$231,459</del> <u>201,459</u>  <u>\$30,000 from original amount to be reallocated to CDBG 2017-07: Choose Aurora Down Payment Assistance Program</u>
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD, depending upon LMI Census Tract areas that are selected for construction.
	<b>Location Description</b>	Initiate improvement efforts in locally selected geographical areas that complement the City Neighborhood Plans, especially within the NRSA and LMI Census Tracts. TBD.
	<b>Planned Activities</b>	The City of Aurora Engineering Division will oversee a street resurfacing project for streets within low-moderate income census tracts. (\$500,000)  An additional <del>\$2031,459</del> has been allocated for a Neighborhood Revitalization Project TBD at a later date. Once selected, the project will be approved via the City's Substantial Amendment public participation process. Additionally, any unexpended 2018 program administration and public service funds will be reallocated to this category.
<b>4</b>	<b>Project Name</b>	Administration (CDBG and HOME)
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts
	<b>Goals Supported</b>	Administration (CDBG/HOME/ESG)
	<b>Needs Addressed</b>	CDBG Administration HOME Program administration
	<b>Funding</b>	CDBG: \$310,122 HOME: \$68,802

	<b>Description</b>	City of Aurora administration of the CDBG and HOME federal programs. (ESG Administration is included under its Homelessness Prevention Project.)
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	201,110 citizens (2016 estimate). This shall address community development, affordable rental housing development, and homelessness prevention needs for low to moderate income persons and households throughout the City, although the City may place greater emphasis on those neighborhoods that meet the HUD threshold for low and moderate income areas.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	City of Aurora administration of the CDBG and HOME federal programs which includes coordination with the City's HUD subrecipients, developers, and grantees as well as monitoring, financial recordkeeping, reporting, etc.
5	<b>Project Name</b>	Economic Development: Micro Businesses
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts
	<b>Goals Supported</b>	Economic Development/Micro-Businesses
	<b>Needs Addressed</b>	Economic Development/Micro-Businesses
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The project's activity will offer micro-loans to Aurora micro- and small business owners.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 low and moderate income business owners and/or business owners within LMI census tract areas, with priority given to NRSA business owners.
	<b>Location Description</b>	NRSA and LMI areas within the City of Aurora



	<b>Planned Activities</b>	A forgivable loan program to make micro- and small business forgivable loans between \$5,000 - \$15,000 that support entrepreneurs who may be unable to access traditional financing and who are seeking to establish, stabilize, or expand their business activities within the City's Neighborhood Revitalization Strategy Area (NRSA) or LMI neighborhood. Applicants will be awarded loans on a 90/10 basis, with the applicant required to demonstrate a 10% match.  This program will be administered by Invest Aurora, 43 W. Galena Blvd., Aurora, IL 60505. (\$50,000)
6	<b>Project Name</b>	Housing: Rental (HOME)
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora
	<b>Goals Supported</b>	Housing/Rental
	<b>Needs Addressed</b>	Housing/Rental
	<b>Funding</b>	HOME: \$516,015
	<b>Description</b>	This project will redevelop or create rental units; replacement units for scattered site housing, elderly, special needs or homeless. The City will work with a developer to provide affordable rental housing for low and moderate income homeowners. HOME funded projects will be determined at a future date and approved via the City's Citizen Participation Plan for Substantial Amendments.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will redevelop or create approximately 16 rental units; replacement units for scattered site housing, elderly, special needs or homeless. The City will work with a developer to develop affordable rental housing for tenants who are at 40-80% of AMI.
	<b>Location Description</b>	City of Aurora
	<b>Planned Activities</b>	HOME funded projects will be determined at a future date and approved via the City's Citizen Participation Plan for Substantial Amendments.
7	<b>Project Name</b>	CHDO Project (HOME)
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts

