

PUBLIC NOTICE

Annual Action Plan Substantial Amendment (2020-#2)

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. Through the March 27, 2020 passage of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, the City has also received a CDBG-CV allocation. To expedite the disbursement of the City's 2019 CDBG, 2020 CDBG, 2020 CDBG-CV, and 2016, 2017, 2018, and 2019 HOME funds, via 24 CFR 5.110, the CARES Act authorizes HUD to grant waivers to the public notice, public comment, and citizen participation plan requirements found in 24 CFR 91.105(i)(2) and (k), 24 CFR 91.115(i)(2) and (i) and 24 CFR 91.401. In accordance with the City of Aurora's Citizen Participation Plan and HUD's regulatory requirement waivers (which reduce the minimum 30-day public comment period to a 5-day period), a virtual public hearing will be held at 1:00 p.m. on July 30, 2020 to provide an opportunity for comment on the City's proposed *Substantial Amendment (2020-#2)* to its *2016, 2017, 2018, 2019 and 2020 Annual Action Plans*. The public hearing will be viewable via remote access at: <https://us02web.zoom.us/j/89276693050?pwd=M1pUT1tHNW9zVit0Ehqa09YYXFIQT09>. To join the public hearing for purposes of public comment via telephone, please call:

Phone Number: +1 312 626 6799

Meeting ID: 892 7669 3050

Password: 235762

Those wishing to provide public comment must pre-register with the Community Development Division no later than 12:00 noon on July 29, 2020 via email: dnr@aurora-il.org or voicemail, 630-256-3320. Speakers must provide their name and telephone number from which the public hearing will be accessed. The public is advised that all telephone numbers and participant names may be visible to the public.

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, contact the Community Development Division via email: dnr@aurora-il.org or voicemail, 630-256-3320.

The Substantial Amendments will result in the re/allocation of unexpended CDBG, CDBG-CV and HOME 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 Programs.

Please be advised that effective July 27, 2020, a summary of the proposed *Substantial Amendment to the City of Aurora's 2016, 2017, 2018, 2019 and 2020 Annual Action Plans* will be available for review and public comment on the City of Aurora's website: www.aurora-il.org/1175/Neighborhood-Redevelopment. To provide comments, please contact the Community Development Division (CDD) via phone at (630) 256-3320 or dnr@aurora-il.org. Written and verbal comments will be accepted no later than 4:00 p.m., August 3, 2020. 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 August 11, 2020 meeting at 5:00 p.m., via the Zoom video conferencing platform unless otherwise published. As with all Aurora City Council meetings, public viewing will be available on the City's Facebook page (www.facebook.com/cityofauroraIL) and on the homepage of the City's website (www.aurora-il.org).

NOTICIA PÚBLICA

Modificación sustancial del Plan de acción anual (2020-#2)

Como derecho de la comunidad, la Ciudad de Aurora, Illinois ("Ciudad") recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) a través del Programa de Subvención de Desarrollo de Bloque Comunitario (CDBG), el Programa de Asociaciones de Inversión HOME (HOME) y Programa de Subvención de Soluciones de Emergencia (ESG). A través de la aprobación del 27 de marzo de 2020 de la Ley de Ayuda, Alivio y Seguridad Económica por Coronavirus (Ley CARES), Ley Pública 116-136, la Ciudad también recibió una asignación de fondos CDBG-CV. Para acelerar el desembolso de los fondos de la Ciudad CDBG 2019, CDBG 2020, CDBG-CV 2020, y HOME 2016, 2017, 2018, and 2019 a través de 24 CFR 5.110, la Ley CARES autoriza al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) a otorgar exenciones a los requisitos de aviso público, comentario público y plan de participación ciudadana que se encuentran en 24 CFR 91.1051 (2) y (k), 24 CFR 91.1151 (2) y (i) y 24 CFR 91.401. De acuerdo con el Plan de Participación Ciudadana de la Ciudad de Aurora y las exenciones de requisitos reglamentarios del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) (que reducen el período mínimo de comentarios públicos de 30 días a un período de 5 días), se llevará a cabo una audiencia pública virtual a las 1:00 p.m. del 30 de julio de 2020 para brindar la oportunidad para comentar sobre la Enmienda Sustancial propuesta por la Ciudad (2020- #2) a sus Planes de Acción Anuales 2016, 2017, 2018, 2019 y 2020. La audiencia pública se podrá ver mediante acceso remoto en: <https://us02web.zoom.us/j/89276693050?pwd=M1pUT1ltNW9zVit2OEhqa0Y5YXFIQT09>. Para unirse a la audiencia pública con fines de comentario público por teléfono, llame al:

