

## ***PUBLIC NOTICE***

As an entitlement community, the City of Aurora, Illinois receives annual funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME).

In accordance with the City of Aurora's Citizen Participation Plan and HUD's public participation requirements, a public hearing will be held at 1:00 p.m. on January 30, 2026, at City Hall, 44 E. Downer Place, Aurora, IL, Fifth Floor, Conference Room 5B to provide the public an opportunity to comment on the City of Aurora 2026 Annual Action Plan and Substantial Amendment 2026-#1.

As per 24 CFR 570.200(h), 24 CFR Part 92.212, and 2 CFR 200.458, the public is hereby notified that under certain conditions, the City and/or its subrecipients may incur costs associated with the CDBG and HOME activities identified in the City's 2026 Annual Action Plan prior to the effective date of its grant agreement with HUD. The total amount of any pre-award costs incurred will not exceed \$300,000 or 25% of the amount of the City's anticipated 2026 CDBG allocation. Costs related to the HOME program may not exceed 25% of the City's current program amount. Citizens are advised that such pre-award costs will have no effect on future grants and will be in compliance with the regulations that govern the CDBG and HOME Programs as stated at 24 CFR Part 570, 24 CFR 92, and 24 CFR Part 576, respectively, as well as the Environmental Review Procedures stated in 24 CFR Part 58. To provide the required public disclosure of the City's intent to use unobligated carry-forward funds as necessary for such 2026 pre-award costs, the regulatory provisions for incurring pre-award costs will be discussed at the public hearing. This may include using unobligated front funding for CDBG public service, program administration, community amenities/neighborhood revitalization/infrastructure, and housing activity costs as well as HOME administration and project costs.

Please be advised that effective January 19, 2026, proposed 2026 Annual Action Plan and summaries of Substantial Amendment 2026-#1 will be available for review and public comment 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.us/Property-and-Business/Development/Community-Development](http://www.aurora.il.us/Property-and-Business/Development/Community-Development). The proposed Amendments to the City's 2021, 2022, 2023, 2024, and 2025 Annual Action Plans will result in the re/allocation of CDBG/HOME/HOME-ARP funds and adjustments needed to ensure the integrity of the City's spending obligations and to also further address the City's effort to comply with HUD's regulatory requirements in administering the City's CDBG, HOME, and HOME-ARP Programs.

Upon advance request, the City will provide for interpretation or 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 the Community Development Division, 44 E. Downer Place, Aurora, IL 60507, (630) 256-3325 or [COACDD@aurora.il.us](mailto:COACDD@aurora.il.us).

Comments will be accepted no later than 4:00 p.m., February 17, 2026. The above-referenced documents are scheduled for review and adoption at the City Council's February 24, 2026 meeting at 6:00 p.m., Council Chambers, Second Floor, City Hall, 44 E. Downer Place, Aurora, IL 60507.

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# Housing & Community Development Block Grant

## Consolidated Plan Program Years 2025 - 2029

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*Substantial Amendment 2026-#1*

Proposed Substantial Amendments  
to  
2021, 2022, 2023, 2024, and 2025 Annual Action Plans

(January 2026)

Community Development Division • Community Services Department  
44 E. Downer Place • Aurora, Illinois 60507  
(630) 256-3320 • [coacdd@aurora.il.us](mailto:coacdd@aurora.il.us)

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**Substantial Amendment 2026-#1 Executive Summary**

Substantial Amendment 2026-#1 proposes amendments to the following documents:

- 2021, 2022, 2023, 2024, and 2025 *Annual Action Plans*

As an entitlement community, the City of Aurora, Illinois (“City”) receives annual funding from U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG and CDBG-CV) and HOME Investment Partnerships Program (HOME and HOME-ARP). In accordance with the City’s Citizen Participation Plan and the requirements of HUD, a public hearing will be held at 1:00 p.m. on January 30, 2026, City Hall, 5th Floor Conference Room B, 44 E. Downer Place, Aurora, IL 60507 to provide the public an opportunity to comment on new and/or cancelled projects proposed under Substantial Amendment 2026-#1.