	<b>Goals Supported</b>	Housing/Rental CHDO Operating Costs
	<b>Needs Addressed</b>	Housing/Rental HOME/CHDO Projects
	<b>Funding</b>	HOME: \$103,203
	<b>Description</b>	The City will work with a Community Housing Development Organization(s) (CHDO) to develop affordable rental housing units. The City will work with a developer to provide affordable rental housing for low and moderate income homeowners. HOME funded projects will be determined at a future date and approved via the City's Citizen Participation Plan for Substantial Amendments.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low - moderate income households will benefit from this activity. The City will work with a Community Housing Development Organization to ensure that affordable rental housing is provided for residents whose income levels are at 40-80% of AMI.
	<b>Location Description</b>	CHDO project location(s) will be determined at a future date and approved via the City's Citizen Participation Plan for Substantial Amendments.
	<b>Planned Activities</b>	CHDO projects will be determined at a future date and approved via the City's Citizen Participation Plan for Substantial Amendments.
<b>8</b>	<b>Project Name</b>	Section 108 Economic Development Loan Pool
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts
	<b>Goals Supported</b>	Economic Development (Section 108)
	<b>Needs Addressed</b>	Economic Development/Small Businesses Economic Development/Micro-Businesses
	<b>Funding</b>	Section 108: \$1,000,000

	<b>Description</b>	On a case-by-case basis, the Section 108 loan funds will be borrowed by the City of Aurora and re-lent to one or more Developers, except in cases where the City serves as the Principal Developer. Under this activity, the Section 108 loan funds may also be loaned to a not-for-profit entity (or subrecipient) who will act as Program Administrator for this program. The Program Administrator will be a private non-profit entity. The City will have a Subrecipient Agreement with the Program Administrator and it will be the responsibility of the Program Administrator to solicit and underwrite loans, manage accounting and reporting, and work with loan clients.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low and moderate income families
	<b>Location Description</b>	City of Aurora
	<b>Planned Activities</b>	TBD
9	<b>Project Name</b>	Section 108 Affordable Housing Tax Credit Facilitation Loan Pool
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts
	<b>Goals Supported</b>	Housing/Rental Economic Development (Section 108)
	<b>Needs Addressed</b>	Housing/Rental
	<b>Funding</b>	Section 108: \$1,000,000

	<b>Description</b>	The applicant for the 108 loan funds will be the City of Aurora. The City will borrow and initially re-lend the funds to non-profit and for-profit developers for the purposes of property development, construction, and management of workforce housing development. Each project will have a principal developer and equity will be provided thru Low Income Housing Tax Credits. The City of Aurora may provide either interim construction financing or permanent project financing thru the use of 108 funds. Upon completion of construction, the City will expect a general partnership to own, operate, and manage subject properties. All funds requested for this project will be used to facilitate work force housing for LMI residents as well as permanent supportive housing. Additionally, the funds will be used as bridge/gap financing for low income tax credits.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low and moderate income families.
	<b>Location Description</b>	City of Aurora, location TBD.
	<b>Planned Activities</b>	TBD
<b>10</b>	<b>Project Name</b>	Section 108 Public Facilities Loan Pool
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts
	<b>Goals Supported</b>	Neighborhood Revitalization/Improvements
	<b>Needs Addressed</b>	Neighborhood Improvements/Revitalization
	<b>Funding</b>	Section 108: \$1,000,000
	<b>Description</b>	The Section 108 loan funds will be borrowed by the City of Aurora and re-lent to one or more Developers, except in cases where the City serves as the developer. The Developer will be a private or a non-profit entity. The City will have a development agreement with the Developer and it will be the responsibility of the Developer to act as, or in some cases, hire the General Contractor. Similarly, all development agreements will contain all necessary requirements related to the disbursement of Section 108 funds within the context of the specific development budget and project.

