

PUBLIC NOTICE

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) and HOME Investment Partnerships Program (HOME and HOME-ARP). In accordance with the City of Aurora’s Citizen Participation Plan and the requirements of HUD, a public hearing will be held at 1:00 p.m. on January 5, 2024, City Hall, 5th Floor Conference Room, 44 E. Downer Place, Aurora, IL 60507 to provide the public an opportunity to comment on the City of Aurora 2024 Annual Action Plan and Substantial Amendment 2023-#3 proposed funding recommendations.

Please be advised that effective December 18, 2023, summaries of the proposed *2024 Annual Action Plan* and *Substantial Amendment 2023-#3* will be available for review and public at the following locations: City of Aurora-Community Development Division, 44 E. Downer Place, 4th Floor, 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’s website: www.aurora-il.org/1175/Community-Development. The proposed Amendments to the City’s 2019, 2020, 2021, 2022, and 2023 Annual Action Plans will result in the re/allocation of CDBG and 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 and HOME-ARP Programs.

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 2024 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 2024 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 2024 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. Questions should be directed to the Community Development Division at (630) 256-3320 or COACDD@aurora.il.us.

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 the Community Development Division (CDD), 44 E. Downer Place, Aurora, IL 60507, (630) 256-3320 or COACDD@aurora.il.us.

Written and verbal comments will be accepted no later than 4:00 p.m., January 16, 2024. All responses will be addressed by the CDD and submitted to HUD. The City of Aurora’s 2024 Annual Action Plan and Substantial Amendment 2023-#3 are scheduled for review and adoption at the City Council’s January 23, 2024 meeting at 6:00 p.m., City Hall, 5th Floor Conference Room, 44 E. Downer Place, Aurora, IL 60507. Please be advised that the public hearing and meeting dates are subject to change.



Housing & Community Development Block Grant

Consolidated Plan Program Years 2020 - 2024

Substantial Amendment 2023-#3

Proposed Substantial Amendment
to
2019, 2020, 2021, 2022, and 2023 Annual Action Plans

DRAFT (December 2023)

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

Substantial Amendment 2023-#3 Executive Summary

Substantial Amendment 2023-#3 proposes amendments to the following document:

- Substantial Amendment to *2019, 2020, 2021, 2022, and 2023 Annual Action Plans*

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 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 5, 2024, City Hall, 5th Floor Conference Room, 44 E. Downer Place, Aurora, IL 60507 to provide the public an opportunity to comment on the proposed Substantial Amendment (2023-#3) to the City’s *2019, 2020, 2021, 2022, and 2023 Annual Action Plans* (AAPs).

The Substantial Amendments to the City’s AAPs will result in the re/allocation of *2019, 2020, 2021, 2022, and 2023 Annual Action Plans* CDBG (approximately \$597,000) and HOME-ARP funds (approximately \$1,315,000) and the 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 and HOME-ARP Programs. Upon closure of the public comment period and receipt of City Council approval, all proposed amended and new activities together with their proposed funding will be entered into the applicable sections within HUD’s e-Con Planning Suite Reporting System.

New and/or cancelled projects proposed under Substantial Amendment 2023-#3 are shown on the following tables (proposed amendments to the City’s *2019, 2020, 2021, 2022, and 2023 Annual Action Plans* (AAPs) are shown as tracked changes):

2021 Annual Action Plan				
Project	Goals Supported	Geographic Areas	Needs Addressed	HOME-ARP Funding
HOME-ARP: Supportive Services	Public Service Assistance	Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other	Neighborhood Investments that affirm fair housing	\$1,265,000 1,200,000
Description	HOME-ARP offers a wide variety of supportive services consisting of: <ul style="list-style-type: none"> • <u>Short term emergency rent.</u> • <u>Street outreach.</u> • <u>Administration and furthering fair housing.</u> • <u>Survivors of domestic violence.</u> • <u>Housing legal services.</u> • <u>Healthcare to Qualifying Populations.</u> • Mental health services. • Substance abuse services. • Employment and job training. • Housing search, counseling, and credit repair. 			