The Substantial Amendments to the City’s Annual Action Plans (AAPs) will reallocate funds from the 2021, 2022, 2023, 2024, and 2025 program years, including *approximately* \$200,000 in CDBG funds, \$560,000 in HOME funds, and \$500,000 in HOME-ARP funds. These adjustments are necessary to maintain the integrity of the City’s spending obligations and to further support compliance with HUD’s regulatory requirements for administering the CDBG and HOME-ARP programs. Following the close of the public comment period and pending City Council approval, all amended and new activities, along with their proposed funding levels, will be entered into the appropriate sections of HUD’s e-Con Planning Suite Reporting System.

New and/or cancelled projects proposed under Substantial Amendment 2026-#1 are shown on the following tables (proposed are shown as tracked changes):

2021 Annual Action Plan				
Project	Goals Supported	Geographic Areas	Needs Addressed	HOME-ARP Funding
<b>HOME-ARP: Affordable Housing Development</b>	<b>Expand the Affordable Housing Stock</b>	<b>Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other</b>	<b>Affordable Housing Homeless Prevention</b>	<b>\$ <del>760,000</del> <del>685,000</del></b>
Description	Funds will be used for activities such as: <ul style="list-style-type: none"> <li>• Scattered site acquisition and rehabilitation envisioned for 1-5 unit buildings.</li> <li>• Preferred landlords to primarily serve HOME-ARP qualifying populations.</li> <li>• Tenant selection to focus on Continua of Care coordinated entry process.</li> <li>• Focus on self- sufficiency planning and case management maximum income, rents limits, and eligibility standards to be defined in policy manual.</li> </ul> City staff will solicit funding proposals from its non-profit agencies, landlords, and developers to determine eligible projects supporting the above HOME-ARP activities.			
Target Date for Completion	09/30/2030			
Estimate the number and type of families	TBD			

that will benefit from the proposed activities				
Location Description	Citywide			
Planned Activities	TBD			
<b>HOME-ARP: Tenant Based Rental Assistance (TBRA)</b>	<b>Expand the Affordable Housing Stock</b>	<b>Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other</b>	<b>Affordable Housing Homeless Prevention</b>	<b>\$<del>0</del> 400,000</b>
Description	<p>Funds to be used for activities such as:</p> <ul style="list-style-type: none"> <li>Partnerships to be established with local landlords.</li> <li>Clients to pay 30% of gross income towards rent. 70% paid by TBRA funds.</li> <li>Self-sufficiency plans required to receive HOME-ARP TBRA funds.</li> <li>Maximum income, rents limits, and eligibility standards to be defined in policy manual.</li> </ul> <p>City staff solicited funding proposals from its non-profit agencies to determine capacity to administer the TBRA activities.</p>			
Target Date for Completion	09/30/2030			
Estimate the number and type of families that will benefit from the proposed activities	TBD			
Location Description	Citywide			
Planned Activities	<del>HOME-2021-ARP-XX: Hessed House — Tenant Based Rental Assistance (TBRA): \$400,000</del> TBD			
<b>Project</b>	<b>Goals Supported</b>	<b>Geographic Areas</b>	<b>Needs Addressed</b>	<b>HOME-ARP Funding</b>
<b>HOME-ARP: Program Administration</b>	<b>Program Administration (CDBG and HOME)</b>	<b>Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other</b>	<b>Affordable Housing Homeless Prevention</b>	<b>280,797</b>
Description	Funds to be used for staff salaries related to the administration of the HOME-ARP Program.			
Target Date for Completion	09/30/2030			
Estimate the number and type of families that will benefit from the proposed activities	TBD			