<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low and moderate income families.
<b>Location Description</b>	TBD
<b>Planned Activities</b>	TBD

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Based on the data included in the HUD tables and available to the City of Aurora, as well as the preferences and observations expressed during the community-wide and stakeholder surveys, the focus groups and the special information interviews, the City has identified these higher priority housing needs for the upcoming 2015 -2019 period:

Existing housing in need of repairs or renovations in order to meet current building codes, lead paint mitigation standards, or greater energy efficiency standards, and owned and occupied by income-eligible households whose housing costs exceed 30% of income. Households between 40% and 80% of median income who are trying to purchase their own homes and contribute to the stabilization of neighborhoods within the city. Income-eligible renter households with housing cost burdens greater than 30% of their income, living in housing in need of repairs or renovation in order to meet current building codes, lead paint mitigation standards, or greater energy efficiency standards. Very low-income households at risk of becoming homeless or households who are currently homeless and very mobile within Aurora, and who are proportionately larger users of human services, health care, or emergency. Additional information regarding the city’s effort to address its special populations as it relates to its partnerships with the Aurora Housing Authority and Kane County Continuum of Care are further described in AP-60 and AP-65, respectively.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	<del>40</del> 50
Special-Needs	61
Total	101

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	16
Rehab of Existing Units	85
Acquisition of Existing Units	<del>0</del> 50
Total	101

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

The number of households to be supported reflects the anticipated number of homes to receive housing

rehabilitation assistance through the City's partners, Rebuilding Together Aurora (RTA) and The Neighbor Project. (Because the RTA's CDBG funded program serves only disabled and/or senior citizen clients, the RTA's proposed 61 units to be rehabilitated have been identified under the special-needs category.)

The one-year goal for the production and/or acquisition of affordable units will be achieved through the City's HOME Program and is generally set at 16, with an additional estimated 4 units to be added via the City's partnership with a CHDO. The City will solicit proposals at a future date and commit HOME funds via the City's Citizen Participation Plan's process.

Via Substantial Amendment 2019-#1, \$30,000 will be reallocated from 2019 CDBG Annual Action Plan Neighborhood Revitalization Activity, IDIS Activity ID: 2251 to CDBG-2017-07: Choose Aurora Down Payment Assistance Program, IDIS Activity ID: 2189. This increase is needed to further assist income-qualified first-time homebuyer clients with down payment assistance.

Coordinated Entry program, utilizing the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) to prioritize for services. Based on their vulnerability score – low, medium or high – an individual/family is prioritized into categories with corresponding solutions that will connect to mainstream affordable housing, transitional housing, rapid rehousing or permanent supportive housing options.

Entering data into HMIS is a requirement for all coordinated entry access points. This ensures that agencies collaborate effectively and that the homeless population can access services efficiently and quickly. The housing prioritization list will be maintained within HMIS and programs must adhere to HMIS reporting standards set by the Kane County CoC.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Continuum provides a notice of the ESG funding and call for applications. The notice is distributed to all CoC members and subaward recommendations are submitted to the State by the CoC's Board. Recommendations are made based upon an applicant's ability to meet the program eligibility requirements.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Although the City did not receive 2019 ESG funds, as part of its public participation process for its unexpended 2018 ESG funds, the City will address the requirements of 24 CFR 576.405(a) by reaching out to its local homeless service organizations to assess whether or not their board of directors membership includes at least one homeless individual or formerly homeless individual. If this HUD ESG criterion is not met by any of the City's local homeless service organizations, the City will instead follow 24 CFR 576.405(b) by working with its homeless service organizations to develop and implement a plan to consult with homeless or formerly homeless individuals in its ESG policy and decision-making regarding projects/activities that receive ESG funding.

5. Describe performance standards for evaluating ESG.

The CoC has developed evaluation criteria that allows it to analyze the degree to which individual projects improve the CoC's ability to respond to homelessness within the geographic region. It is the intent of the City of Aurora to adopt similar performance metrics to evaluate its ESG recipients. This brings to focus viewing the local homeless response as a coordinated system of homeless



assistance options as opposed to homeless assistance programs and funding sources that operate independently in a community. The performance measures will examine and evaluate ESG funded emergency shelter, prevention and rapid rehousing services projects using the following criteria:

The length of time individuals and families remain homeless

1. The extent to which individuals and families who exit homelessness to permanent housing destinations return to homelessness. Reduction in the number of homeless individuals and families. Success at reducing the number of individuals and families who become homeless for the first time To ensure the data required to evaluate agency performance is available, all ESG programs (except domestic violence providers) must adhere to HMIS reporting standards set by the CoC.

