



# City of Aurora

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## City of Aurora Affordable Housing Plan

**O.N.E. AURORA**

8/30/2024

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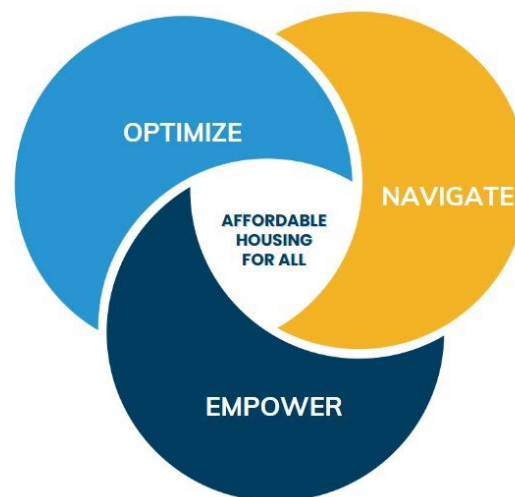
### *INTRODUCTION*

City staff established a best practice at the beginning of this study to focus on recommendations that were both measurable and could be implemented on both small pilotable scales and on larger scales. City staff also focused on drafting recommendations that took into consideration research on national best practices, literature review, and feedback received from stakeholder engagement activities. Based on analysis of the research and feedback collected, City staff created the O.N.E. Aurora Strategy framework to sort recommendations into three main categories:

**OPTIMIZE** opportunities to preserve and expand affordable housing for renters and landlords, homeowners, and future homebuyers.

**NAVIGATE** resources to provide supportive services and opportunities needed in an equitable and inclusive manner for diverse households and other stakeholders.

**EMPOWER** stakeholders by providing opportunities for continued input on local policy and decision-making process activities for expanding and preserving affordable housing activities.



**O.N.E. AURORA**

In each section of the O.N.E Aurora framework, the City identified 9 total recommendations that will either directly or indirectly link back to the City strategy of expanding and preserving affordable housing.

## ***RECOMMENDATIONS (In order of priority for each category)***

### **OPTIMIZE:**

#### **Recommendation #1: Support the Development of Mixed-Income Units to Expand Affordable Housing Opportunities to Increase Long Term Sustainability.**

Encourage and incentivize mixed income unit development for new affordable rental and homebuyer housing developments to prioritize inclusion and sustainability.

#### **Recommendation #2: Utilize Public Land and Under-Utilized Property to Expand Affordable Housing Opportunities by Creating a Landbank.**

Assess the development suitability and best use of public land and vacant building space that includes City, school, office, religious building, and other entity spaces that may be available for sale or donation for future development.

#### **Recommendation #3: Enhance the City's Current Single Family Rehabilitation Programs to Preserve Housing and to Promote Aging in Place.**

Enhance the City's current single family rehabilitation programs by leveraging multiple funding sources to expand eligible rehabilitation activities and to increase the number of households that could qualify for assistance.

### **NAVIGATE:**

#### **Recommendation #1: Educate and Inform Stakeholders About Local Programs, Services, Data Trends, and the Importance of Affordable Housing in Aurora.**

Educate stakeholders about the importance of diverse, quality affordable housing and supportive services currently available by the City and partners. Additionally provide findings from continued data analysis to provide updated information and new opportunities as they become available.

#### **Recommendation #2: Leverage Multiple Funding Sources, Partners, and Solutions for Affordable Housing Activities.**

Explore new ways to increase funding, partnerships, and emerging solutions for affordable housing activities to provide sustainable quality affordable housing.

#### **Recommendation #3: Create a Community Resource Coordinator Position at the City to Assist Residents in Need.**

Develop a City position or support a contractor who is a Community Resource Coordinator and collaborates with other service providers to streamline solutions that can be tracked in the City ticketing system.

## EMPOWER:

### **Recommendation #1: Establish an Aurora Affordable Housing Fund to Preserve and Expand Affordable Housing Opportunities.**

Establish a flexible fund to implement programs and development to preserve and expand affordable housing opportunities for renters, homebuyers, and future residents including funding for new construction, rehabilitation, supportive services, and other activities that contribute to providing and maintaining housing solutions for all.

### **Recommendation #2: Provide Landlords with Training Opportunities and Incentive Programs to Enhance Housing Stock and Assist Current and Future Tenants.**

Enhance landlord training and provide information on available City programs including the development of a landlord incentive program to partner with nonprofit agencies that are assisting clients in finding safe, decent, and sanitary rental housing.

### **Recommendation #3: Enhance Down Payment Assistance Program to Increase Homeownership.**

Enhance the City's current down payment assistance program to increase homeownership opportunities for prospective homebuyers including households that exceed defined low-income thresholds.

## CONCLUSION

The City staff developed the O.N.E. Aurora Strategy framework by incorporating best practices, extensive research, and stakeholder feedback. City staff considered over 100 policies and strategies while developing recommendations for this plan. Each of the 9 recommendations will directly or indirectly impact the diverse subgroups identified in this plan to preserve and expand affordable housing opportunities. For each recommendation, additional research and analysis, program and policy design consideration, and further collaboration with stakeholders and elected officials is needed in order to establish meaningful outcomes and to report on accomplishments. Collectively, the "Optimize," "Navigate," and "Empower" strategic recommendations will significantly contribute to the long-term sustainability and inclusivity of Aurora's affordable housing landscape.