



Mayor John Laesch

City of Aurora Community Services Department Community Development Division

2025 Phase II Community Development Funding Recommendations

City of Aurora
Public Health, Safety & Transportation Committee

August 26, 2025



TODAY'S AGENDA



CHRIS RAGONA

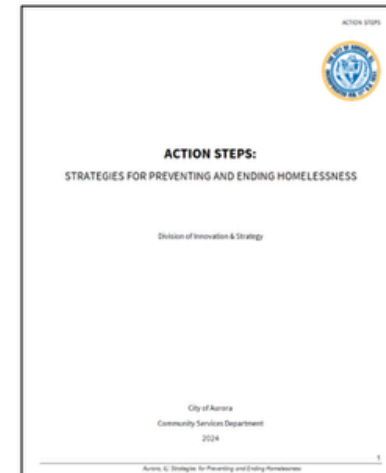
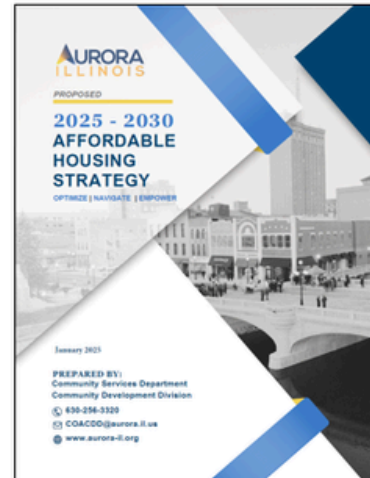
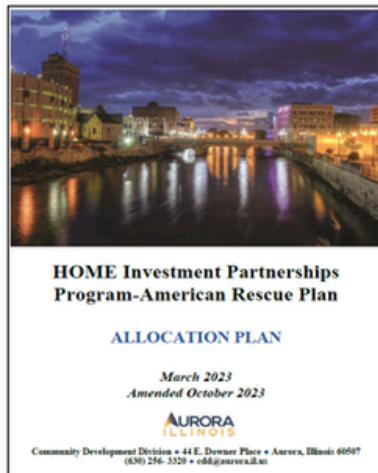
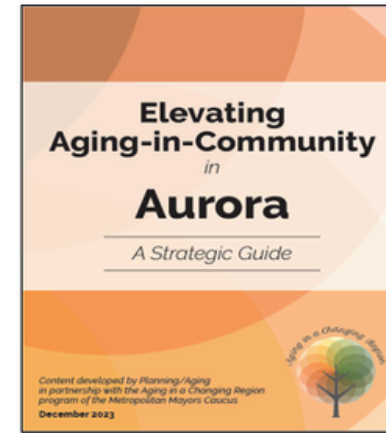
Director of Community Services
Community Development Division

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- 2025 Funding Overview
 - Eligible Activities for Each Funding Source
 - Application Process and Review Overview
 - 2025 Recommendations Breakdown
 - Next Steps and Questions



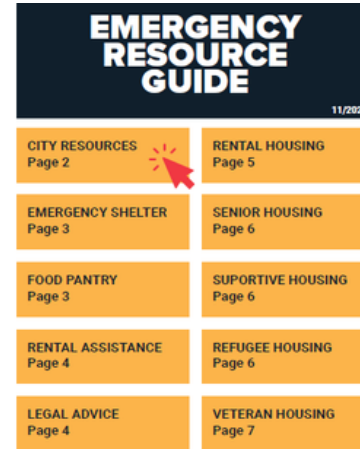
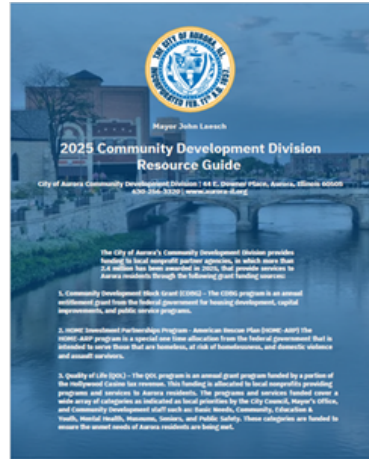


CITY OF AURORA 2025-2030 PLANNING DOCUMENTS



www.aurora.il.us/Government-and-Engagement/Staff-Directory/Community-Services/Community-Development