Location Description	Citywide			
Planned Activities	Staff program administration costs.			
<b>HOME-ARP: Program Administration - TBRA/TPA</b>	<b>Program Administration</b>	<b>Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other</b>	<b>Affordable Housing Homeless Prevention</b>	<b>\$100,000</b>
Description	HOME-2021-ARP-XX: Heses House TBRA and Tenant Placement Assistance (TPA) Program Admin Costs			
Target Date for Completion	09/30/2030			
Estimate the number and type of families that will benefit from the proposed activities	TBD			
Location Description	Citywide			
Planned Activities	HOME-2021-ARP-XX: Heses House TBRA and TPA Program Delivery - \$100,000			
<b>HOME-ARP: Program Administration - Planning</b>	<b>Program Administration</b>	<b>Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other</b>	<b>Affordable Housing Homeless Prevention</b>	<b>\$10,000</b>
Description	Contingency funding for planning documents and reporting.			
Target Date for Completion	09/30/2030			
Estimate the number and type of families that will benefit from the proposed activities	TBD			
Location Description	Citywide			
Planned Activities	TBD			

In keeping with the above proposed HOME-ARP funding changes, the City's HOME-ARP Allocation Plan will be amended to reflect the following use of HOME-ARP funds:

City of Aurora	Funding Amount	Percent of the Grant	Statutory Limit
<b>Supportive Services</b>	<b>\$ 1,690,000</b>	<b>5061.9%</b>	
<b>Acquisition and Development of Non- Congregate Shelters</b>	<b>\$0</b>	<b>0%</b>	

Tenant Based Rental Assistance (TBRA)	<del>\$0,400,000</del>	<del>14.60%</del>	
Development of Affordable Rental Housing	<del>\$685,000</del> 760,000	<del>25.127.8%</del>	
Non-Profit Operating	\$0	0%	5%
Non-Profit Capacity Building	\$0	0%	5%
Administration and Planning	\$280,797	10.3%	15%
Total HOME ARP Allocation	\$2,726,703	100%	

**2024 Annual Action Plan (Second Substantial Amendment to 2024 AAP)**

Project Name	Housing: HOME-Assisted Affordable Housing Projects
Target Area	City of Aurora
Goals Supported	Expand the Affordable Housing Stock
Needs Addressed	Affordable Housing
Funding	HOME: <del>\$1,811,471</del> 1,251,471
Description	Funding will be made available for new affordable housing units, tenant-based rental assistance, and additional resources for homebuyers.
Target Date	12/31/ <del>2024</del> 2027
Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income households - TBD
Location Description	TBD
Planned Activities	HOME-2025-XX: Habitat for Humanity NFV: Green Freedom Development Set-Aside – set aside funds in the amount of \$ <del>1,285,000.00</del> 725,000 HOME-2025-XX: City of Aurora Choose Aurora Down Payment Assistance Program- \$300,000

**2025 Annual Action Plan (First Substantial Amendment to 2025 AAP)**

Project Name	Community Facilities/Infrastructure/Amenities: Contingency Funds
Target Area	<del>Neighborhood Revitalization Strategy Area</del> TBD
Goals Supported	Enhance and Improve Access to Amenities
Needs Addressed	Community Investments
Funding	CDBG: <del>-\$200,000</del> 80,914.80
Description	Community Facilities/Infrastructure/Amenities: Contingency Funds.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income individuals/households. Project TBD. Unit of Measure is marked "0".

<b>Location Description</b>	Citywide.
<b>Planned Activities</b>	Funds are reserved for future community amenities' activities (existing or new projects). Activities will be approved via the City's minor or substantial amendment process.  <u>Any unexpended funds from 2025 and prior years (2022-2024) - including program income, program administration, public service, housing, and community amenity/capital improvement activities will be added to this activity and/or existing or future activities pending subrecipient's demonstrated financial need.</u>
<b>Project Name</b>	<u>Community Facilities/Infrastructure/Amenities: COA Engineering</u>
<b>Target Area</b>	<u>Citywide – low- and moderate-income census tract/block groups</u>
<b>Goals Supported</b>	<u>Enhance and Improve Access to Amenities</u>
<b>Needs Addressed</b>	<u>Community Investments</u>
<b>Funding</b>	<u>CDBG: \$200,000</u>
<b>Description</b>	<u>City of Aurora Street Resurfacing Project</u>
<b>Target Date</b>	<u>12/31/2026</u>
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<u>Low- and moderate-income residential areas</u>
<b>Location Description</b>	<u>Citywide.</u>
<b>Planned Activities</b>	<u>CDBG-2026-05: Street Resurfacing Project</u>

