

PUBLIC NOTICE
Annual Action Plan Substantial Amendment (2021-#3)

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 (CDBG) Program, HOME (HOME) Investment Partnerships Program, and Emergency Solutions Grant (ESG) Program. Through the American Rescue Plan Act of 2021, the City has also received a HOME Investment Partnerships - American Rescue Plan (HOME-ARP) allocation. In accordance with the City of Aurora's Citizen Participation Plan and the requirements of HUD, a public hearing will be held at 4:00 p.m. on November 3, 2021, City Hall, 5th Floor Conference Room B, 44 E. Downer Place, Aurora, IL 60507 to provide an opportunity for comment on proposed *Substantial Amendment to the City of Aurora's 2018, 2020, and 2021 Annual Action Plans*. The Substantial Amendment 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. This Amendment will also further address the City's effort to comply with HUD's regulatory requirements in administering the City's CDBG and HOME-ARP Programs.

Please be advised that effective October 19, 2021, the proposed Substantial Amendment 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.org/1175/Community-Development .

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 Community Development Division (CDD), 44 E. Downer Place, Aurora, IL 60507, (630) 256-3320 or cdd@aurora.il.us. Written and verbal comments will be accepted no later than 4:00 p.m., November 19, 2021. All responses will be addressed by the CDD and submitted to HUD. The Substantial Amendment is scheduled for review and adoption at the City Council's November 23, 2021 meeting at 6:00 p.m., City Hall, Council Chambers 2nd Floor, 44 E. Downer Place, Aurora, IL 60507. Please be advised that the public hearing and meeting dates are all subject to change and adoption may occur after the proposed November 23, 2021 approval date.



Housing & Community Development Block Grant Consolidated Plan Program Years 2020 - 2024

Proposed Substantial Amendment (2021-#3)
to
2018, 2020, and 2021 Annual Action Plans

DRAFT (October 2021)

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

Substantial Amendment 2021-#3 Executive Summary

Substantial Amendment 2021-#3 proposes amendments to the following documents:

- Substantial Amendments to 2018, 2020, and 2021 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), HOME (HOME) Investment Partnerships Program, and Emergency Solutions Grant (ESG) Program. More recently, funds were appropriated under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) (“ARP”) for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services. On March 11, 2021, President Biden signed ARP into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. The ARP authorized HUD to allocate HOME-ARP funds to states, units of general local government, insular areas, and consortia of units of general local government that qualified for an allocation of HOME funds in Fiscal Year (FY) 2021. In keeping with this authorization, the City was notified of its \$2,726,703 HOME-ARP allocation on September 22, 2021. This Substantial Amendment will result in the allocation of the HOME-ARP funds and approximately \$112,000 of unexpended 2020 CDBG funds and the associated 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. The following tables and project/activity descriptions reflect the proposed substantial amendments to the City’s 2018, 2020, and 2021 AAP (proposed amendments are tracked):

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	1,533,216	0	0	1,533,216	6,132,864	Total amounts to \$6,132,864 which is the projected total for the remaining four years of the City's entitlement allocation (based upon 2020 allocation). Amount is subject to change depending upon unexpended prior year funds and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	737,077	0	2,203,977	2,941,054	5,145,031	Total amounts to \$5,145,031 which is the projected total for the remaining four years of the City's entitlement allocation (based upon 2020 allocation) and prior year resources. Amount is subject to change depending upon unexpended prior year funds and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	Total amounts to \$0 which is the projected total for the remaining four years of the City's entitlement allocation (based upon 2020 allocation). Amount is subject to change depending upon city's receipt of 2021 funds.

CDBG-CV	public - federal	Acquisition Admin and Planning Economic Development Financial Assistance Housing Overnight shelter Public Improvements Public Services Rapid re-housing (rental assistance) Rental Assistance Services Other	1,993,761	0	0	0	0	This was a special 2020 CDBG allocation to prevent, prepare for, and respond to the coronavirus (COVID-19). (The City received funds under two rounds in the amounts of \$902,078 and \$1,091,683 as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136.)
<u>HOME-ARP</u>	<u>public - federal</u>	<u>Supportive Services</u> <u>Acquisition and Development of Non-Congregate Shelters</u> <u>Tenant Based Rental Assistance (TBRA)</u> <u>Development of Affordable Rental Housing</u> <u>Non-Profit Operating Non-Profit Capacity Building</u> <u>Administration and Planning</u>	<u>2,726,703</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,726,703</u>	<u>This is a special 2021 HOME allocation to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. Under the HOME -ARP program, funds were appropriated to address the need for homelessness assistance and supportive services.</u>