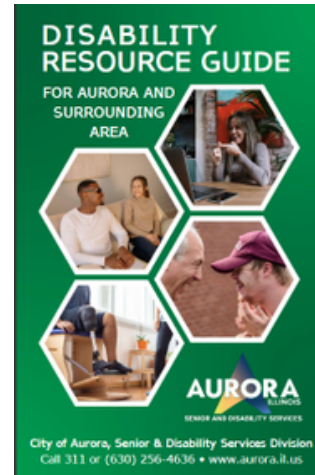




WWW.AURORA.IL.US/PROPERTY-AND-BUSINESS/DEVELOPMENT/COMMUNITY-DEVELOPMENT



WWW.AURORA.IL.US/CITY-SERVICES/SENIOR-AND-DISABILITY-RESOURCES/SENIOR-RESOURCE-GUIDE



WWW.AURORA.IL.US/CITY-SERVICES/SENIOR-AND-DISABILITY-RESOURCES/DISABILITY-RESOURCE-GUIDE



WWW.AURORA.IL.US/RECREATION-AND-AMENITIES/YOUTH-ACTIVITIES-AND-SERVICES





2025 PHASE I APPLICATION SUMMARY AND RECOMMENDATIONS RECAP

| Grant Type | Total Funding Request | Funds Recommended | Total Projects Applied | Funded Projects |
|---|-----------------------|--------------------|------------------------|-----------------|
| Community Development Block Grant – (CDBG) | \$2,284,378 | \$1,446,194 | 14 | 10 |
| Quality of Life – (QOL) | \$2,313,495 | \$910,773 | 64 | 49 |
| HOME Investment Partnerships Program | \$4,800,000 | Pending | 2 | Pending |
| HOME Investments Partnerships Program – American Rescue Plan (HOME-ARP) | \$250,000 | \$150,000 | 3 | 2 |
| State of Illinois CDBG-CV Shelter Expansion Funds | \$3,688,875 | \$3,544,875 | 2 | 2 |
| TOTAL | \$13,336,748 | \$6,051,842 | 85 | 63 |





2025 PHASE II APPLICATION OPPORTUNITIES

| Opportunity | Funding Availability |
|--|----------------------|
| #1 - Tenant Based Rental Assistance | \$500,000 |
| #2 - HOME Housing Development | \$1,500,000 |
| #3 - HOME CHDO Housing Development | \$500,000 |
| #4 - Down Payment Assistance Program | \$650,000 |
| #5 – HUD Certified Housing Counselor | \$20,000 |
| #6 – Tenant Placement Assistance Program | \$200,000 |
| #7 – Opioid Use Disorder Grant Opportunity | \$800,000 |
| Total Funding Available | \$4,170,000 |





OPPORTUNITY #1

\$500,000

ESTABLISHMENT OF TENANT BASED RENTAL ASSISTANCE PROGRAM

The Tenant Based Rental Assistance (TBRA) program is an eligible activity under the HOME-ARP grant which involves paying for a portion of a households rent, and the household needing to pay the remaining amount in attempts to making an individual self-sufficient.

2

Applications
Received

18

Projected Outcome
Households Assisted



**O.N.E. Aurora Affordable Housing Recommendation
Navigate Recommendation #2**

Leverage multiple funding sources, partners, and solutions for affordable housing activities.



**Proposed Funding Recommendation
Seeking Partner for 2026**



**Federal Funding Source
HOME Investments Partnership Program-ARP (HOME-ARP)**





OPPORTUNITY #2

\$725,000



**FUNDING SET ASIDE FOR
HABITAT FOR HUMANITY
NORTHERN FOX VALLEY:
NEW HOUSING
CONSTRUCTION - PHASE 2**
(THREE PHASE DEVELOPMENT WILL
CREATE 17 NEW AFFORDABLE HOMES)

5

Projected Outcome
Households Assisted

O.N.E. Aurora Affordable Housing Recommendation
Navigate Recommendation #2

Leverage multiple funding sources, partners, and solutions for affordable housing activities.

Proposed Funding Recommendation
Habitat for Humanity of Northern Fox Valley:
\$725,000

Federal Funding Source
HOME Investments Partnership Program (HOME)





OPPORTUNITY #3

\$500,000



**FUNDING SET ASIDE FOR
THE NEIGHBOR PROJECT:
RENTAL HOUSING
REHABILITATION
1 - 9 S. VIEW ST.**

34

Projected Outcome
*Total Units of
Property*

O.N.E. Aurora Affordable Housing Recommendation
Optimize Recommendation #1

Support the development of mixed-income units to preserve, expand, and increase long-term sustainable affordable housing opportunities.

Proposed Funding Recommendation
The Neighbor Project: \$500,000

Federal Funding Source
HOME - Community Housing Development Organization (CHDO)





OPPORTUNITY #4

\$650,000

ENHANCEMENT OF DOWN PAYMENT ASSISTANCE PROGRAM

| Current Program Guidelines | Proposed Guideline Revisions |
|--|--|
| Maximum Award - \$5,000 Grant | Up to \$27,000 (<i>depending on income</i>) in the form of deferred liens and grants |
| First time homebuyers only | All qualifying homebuyers |
| Income up to 80% Area Median Income (AMI) (\$95,900 for a family of 4) | Up to 120% AMI (\$143,880 for a family of 4) |
| Maximum purchase prices | No maximum purchase prices (<i>depending on income</i>) |
| Homebuyer education not required for all clients | Homebuyer education required for households earning under 80% AMI |
| No pre-closing repair grant | Up to a \$2,000 grant to repair items identified in home inspection |

- Administered by City of Aurora Community Development Division
- O.N.E. Aurora Affordable Housing Recommendation Empower Recommendation #3
Enhance down payment assistance program to increase affordable homeownership opportunities
- Funding Source(s)
 1. Community Development Block Grant (Federal)
 2. HOME Investment Partnership Funds (Federal)
 3. Aurora Affordable Housing Fund (Local)

40

Projected Outcome
Homebuyers Assisted





OPPORTUNITY #5

\$20,000

SELECTION OF PREFERRED HUD CERTIFIED HOUSING COUNSELORS




The utilization of a U.S. Department of Housing and Urban Development (HUD) Certified Housing Counselor is a required component for the City's HOME funded Down Payment Assistance Program.