The following funding adjustments will be made to accommodate the above referenced Amendment 2026-#1 activities under the City's 2021, 2022, 2023, 2024, and 2025 Annual Action Plans and to also allow the City to expend its funds in a timely manner.

<b>Proposed Amended HOME-ARP Activity</b>	<b>Original/ Amended Funding Allocation</b>	<b>Substantial Amendment 2026-1 Recommended Re/Allocation Amount</b>	<b>HOME-ARP Program Year Funding Source(s)</b>	<b>Project Reallocation Comments</b>
Tenant Based Rental Assistance/Hesed House	\$400,000.00	-\$400,000.00	2021	Project cancelled
HOME-ARP: Program Administration /Hesed House TBRA Admin	\$100,000.00	-\$100,000.00	2021	Project cancelled
<b>HOME-ARP Deobligated Funds</b>		<b>-\$500,000.00</b>		

<b>Proposed Amended/New HOME-ARP Activity</b>	<b>Original Funding Allocation</b>	<b>Substantial Amendment 2025-1 Recommended Re/Allocation Amount</b>	<b>HOME-ARP Program Year Funding Source</b>	<b>Project Reallocation Comments</b>
Program Administration	\$180,797.00	\$90,000.00	2021	Increase to original funding allocation
Program Administration - Planning	\$0.00	\$10,000.00	2021	Activity TBD
Affordable Housing Development	\$685,000.00	\$75,000.00	2021	Increase to original funding allocation
HOME-2021-ARP-09: Association for Individual Development/Street Outreach and Engagement Services	NA	\$175,000.00	2021	Funds to be used for street outreach program which engages homeless individuals/households by bringing services directly to them.
HOME-2021-ARP-10: VNA/Delivery of Comprehensive Primary Care	NA	\$100,000.00	2021	Funds to be used to provide comprehensive health care for individuals/households who are literally homeless (per HUD HOME-ARP Qualified Population 1)
<b>HOME-ARP (Re)Allocation Total</b>		<b>\$500,000</b>		

<b>Proposed Amended HOME Activity</b>	<b>Original/ Amended Funding Allocation</b>	<b>Substantial Amendment 2026-1 Recommended Re/Allocation Amount</b>	<b>HOME Program Year Funding Source(s)</b>	<b>Project Reallocation Comments</b>
2023 Direct Project Activity Set-Aside	\$350,953.80	-\$350,953.80	2023	Unallocated Funds
2024 Direct Project Activity Set Aside	\$209,046.20	-\$209,046.20	2024	Unallocated Funds
HOME-ARP Deobligated Funds		-\$560,000.00		
<b>Proposed Amended/New HOME-ARP Activity</b>	<b>Original Funding Allocation</b>	<b>Substantial Amendment 2025-1</b>	<b>HOME-ARP Program</b>	<b>Project Reallocation Comments</b>

		<b>Recommended Re/Allocation Amount</b>	<b>Year Funding Source</b>	
HOME-2025-01: Habitat for Humanity of Northern Fox Valley/Project Green Freedom	\$725,000.00	\$560,000.00	2024	Funds to be used for development of 8 affordable homes.
<b>HOME-ARP (Re)Allocation Total</b>		<b>\$560,000.00</b>		