The minimum amount of HOME funds that must be invested in any project is \$1,000 for every assisted unit in the project. The minimum relates only to HOME funds, not to any other funds, including match that might be used for project costs. The minimum amount does not apply to tenant based rental assistance. City of Aurora HOME Policies and Procedures: October 2013.

If a project has multiple funding sources, an evaluation must be made to ensure that the HOME funds, in combination with all other funds, do not exceed what is necessary to provide affordable housing. This is generally referred to as the "subsidy layering review". PJs must conduct a subsidy layering review prior to the award of any funds. The City will evaluate the reasonableness and need for the requested assistance by analyzing pro-formas for cash flow, debt-coverage ratios, and the appropriateness of fees charges with and without the HOME funds.

Match Requirements:

The HOME program requires participating jurisdictions to have a match of at least 25%. Sources of match can be cash, donated land or real property, infrastructures improvements, bonds issued by state or local government, donated materials, equipment, or professional services, sweat equity, and the value of foregone taxes.

**PUBLIC NOTICE**

**Annual Action Plan Substantial Amendments (2019-#1)**

As an entitlement community, the City of Aurora, Illinois (“City”) receives funding from U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG), HOME (HOME) Investment Partnerships Program, and Emergency Solutions Grant (ESG) Program. In accordance with the City of Aurora’s Citizen Participation Plan and the requirements of HUD, a public hearing will be held at 5:00 p.m. on July 29, 2019, City Hall, Council Chambers, 2<sup>nd</sup> Floor, 44 E. Downer Place, Aurora, IL 60507 to provide an opportunity for comment on proposed *Substantial Amendments to the City of Aurora’s 2013, 2017, 2018, and 2019 Annual Action Plans*. The Substantial Amendments will result in the re/allocation of unexpended fund and adjustments needed to ensure the integrity of the City’s spending obligations and also further address the City’s effort to comply with HUD’s regulatory requirements in administering the City’s CDBG Program. Additionally, under this Substantial Amendment, the City is proposing changes to its Citizen Participation Plan which was previously adopted on September 14, 2010.

To further assist the City in increasing its CDBG spending timeliness ratio and to provide the below agencies with earlier access to funds to better meet their capital improvement and/or clientele needs, the City proposes to reprogram over \$266,025.35 from prior years’ projects that have either been cancelled or have unexpended funds as follows:

<b>Proposed New or Amended CDBG Activity</b>	<b>Recommended Re/Allocation Amount</b>	<b>CDBG Program Year Funding Source</b>	<b>Original Funding Allocation</b>	<b>Project Reallocation Comments</b>
<b>2017 The Neighbor Project Safety First Program</b>	<b>\$ 50,000.00</b>	2018 City of Aurora Public Works Lead Hazard Reduction Program	\$50,000.00	Unexpended funds; reprogrammed Funds
<b>2018 Choose Aurora Down Payment Assistance</b>	<b>\$ 30,000.00</b>	2019 Neighborhood Revitalization Project	\$231,459.00	Reprogrammed funds
<b>2018 City of Aurora Engineering Division – Sewer Replacement Program</b>	<b>\$168,853.17</b>	2018 City of Aurora Engineering Division – Street Resurfacing Program	\$168,853.17	Scope of work modified
<b>Cancel 2013 Home Improvement Incentive Program</b>	<b>\$17,172.18</b>	2013 Home Improvement Incentive Program	\$50,000.00	Unexpended funds; funds to be deobligated and reprogrammed at a future date
<b>Estimated Reallocation Total</b>	<b>\$266,025.35</b>			