	2021 Annual Action Plan
Project Name	Program Administration (CDBG, HOME, <u>HOME-ARP</u>)
Target Area	City of Aurora
Goals Supported	Expand the Affordable Housing Stock Ensure Housing Stock is Safe/Healthy/Accessible Public Service Assistance Foster Small and Local Business Development Address Blighted Property Issues Enhance and Improve Access to Amenities Promote Energy-Efficiency/Sustainable Investment
Needs Addressed	Affordable Housing Homeless Prevention Neighborhood Investments that affirm fair housing Capacity-Building Sustainability/Community Resiliency Support Coronavirus (COVID-19) and Other Infectious Disease Responses
Funding	CDBG: \$306,690 HOME: \$73,707 <u>HOME-ARP: \$226,703</u>
Description	Up to 20% of CDBG funds, up to 10% of HOME funds, <u>and up to 15% of HOME-ARP funds may be spent on planning and administrative activities. Initially, the City will only have access to 5% (\$136,335) of the City's HOME-ARP allocation prior to HUD's approval of the City's HOME-ARP Allocation Plan (to be submitted via future Substantial Amendment).</u> <u>Following HUD's approval of the City's HOME-ARP Plan, HUD will release the remaining administrative funds that have been allocated by the City for its program administrative activities.</u>
Target Date	12/31/21; <u>HOME-ARP, TBD</u>
Estimate the number and type of families that will	TBD

benefit from the proposed activities	
Location Description	City-wide
Planned Activities	CDBG, HOME, <u>and HOME-ARP</u> Staff Salaries, program management-related expenses CDBG-2021-05: Center for Neighborhood Technology/Planning Study - \$7,500 <i>Contingency Statement: the City intends to allocate pre-award costs in accordance with HUD's regulatory thresholds.</i>
Project Name	<u>*New Project* HOME-ARP Homelessness and Supportive Service Assistance</u>
Target Area	<u>Neighborhood Revitalization Strategy Area</u> <u>Citywide</u>
Goals Supported	<u>Public Service Assistance</u>
Needs Addressed	<u>Affordable Housing</u> <u>Homelessness Prevention</u> <u>Housing Instability</u> <u>Support Coronavirus (COVID-19) and Other Infectious Disease Responses</u> <u>Capacity-Building</u>
Funding	<u>\$2,500,000</u>
Description	<u>Funding will be used for homelessness and supportive service assistance activities.</u>
Target Date	<u>TBD</u>
Estimate the number and type of families that will benefit from the proposed activities	<u>TBD. Funds must benefit qualifying individuals and families who are homeless, at risk of homelessness, and other vulnerable populations. The City is required to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems. Depending upon the identified priority needs, the City will determine whether it intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.</u>

Location Description	<u>Citywide</u>
Planned Activities	<p><u>HOME-ARP funds can be used for four eligible activities:</u></p> <ul style="list-style-type: none"> • <u>Production or Preservation of Affordable Housing</u> • <u>Tenant-Based Rental Assistance (TBRA)</u> • <u>Supportive Services, Homeless Prevention Services, and Housing Counseling</u> • <u>Purchase and Development of Non-Congregate Shelter</u> <p><u>The City is required to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems. Via a future Substantial Amendment, the City will provide its HOME-ARP allocation plan based upon the priority needs established through its consultation and public participation process. At that time, the City will present its Plan for the HOME-ARP funding distribution and describe how the City will distribute HOME-ARP funds in accordance with its priority needs including the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the City will administer eligible activities directly.</u></p>

	2020 Annual Action Plan
Project Name	Emergency Shelter and Subsistence Program
Target Area	Citywide
Goals Supported	Public Service Assistance Including the Prevention and Reduction of Homelessness/ CDBG-Assisted Affordable Housing Projects
Needs Addressed	Public Service Assistance Support Coronavirus (COVID-19) and Other Infectious Disease Responses
Funding	\$ 166,201.50 (CDBG-CV); \$188,000 300,000 (CDBG)
Description	Subsistence payments will be provided to qualifying households directly affected by COVID-19 for homelessness prevention. In developing this project, the City will reach out to its partner agencies (such as, but not limited to its Continuum of Care, FEMA, State, etc.) to ensure that the CDBG-CV funds are solely used as gap funding.
Target Date	December 31, 2021