<b>Proposed Amended CDBG Activity</b>	<b>Original/ Amended Funding Allocation</b>	<b>Substantial Amendment 2025-1 Recommended Re/Allocation Amount</b>	<b>CDBG Program Year Funding Source(s)</b>	<b>Project Reallocation Comments*</b>
Community Amenities Set-Aside	\$80,914.80	-\$41,506.03 (estimate)	2025	Unexpended funds
Program Administration	\$238,449.20	-\$96,259.47	2025	Unexpended funds
Program Income	\$62,233.85	-\$62,233.85	2025	Unexpended funds
CDBG-2025-03: Mutual Ground/Domestic Violence Case Management	\$50,000.00	-\$0.65	2025	Unexpended funds
<b>CDBG DEOBLIGATED FUNDS</b>		<b>-\$200,000.00</b>		
<b>Proposed Amended/New CDBG Activity</b>	<b>Original Funding Allocation</b>	<b>Substantial Amendment 2026-#1 Recommended Re/Allocation Amount</b>	<b>CDBG</b>	<b>Project Reallocation Comments*</b>
CDBG-2026-05 COA Engineering	NA	\$200,000.00	2025	Funds to be used for street resurfacing activities
2025 Community Amenities Set-Aside	\$39,408.77	TBD	2025	Unexpended activity funds from 2025 and prior year activities as well as program income to be added to this activity.
<b>CDBG (Re)Allocation Total</b>		<b>\$200,000.00</b>		

**Citizen Participation Timeline**

*All public hearing and meeting dates are subject to change.*

- **January 15, 2026:** Substantial Amendment 2026-#1 Block Grant Working Committee Review at 6:00 p.m.

- **January 16, 2026:** Public hearing notice for Substantial Amendment 2026-#1 posted on the City's website, [www.aurora.il.us/Government-and-Engagement/Staff-Directory/Community-Services/Community-Development](http://www.aurora.il.us/Government-and-Engagement/Staff-Directory/Community-Services/Community-Development) and distributed to libraries.
- **January 18, 2026:** Substantial Amendment 2026-#1 Public Notice posted in *The Beacon*.
- **January 19, 2026:** Substantial Amendment 2026-#1 Public Comment Period Opens
- **January 30, 2026:** Substantial Amendment 2026-#1 Public Hearing at 1:00 p.m.
- **February 10, 2026:** Substantial Amendment 2026-#1 Public Health, Safety and Transportation Committee Review at 4:00 p.m.
- **February 17, 2026:** Substantial Amendment 2026-#1 Committee of the Whole Review at 5:00 p.m.
- **February 17, 2026:** Substantial Amendment 2026-#1 Public Comment Period closes at 4:00 p.m.
- **February 24, 2026:** Substantial Amendment 2026-#1 City Council Review and Approval at 6:00 p.m.
- **March 31, 2026:** Substantial Amendment 2026-#1 submitted to HUD

### **Public Notice, Comments, and City of Aurora Responses**

Following the close of the public comment period and receipt of City Council approval, all of the above-referenced Consolidated Plan/Annual Action Plan activities and re/allocations will be formally submitted to HUD for approval (via the applicable narrative and tables within their respective reports such as but not limited to the Executive Summary, PR-15, PR-10, AP-12, AP-15, AP-20, AP-38, AP-55).

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

Any comments and the City's response(s) will be included in the City's report submittals to HUD upon the conclusion of the public comment period. To date, the City has not received any comments.

This document will serve as the City's Substantial Amendment submittal to HUD for the following federal resources:

**The Community Development Block Grant (CDBG)** is Aurora's most flexible funding resource and can be used for housing and non-housing activities, including those that revitalize neighborhoods, promote economic development, improve community facilities/infrastructure, and provide public services, all of which must benefit the City's low- and moderate-income residents. The CDD anticipates receiving approximately \$1.2 million each year.

**The HOME Investment Partnerships (HOME)** is to be used for the provision of decent, affordable housing for low income individuals. The CDD anticipates receiving approximately \$525,000 each year.

**The HOME Investment Partnerships American Rescue Plan Program (HOME-ARP)** is a special 2021 allocation that was appropriated under Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) ("ARP") for the HOME Program to provide homelessness assistance and supportive services.