Please be advised that effective July 14, 2019, the proposed *Substantial Amendments to the City of Aurora’s 2013, 2017, 2018, and 2019 Annual Action Plans* and its Citizen Participation Plan will be available for review and public comment at the following locations: City of Aurora-Neighborhood Redevelopment, 44 E. Downer Place, Aurora, IL; Library-Main, 101 S. River St., Aurora, IL; Library-Eola, 555 S. Eola Rd, Aurora, IL; Library-West, 233 S. Constitution Dr., Aurora, IL; and on the City of Aurora website: [www.aurora-il.org](http://www.aurora-il.org).

Upon advance request, the City will provide for translation services to meet the needs of non-English speaking residents. The City will also take whatever actions are appropriate to serve the needs of persons with disabilities. For more information, to make special arrangements, or to provide comments, contact Neighborhood Redevelopment Division, 44 E. Downer Place, Aurora, IL 60507, (630) 256-3320 or [dnr@aurora-il.org](mailto:dnr@aurora-il.org). Comments are being accepted no later than August 13, 2019. The Substantial Amendment is scheduled for review and adoption at the City Council’s August 13, 2019 meeting at 6:00 p.m., Council Chambers, 2<sup>nd</sup> Floor, City Hall, 44 E. Downer Place, Aurora, IL 60507.

**CITY OF AURORA  
COMMUNITY DEVELOPMENT DIVISION  
CITIZEN PARTICIPATION PLAN**

**Adopted September 14, 2010  
Revised June 24, 2019**

**INTRODUCTION**

The City of Aurora is committed to providing citizens and other interested parties with opportunities to participate in an advisory role in the planning, implementation and evaluation of the City's Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Section 108 Programs. The primary purpose of these programs is to create viable communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income people. The Aurora City Council takes final action regarding these grant programs (currently including the Community Development Block Grant program, the HOME Investment Partnerships program, the Emergency Shelter Grant program, and the Section 108 Program), but it is the Community Development Division (CDD) that establishes and implements policies relating to the use of these funds and recommends action to City Council.

As the administrator of these funds for the City of Aurora, the CDD presents this Citizen Participation Plan to outline the process that will be followed. A complete copy of the regulatory citations can be found in Appendix Item 1.

The Citizen Participation Plan is designed especially to encourage participation by low and moderate income persons, particularly:

- Low and moderate income persons
- Residents of slums, blighted areas, and low and moderate income neighborhoods
- Non-English speaking persons
- Those living in areas where federal funds are proposed to be used
- Persons with disabilities and other special populations
- Residents of public and assisted housing developments
- Residents of targeted revitalization areas in which the developments are located

The following stakeholders, to the greatest extent feasible, will also be encouraged to participate:

- For-profit and non-profit developers and agencies
- Neighborhood associations
- Community development organizations
- City departments who manage flood control, public land, and water resources
- Housing Authorities
- Kane County Continuum of Care
- Fox Valley Park District
- Workforce and economic development agencies
- Chambers of Commerce

- Foundations
- Organizations engaged in narrowing the digital divide
- Emergency management agencies
- Agencies working to reduce lead based paint hazards
- Other agencies as deemed appropriate

### **PROGRAM YEAR**

Aurora's program year begins January 1st and ends December 31st.

### **PUBLIC PARTICIPATION IN THE DEVELOPMENT OF PLANS AND REPORTS**

The City of Aurora encourages participation at all stages of the process. This includes citizen involvement to identify needs; set priorities among these needs; decide how much in funding should be allocated to each high-priority need; suggest the types of programs to meet high-priority needs; and oversee the way in which programs are carried out. The law particularly requires that this CPP both provide for and encourage public participation in the development of the following documents:

1. Consolidated Plan (Con Plan) and substantial amendments to the Con Plan
2. Annual Action Plan (AAP) and substantial amendments to the AAP
3. Consolidated Annual Performance and Evaluation Report (CAPER)

### **PLAN AMENDMENTS**

In the course of administering federally-funded programs, the City may need to amend the *Consolidated Plan* or an *Annual Action Plan*. All minor and substantial amendments will be subject to the more stringent of the City's or HUD's program requirements, including, but not limited to, funding approval. When the amendment is considered substantial and meets the criteria set forth below, the change will be considered a substantial amendment and the City will undertake additional actions to ensure citizens have an opportunity to comment. Records of all amendments will be maintained by the City for public review and will be fully described in the annual performance report submitted to HUD.