	<ul style="list-style-type: none"> Other supportive service opportunities Wheel and spoke model to be considered. <p>HOME-ARP to complement CDBG and Quality of Life projects already approved in 2023 <u>and 2024.</u></p> <p>Supportive services will be determined based on unmet client need and partners selected to receive funding. City staff will solicitsolicited funding proposals from its non-profit agencies to determine eligible projects supporting HOME-ARP activities.</p> <p><u>During Summer 2023, the City released a two-phase application and nine of the initial thirteen applicants moved forward to the second phase. Following the completion of City staff analysis of the applications and their ability to meet the goals and objectives established by the City's 2023 HOME-ARP Needs Assessment, HOME-ARP activity eligibility criteria, past performance, and the applicant's capacity to administer the funds, the following seven agencies were recommended for HOME-ARP funding :</u></p> <ul style="list-style-type: none"> <u>HOME-2021-ARP-01: Association for Individual Development/ Street Outreach and Engagement - \$275,000</u> <u>HOME-2021-ARP-02a and b: Hesus House/On-site Providers - \$440,000</u> <u>HOME-2021-ARP-04: Loaves & Fishes/Emergency Assistance Program - \$50,000</u> <u>HOME-2021-ARP-05a and b: Mutual Ground/Domestic Violence Shelter Program - \$200,000</u> <u>HOME-2021-ARP-06: Prairie State Legal Services - \$100,000</u> <u>HOME-2021-ARP-07: VNA Health Care - \$200,000</u> 			
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			
Project	Goals Supported	Geographic Areas	Needs Addressed	HOME-ARP Funding
HOME-ARP: Affordable Housing Development	Expand the Affordable Housing Stock	Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other	Affordable Housing Homeless Prevention	\$850,000
Description	<p>Funds will be used for activities such as:</p> <ul style="list-style-type: none"> Scattered site acquisition and rehabilitation envisioned for 1-5 unit buildings. Preferred landlords to primarily serve HOME-ARP qualifying populations. Tenant selection to focus on Continua of Care coordinated entry process. Focus on self- sufficiency planning and case management Maximum income, rents limits, and eligibility standards to be defined in policy manual. 			

	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 that will benefit from the proposed activities	TBD			
Location Description	Citywide			
Planned Activities	TBD			
HOME-ARP: Tenant Based Rental Assistance (TBRA)	Expand the Affordable Housing Stock	Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other	Affordable Housing Homeless Prevention	\$335,000,000
Description	<p>Funds to be used for activities such as:</p> <ul style="list-style-type: none"> Partnerships to be established with local landlords. Clients to pay 30% of gross income towards rent. 70% paid by TBRA funds. Self-sufficiency plans required to receive HOME-ARP TBRA funds. Maximum income, rents limits, and eligibility standards to be defined in policy manual. <p>City staff will solicitsolicited 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	TBD			
Project	Goals Supported	Geographic Areas	Needs Addressed	HOME-ARP Funding
HOME-ARP: Program Administration	Program Administration (CDBG and HOME)	Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other	Affordable Housing Homeless Prevention	\$216,703
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.			
HOME-ARP: Program Administration - Fair Housing	Program Administration	Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other	Affordable Housing Homeless Prevention	\$50,000
Description	Set aside funding for fair housing activities.			
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-04: Hope Fair Housing/Protecting Fair Housing in Aurora - \$50,000			
HOME-ARP: Program Administration - Planning	Program Administration	Neighborhood Revitalization Strategy Area - Strategy area City of Aurora - Other	Affordable Housing Homeless Prevention	\$10,000
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			

2023 Annual Action Plan (First Substantial Amendment to 2023 AAP)	
Project Name	Community Facilities/Infrastructure/Amenities: Contingency Funds
Target Area	Neighborhood Revitalization Strategy Area City of Aurora
Goals Supported	Enhance and Improve Access to Amenities
Needs Addressed	Sustainability/Community Resiliency
Funding	CDBG: \$27,166.67 343,599 (estimate)
Description	Set-Aside Public Facility Improvement/Infrastructure/Neighborhood Investment Funds
Target Date	12/31/ 2023 2024
Estimate the number and type of families that will benefit from the proposed activities	Low and moderate income individuals/households.
Location Description	Citywide
Planned Activities	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 2023 and prior year 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>
Project Name	2023-XX 2024-XX Community Facilities/Infrastructure/Amenities: COA Engineering
Target Area	TBD Citywide
Goals Supported	Enhance and Improve Access to Amenities
Needs Addressed	Sustainability/Community Resiliency
Funding	CDBG: \$500,000
Description	Set-Aside Public Facility Improvement/Infrastructure/Neighborhood Investment Funds
Target Date	12/31/ 2023 2024

The following funding adjustments will be made to accommodate the above referenced Amendment 2023-#3 activities under the City's 2019, 2020, 2021, 2022, and 2023 Annual Action Plans and to also allow the City to expend its funds in a timely manner. Proposed recommendations follow:

Proposed Amended HOME-ARP Activity	Original/ Amended Funding Allocation	Substantial Amendment 2023-#3 Recommended Re/Allocation Amount	CDBG Program Year Funding Source(s)	Project Reallocation Comments
Supportive Services	\$1,200,000	-\$1,200,000	2021	Unallocated Funds