2

**Applications
Received**

40

**Projected Outcome
*Homebuyers Assisted***

-
-  **O.N.E. Aurora Affordable Housing Recommendation**
Navigate Recommendation #1
Educate and inform stakeholders about local programs, services, data trends, and the importance of affordable housing in Aurora.
 -  **Proposed Funding Recommendation**
 - 1. The Neighbor Project: \$10,000
 - 2. Xilin Association: \$10,000
 -  **Federal Funding Source**
HOME Investment Partnership Program (HOME)





OPPORTUNITY #6

\$100,000

ESTABLISHMENT OF A TENANT PLACEMENT ASSISTANCE PROGRAM


The Tenant Placement Assistance Program (TPA) program is funded by the Aurora Affordable Housing Fund and the program will assist households that experience barriers obtaining rental housing.

3

**Applications
Received**

20

**Projected Outcome
*Households Assisted***

 **O.N.E. Aurora Affordable Housing Recommendation
Empower Recommendation #2**
Provide landlords with incentive programs to enhance housing stock and assist current and future tenants.

 **Proposed Funding Recommendation**
1. Hope Fair Housing: \$100,000

 **Local Funding Source**
Aurora Affordable Housing Fund (AAHF)






OPPORTUNITY #7

\$344,000

ESTABLISHMENT OF AN OPIOID USE DISORDER (OUD) PROGRAM

- Illinois anticipates over \$1.3 billion in opioid settlement funds by 2038, originating from lawsuits against distributors and manufacturers for deceptive practices.
- Illinois Opioid Allocation Agreement directs 55% to the Opioid Remediation Fund, 20% to the State, and 25% to Local Government Units.
- City will receive approximately 1.13% of the local government allocation.
- City funding is recommended for agencies with established treatment programs for opioid use disorder (OUD), co-occurring substance abuse, and mental health disorders.

-  **Proposed Funding Recommendation**
1. Echo Development: \$60,000
 2. Hope for Tomorrow: \$35,000
 3. Indian Prairie School District: \$95,000
 4. Serenity House: \$74,000
 5. The Start Program: \$50,000
 6. VNA Health Care: \$30,000

 **Applications Received**

 **Projected Outcome**
Residents Served

 **State Funding Source**
IL Opioid Remediation Fund





2025 PHASE I AND II APPLICATION SUMMARY AND RECOMMENDATIONS

| Grant Type | Total Funding Request | Funds Recommended | Total Projects Applied | Funded Projects |
|---|-----------------------|--------------------|------------------------|-----------------|
| Quality of Life (QOL) | \$2,259,322 | \$1,137,000 | 64 | 49 |
| Community Development Block Grant (CDBG) | \$2,284,378 | \$1,446,194 | 14 | 10 |
| HOME Investment Partnerships Program | \$5,525,000 | 725000 | 2 | 1 |
| HOME Investment Partnerships Program – CHDO | \$500,000 | \$500,000 | 1 | 1 |
| HOME Investments Partnerships Program – American Rescue Plan (HOME-ARP) | \$1,250,000 | \$650,000 | 2 | 1 |
| Tenant Based Rental Assistance (TBRA) | \$1,000,000 | \$0 | 2 | 0 |
| Tenant Placement Assistance (TPA) | \$258,000 | \$100,000 | 3 | 1 |
| Opioid Use Disorder (OUD) | \$520,584 | \$344,000 | 6 | 6 |
| State of Illinois CDBG-CV Shelter Expansion Funds | \$3,688,875 | \$3,544,875 | 2 | 2 |
| TOTAL | \$17,286,159 | \$8,472,069 | 96 | 72 |





NEXT STEPS



REMAINING APPROVAL PROCESS

Monday, June 23, 2025

Public Comment Period Starts

Monday, July 7, 2025

Public Hearing

Thursday, July 17, 2025

Block Grant Working Committee

Tuesday, July 22, 2025

Public Comment Period Ends

Tuesday, August 26, 2025

Public Health, Safety & Transportation Committee

Tuesday, September 2, 2025

Committee of the Whole

Tuesday, September 9, 2025

City Council Approval



CITY PROCESS

Summer 2025

Execute contracts and agreements for second round 2025 grants for HOME, HOME-ARP OUD, and AAHF awardees

Conduct onsite monitoring to ensure project compliance with federal regulations

Finalize Year 1 Aurora O.N.E Project Guidelines

Conduct underwriting for The Neighbor Project and Habitat for Humanity housing applications

Fall 2025 / Winter 2026

Begin process for 2026 grant funding on September 9, 2025



Thank You

QUESTIONS AND DISCUSSION



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