### **Criteria for Amendments**

A substantial amendment that will require a public hearing and a 30 day public comment period in the following circumstances below. Substantial amendments will still be reflected in Integrated Disbursement and Information System (IDIS), reported to HUD accordingly, and approved by City Council where required.

A **substantial** amendment will be undertaken in the following circumstances:

- A change in the City's allocation priorities, including establishing new activities
- A change in the use of federal funds from one eligible activity to another in excess of 25% of a single activity budget.
- A new activity or program not previously described in the Annual Action or ConPlan

A **minor** amendment that will not require a public hearing or public comment period will be undertaken in the following circumstances below. Minor amendments will still be reflected in IDIS, reported to HUD accordingly, and approved by City Council where required.

- A change in the method of distribution of funds
- Carrying out an approved activity using funds from any program covered by the Consolidated Plan (including program income) not previously described in the action plan
- A change in the purpose, scope, location, or beneficiaries of an approved activity
- An increase, or decrease of funds for a previously approved activity that does not exceed 25% of the total budget of the project
- An increase or decrease of funding for an approved activity that is no more than 10% of the City's total annual grant allocation (sum of CDBG, HOME, and ESG funding)
- A cancellation of a previously approved activity due to unforeseen circumstances that have caused significant delays or unreasonable cost burdens
- The reallocation of funds not expended after an activity is completed as approved to a previously approved activity.

## **ANNUAL ACTION PLAN AND 5-YEAR CON PLAN APPROVAL PROCESS**

### **Public Notice and Publication**

In the case of a proposed substantial amendment, the City will publish a public notice in the Beacon News describing the project and the amount to be spent; establishing a 30-day public comment period, unless instruction is provided by HUD that allows a shorter public comment period; and the date, time, and location for public hearing. The public comment period will be scheduled to end any time before the plan is approved by City Council. The public hearing will occur at least 10 days prior to the City Council meeting at which the plan is slated for adoption.

The public notice will list the locations where copies of the proposed amendment may be examined. These locations include all branches of the Aurora Public Library and the Community Development Division office. The amendment will be posted on the City's website, [www.aurora-il.org](http://www.aurora-il.org).

The City will publish each plan in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and submit comments.

### **Public Hearing**

The City will hold at least one public hearing during the development of the *Consolidated Plan* and *Annual Action Plan* to gather input from citizens and respond to proposals and questions.

In a year in which the *Consolidated Plan* is being developed, an additional public hearing will be held before the proposed *Consolidated Plan* is published for comment.

The hearing(s) will address housing and community development needs, development of proposed activities, and review of program performance. All public hearings will be held at Aurora City Hall, 44 E. Downer Place, Aurora, IL 60507 on the date and time included on the particular public notice.

Upon request, the City will provide reasonable accommodations to meet the needs of non-English speaking residents. The City will also take whatever actions are appropriate to serve the needs of persons with disabilities.

### **Public Comments**

The City of Aurora will provide a period of at least 30 days to receive comments from citizens and other stakeholders on each proposed plan. The City will consider any comments or views of citizens and other stakeholders received in writing, by email, or orally at public hearings, in preparing the final adopted plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons for not accepting the latter, shall be attached to the final adopted plan.

### **PERFORMANCE REPORT APPROVAL PROCESS**

Each year the City of Aurora must submit a *Consolidated Annual Performance and Evaluation Report* (CAPER) to HUD. The report is due 90 days after the close of the program year. To ensure public participation in the review of the CAPER, the City will issue public notices, hold a public hearing, and accept public comments. This report does not require City Council approval and may be presented as an informational item.