Tenant Based Rental Assistance (TBRA)	\$400,000	- \$65,000.00	2021	Unallocated Funds
HOME-ARP: Program Administration - Fair Housing	\$50,000	-50,000.00	2021	Unallocated Funds
HOME-ARP Deobligated Funds		-\$1,315,000.00		
Proposed Amended/New HOME-ARP Activity	Original Funding Allocation	Substantial Amendment 2023-#3 Recommended Re/Allocation Amount	HOME-ARP Program Year Funding Source	Project Reallocation Comments
HOME-2021-ARP-01: Association for Individual Development/ Street Outreach and Engagement	NA	\$275,000	2021	Funds to be used for street outreach activities
HOME-2021-ARP-02a and b: Hesus House/On-site Providers	NA	\$440,000	2021	Funds to be used for domestic violence counseling as well as housing search assistance
HOME-2021-ARP-04: Loaves & Fishes/Emergency Assistance Program	NA	\$50,000	2021	Funds to be used for rent assistance
HOME-2021-ARP-05a and b: Mutual Ground/Domestic Violence Shelter Program	NA	\$200,000	2021	Funds to be used for counseling and housing assistance
HOME-2021-ARP-06: Prairie State Legal Services	AN	\$100,000	2021	Funds to be used for housing legal services
HOME-2021-ARP-07: VNA Health Care	NA	\$200,000	2021	Funds to be used for medical services
HOME-2021-ARP-04: Hope Fair Housing/Protecting Fair Housing in Aurora	NA	\$50,000	2021	Funds to be used for fair housing education and outreach activities
HOME-ARP (ReAllocation) Total		\$1,315,000		

Proposed Amended CDBG Activity	Original/ Amended Funding Allocation	Substantial Amendment 2023-#3 Recommended Re/Allocation Amount	CDBG Program Year Funding Source(s)	Project Reallocation Comments*
Section 108-2019-01: Section 108 Payment Contingency	\$42,971.45	-\$42,971.45	2019	Project Complete/Unexpended Funds

CDBG-2019-10: Invest Aurora – STABLE	\$5,171.14	- \$5,171.14	2019/20	Project Complete / Funds Recaptured
CDBG-2021-02: The Neighbor Project – Safety First	\$235,000.00	-\$6.00	2021	Project Complete / Unexpended Funds
2022 Community Amenities Set-Aside	\$39,723.08	-\$39,723.08	2022	Project Complete/Unexpended Funds
CDBG-2022-04: The Neighbor Project – Individual Development Accounts	\$15,000.00	-\$15,000.00	2022	Project Cancelled / Unexpended Funds
CDBG-2021-02: CASA Kane county – child advocacy	\$25,000.00	-\$11.20	2023	Project Complete / Unexpended Funds
2023 Community Amenities Set-Aside	\$394,059.80	-\$394,059.80	2023	Unexpended Funds
2023 CDBG Program Administration	\$ 260,941.20	-\$100,000.00	2023	Unexpended Funds/Program Income Used
CDBG DEOBLIGATED FUNDS		-\$596,942.67		
Proposed Amended/New CDBG Activity	Original Funding Allocation	Substantial Amendment 2023-#3 Recommended Re/Allocation Amount	CDBG/CV Program Year Funding Source	Project Reallocation Comments*
CDBG-2024-XX COA Engineering	NA	\$500,000.00	2019-2023	Funds to be used for street resurfacing activities
2023 Community Amenities Set-Aside	\$0	\$96,942.67	2023	Unexpended Funds
CDBG (Re)Allocation Total		\$596,942.67		

*The above CDBG unexpended funds are estimates. Any unexpended funds from 2023 and prior year program income, program administration, public service, housing, and capital improvement activities will be added to the 2023 Community Amenities Set-Aside Contingency Activity and/or existing or future activities pending subrecipient’s demonstrated financial need.

Citizen Participation Timeline

All public hearing and meeting dates are subject to change.

- **December 17, 2023:** Public hearing notice for Substantial Amendment 2023-#3 published in *The Beacon News*
- **December 18, 2023:** Public hearing notice for Substantial Amendment 2023-# 3 posted on the City’s website, www.aurora-il.org/1175/Community-Development and distributed to libraries.
- **December 18, 2023:** Substantial Amendment 2023-#3 Public Comment Period Opens
- **January 5, 2024:** Substantial Amendment 2023-#3 Public Hearing at 5:00 p.m.

- **January 9, 2024:** Substantial Amendment 2023-#2 Public Health, Safety and Transportation Committee at 4:00 p.m.
- **January 16, 2024:** Substantial Amendment 2023-#3 Committee of the Whole Review at 5:00 p.m.
- **January 16, 2024:** Substantial Amendment 2023-#3 Public Comment Period closes at 4:00 p.m.
- **January 23, 2024:** Substantial Amendment 2023-#3 City Council Review and Approval at 6:00 p.m.
- **March 31, 2024:** Substantial Amendment 2023-#3 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 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.

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 \$1.3 million each year.