	2018 Annual Action Plan
Project Name	Public Facilities
Target Area	City of Aurora
Goals Supported	Public Facilities
Needs Addressed	Public Facilities
Funding	CDBG: \$ 507,000 395,000
Description	The public facility projects include improvements/upgrades to two non-profit facilities (homeless shelter and senior assisted living facility).
Target Date	12/31/ 2018 <u>2022</u>
Estimate the number and type of families that will benefit from the proposed activities	Approximately 703 low to moderate individuals and families will be served.
Location Description	<p>CDBG-2018-01: Hesed House Comprehensive Resource Center: 680 S. River St., Aurora, IL 60506 (\$150,000)</p> <p>CDBG-2018-02: Mutual Ground: 418 Oak Avenue, Aurora, IL 60506 (\$357,000245,000)</p> <p>This project's additional \$100,000 has been allocated under the City's 2021 Annual Action Plan, however, due to this 2018 project's time sensitivities, should 2020 and prior year funds become available to provide the \$100,000, the 2021 allocation will be reallocated to a new project/activity. <u>Via Substantial Amendment 2021-3, this project has been increased \$112,000.</u></p>
Planned Activities	Roof replacement for Hesed House's Comprehensive Resource Center and exterior portico renovation at Mutual Ground's facility (lead safety precautions will be taken).
Estimate the number and type of families that will benefit from the proposed activities	Approximately 225-250 LMI Households

The following funding adjustments will be made to accommodate the above referenced Substantial Amendment 2020-#3 activities under the City's 2018, 2020, and 2021 Annual Action Plans and also allow the City to expend its funds in a timely manner.

Proposed Amended CDBG-CV Activity	Original/Amended Funding Allocation	Substantial Amendment #2021-3 Recommended Re/Allocation	HUD Program Year Funding Source	Project Reallocation Comments <i>(all CDBG/CV funds to be used for services to Aurora residents)</i>
CDBG-2020-CV-03: Emergency Shelter and Subsistence Program	\$194,101 (CV); \$300,000.00 (CDBG)	-\$112,000 (CDBG)	2020 CDBG-CV and prior year CDBG funds	Unexpended funds
<i>Deobligated Funding Total (Amount available to reallocate)</i>		\$112,000 (CDBG)		
Proposed New/Amended CDBG/CV Activity	Original/Amended Funding Allocation	Substantial Amendment #2021-3 Recommended Re/Allocation Amount	HUD Program Year Funding Source	Project Reallocation Comments <i>(all CDBG/CV funds to be used for services to Aurora residents)</i>
CDBG- 2018-02: Mutual Ground Exterior Renovation	\$245,000	\$112,000	2020 CDBG	Funds to be used for portico renovation costs; amended project CDBG total of \$357,000
HOME-ARP Program Administration	N/A	\$226,703	2021 HOME-ARP	Funds to be used for program staff salaries (\$136,336 initially)
HOME-ARP Homelessness and Supportive Service Assistance	N/A	\$2,500,000	2021 HOME-ARP	Funds to be used for homelessness and supportive assistance activities TBD
<i>(Re)Allocation / Total</i>		\$112,000 (CDBG) \$2,726,703 (HOME-ARP)		

Citizen Participation Timeline

All public hearing and meeting dates are subject to change and adoption may occur after the proposed November 23, 2021 approval date.

- **October 19, 2021:**
 - Public hearing notice for Substantial Amendment 2021-#3 posted on the City's website, www.aurora-il.org/1175/Community-Development
 - Public hearing notice for Substantial Amendment 2021-#3 published in *The Beacon News*
 - Substantial Amendment 2021-#3 Public Comment Period Opens
- **November 3, 2021:** Substantial Amendment 2021-#3 Public Hearing at 4:00 p.m.
- **November 19, 2021:** Substantial Amendment 2021-#3 Public Comment Period closes at 4:00 p.m.

- **November 23, 2021:** Substantial Amendment 2021-#3 City Council Review and Approval at 6:00 p.m.
- **November 29, 2021 (tentative):** Substantial Amendment 2021-#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.

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 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:

Following the close of the public comment period and receipt of City Council approval, all of the aforementioned Annual Action Plan activities and re/allocations will be formally submitted to HUD for approval (via the applicable narrative and tables within their respective sections such as the Executive Summary, PR-15, PR-10, AP-12, AP-15, AP-20, AP-38).

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

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

The Community Development Block Grant (CDBG) Program 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 Community Development Block Grant Coronavirus (CDBG-CV) Program is a special 2020 Program Year allocation which was authorized by the CARES Act, Public Law 116-136 to respond to the Coronavirus pandemic crisis. The City will use these funds to provide gap funding assistance to its residents, businesses, and non-profit agencies to further prevent, prepare for, and respond to the Coronavirus.

The American Rescue Plan Act for the HOME Investment Partnerships Program (HOME-ARP) Program is a special 2021 Program Year allocation. Funds were appropriated under Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) for the HOME Investment Partnerships Program to address the continued impact of the COVID-19 pandemic by providing funding assistance for homelessness assistance and supportive services.