### **Public Notice and Publication**

The City will publish a public notice in the Beacon News announcing the availability of the CAPER and establishing a 15-day public comment period. The public comment period will be scheduled to end any time before the plan is submitted to HUD. The public notice will include a date, time and location for a public hearing which shall be held before or during the 15-day public comment period. A summary of all comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final CAPER before submittal to HUD.

The public notice will list the locations where copies of the CAPER may be examined. These locations include all branches of the Aurora Public Library and the Community Development Division office. The CAPER will be posted on the City's website, [www.aurora-il.org](http://www.aurora-il.org).

### **Public Hearing**

The City will hold a public hearing to gather input from citizens, answer questions, address housing and community development needs, and review program performance.

All public hearings will be held at the Aurora City Hall, 44 E. Downer Place, Aurora, IL 60507 on the date and time stated on the particular public notice.

Upon request, the City will provide for translation services to meet the needs of non-English speaking residents. The City will also take whatever actions are appropriate to serve the needs of persons with disabilities.

### **Public Comments**

The City will provide a period of at least 15 days to receive comments on the CAPER before the report is submitted to HUD. The City will consider any comments or views of citizens and other stakeholders received in writing, or orally at public hearings, if any, in preparing the CAPER. The City will attach a summary of these comments and the City's response to the final CAPER.

### **ACCESS TO INFORMATION AND RECORDS**

**Access to Records.** In accordance with the Illinois Freedom of Information Act ("FOIA"), all non-exempt records are subject to disclosure in response to a FOIA request. . Any person wishing to view the records associated with the CDBG, HOME, or ESG programs may submit a FOIA request to the City requesting copies of such records.

In addition to providing opportunities for citizen participation in the development of plans and review of the performance report, the City must provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the *Consolidated Plan* and the use of federal funds. The City will provide access to records for the current program year and preceding five program years. These records include, but are not limited to, the *Citizen Participation Plan*, the *Consolidated Plan* as adopted, annual action plans, performance reports, and substantial amendments. The City will make these records available in a form accessible to persons with disabilities, upon request. Records are maintained in the offices of the Community Development Division.

The City will also provide citizens with reasonable and timely access to local meetings held in regard to the *Consolidated Plan* and the activities undertaken as part of the *Consolidated Plan*.

### **SPECIAL PARTICIPATION ACTIVITIES**

The following are special methods used to obtain the views of citizens and organizations with a stake in the activities of the City.

#### **Consultations with Representative Groups**

The CDD encourages organizations involved in meeting housing and community development needs throughout the city limits to arrange for special consultation meetings with the CDD. The purpose of these meetings is to obtain information on specific issues.

#### **Special Public Participation in Neighborhood Revitalization Strategy Area Plans**

For neighborhood based projects, the CDD encourages a comprehensive approach to responding to local concerns. Projects and programs in these areas can be given higher priority as long as the activity is eligible under HUD regulations and funding is available.

### **Technical Assistance**

The City is required to provide technical assistance to groups representative of persons of low and moderate income levels that request such assistance to develop proposals for funding assistance under any of the programs covered by the *Consolidated Plan*, with the level and type of assistance determined by the City. The assistance need not include the provision of funds to the groups. To request assistance, contact the Community Development Division at 630-256-3320

### **RESPONSES TO COMMENTS AND COMPLAINTS**

#### **Responses to Comments**

It is the policy of the CDD that all comments received during public hearings, designated comment periods, and consultations directed to the Consolidated Plan, Annual Action Plan, or the Consolidated Annual Performance Evaluation Report shall be responded to in writing within the respective Plan, Report or Amendment. Comments will be summarized in the respective Plan, Report or Amendment followed by responses provided by the CDD within 15 days from the date the public comment was submitted.

All comments received during public hearings held for specific proposed activities shall be summarized in the respective Plan, Report, or Amendment and responses will be provided in writing by the CDD. Likewise, comments received during the Environmental Review Record (ERR) process shall be summarized in the ERR and responses will be provided in writing by the CDD.

#### **Responses to Complaints**

All written complaints regarding the Annual Action Plan, Consolidated Plan, CAPER, or individual activities undertaken by the City of Aurora's CDBG, HOME, ESG, and Section 108 Programs shall be provided a written response. It is the policy of the CDD to provide a response within 15 working days of receipt of the complaint or prior to submission for approval, whichever is sooner if no further deliberation is required. If the complaint involves a policy issue that requires deliberation of one or more policy groups, the individual or organization submitting the complaint shall be notified of this fact within 15 days. The issue will be brought to the attention of the appropriate policy group at the next available meeting, and a response will be developed after their consideration.

#### **If There Are Any Comments or Questions**

To submit questions, comments, and complaints about the Citizen Participation Plan, or to request information about the City's CDBG, HOME, ESG, or Section 108 programs, write to the City of Aurora – Attention: Community Development Division, City Hall, Fourth Floor, 44 E. Downer Place, Aurora, IL 60507 or call (630) 256-3320. Email communication can be sent to [dnr@aurora-il.org](mailto:dnr@aurora-il.org).



## **DISPLACEMENT**

The City must set forth plans to minimize displacement of persons and to assist any person displaced, specifying the types and levels of assistance the City will make available (or require others to make available) to persons displaced, even if the City expects no displacements to occur. Displacement occurs when an individual, family, partnership, association, corporation, or organization moves from their home, business, or farm, or moves their personal property as a direct result of a federally-funded acquisition, demolition, or rehabilitation. Generally, displacement does not include persons displaced temporarily from their dwelling for less than 12 months while it is being rehabilitated. Displaced persons and entities are eligible for relocation assistance under federal law. (Uniform Relocation Act of 1970)

As part of this plan, the City is required to describe its plans to minimize displacement of persons and to specify types and levels of assistance the City will make available to persons who are displaced. To minimize displacement, the City will not acquire or demolish occupied structures unless the structure is owner occupied and a voluntary acquisition takes place. When displacement is unavoidable, the City will offer the following types of assistance:

*For residential displacements:*

- Provide relocation advisory services to displaced tenants and owner occupants
- Provide a minimum of 90 days written notice to vacate prior to possession
- Provide reimbursement for moving expenses
- Provide payments for the added cost of renting or purchasing comparable replacement housing

*For nonresidential displacements (businesses and nonprofit organizations):*

- Provide relocation advisory services
- Provide a minimum 90 days written notice to vacate prior to possession
- Provide reimbursement for moving and re-establishment expenses
- Provide payments for the added cost of renting or purchasing comparable commercial space

## **BLOCK GRANT WORKING COMMITTEE**

The Block Grant Working Committee is an advisory body that was created to provide additional input from Aurora citizens regarding the use of federal funds.

The Block Grant Working Committee is comprised of one representative from each City ward and three members-at-large. The members serve two-year terms with no limit on the number of terms any member can serve. The starting date of each member's term coincides with the term of his/her respective Alderman.

Appointment to the Block Grant Working Committee is by recommendation of each Alderman to the Mayor. The Mayor recommends an additional at-large member. All recommendations are approved by the City Council.

The Block Grant Working Committee meets monthly with staff of the Community Development Division and attends public hearings related to the City's *Consolidated Plan, Annual Action Plans, Substantial Amendments*, and the *Comprehensive Annual Performance Evaluation Report*.

### **CONTACT INFORMATION**

The City of Aurora's Community Development Division is the point of contact for all questions, comments, complaints, and requests for technical assistance. Contact information is:

City of Aurora Community Development Division  
City Hall  
Fourth Floor  
44 E. Downer Place  
Aurora, IL 60507  
630-256-3320  
[dnr@aurora-il.org](mailto:dnr@aurora-il.org)

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