Número de teléfono: +1 312 626 6799
Número de ID de la reunión: 892 7669 3050
Contraseña: 235762

Aquellos que deseen proporcionar comentarios públicos deben registrarse previamente en la División de Desarrollo de la Comunidad a más tardar a las 12:00 del mediodía del 29 de julio de 2020 por correo electrónico: dnr@aurora-il.org o por correo de voz, 630-256-3320. Los oradores deben proporcionar su nombre y número de teléfono desde el cual se accederá a la audiencia pública. Se informa al público que todos los números de teléfono y los nombres de los participantes pueden ser visibles para el público.

Prevía solicitud, la Ciudad proporcionará servicios de traducción para satisfacer las necesidades de los residentes que no hablan inglés. La Ciudad también tomará las medidas adecuadas para satisfacer las necesidades de las personas con discapacidad. Para obtener más información, para hacer arreglos especiales, comuníquese con la División de Desarrollo Comunitario por correo electrónico: dnr@aurora-il.org o por correo de voz, 630-256-3320.

Las Enmiendas sustanciales resultarán en la reasignación/asignación de fondos CDBG, CDBG-CV y de fondos HOME no gastados y los ajustes necesarios para garantizar la integridad de las obligaciones de gasto de la Ciudad y también abordarán los esfuerzos de la Ciudad para cumplir con los requisitos reglamentarios de Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) en la administración del Programa de Subvención de Desarrollo de Bloque Comunitario (CDBG) y HOME de la Ciudad.

Tenga en cuenta que, a partir del 27 de julio de 2020, un resumen de Las Modificaciones sustanciales propuestas a los Planes de acción anuales de la ciudad de Aurora para 2016, 2017, 2018, 2019 y 2020 estarán disponibles para su revisión y comentario público en el sitio web de la ciudad de Aurora: www.aurora-il.org/1175/Neighborhood-Redevelopment.

Para proporcionar comentarios, comuníquese con la División de Desarrollo de la Comunidad (CDD) por teléfono al (630) 256-3320, o por correo electrónico: dnr@aurora-il.org. Se aceptarán comentarios escritos y verbales a más tardar hasta las 4:00 p.m., del 3 de agosto de 2020. Todas las respuestas serán atendidas por la División de Desarrollo de la Comunidad y enviadas al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). La Enmienda Sustancial está programada para su revisión y adopción en la Reunión del Concejo Municipal de la Ciudad del 11 de agosto de 2020 a las 5:00 p.m., a través de la plataforma de videoconferencia Zoom. Al igual que con todas las reuniones del Concejo de la Ciudad de Aurora, la visualización pública estará disponible en la página de Facebook de la Ciudad (www.facebook.com/cityofauroraIL) y en la página de internet de la Ciudad de Aurora (www.aurora-il.org).



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

Proposed Substantial Amendment (2020-#2)
to
2016, 2017, 2018, 2019,
and
2020 Annual Action Plans

DRAFT (July 2020)

Revised July 30, 2020

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

Substantial Amendment 2020-#2 Executive Summary

Substantial Amendment 2020-#2 proposes amendments to the following documents:

- Substantial Amendment to 2019 Annual Action Plan (AAP)
- Substantial Amendment to 2020 Annual Action Plan (AAP)

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.

Through the March 27, 2020 passage of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, the City received a Community Development Block Grant-CV special allocation to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19). To expedite the disbursement of the City’s 2019 CDBG, 2020 CDBG, and 2020 CDBG-CV funds, via 24 CFR 5.110, the CARES Act authorized HUD to grant waivers to the public notice, public comment, and citizen participation plan requirements found in 24 CFR 91.105I(2) and (k), 24 CFR 91.115I(2) and (i) and 24 CFR 91.401. In addition to the public comment waivers, the CARES Act also established the following regulatory waivers, all of which, the City of Aurora will utilize under proposed Substantial Amendment 2020-#2:

1. The public services cap of 15% is suspended for the City’s 2019, 2020, and CDBG-CV funds.
2. The CARES Act allows for unlimited COVID-19 related pre-award costs for eligible reimbursement costs funded through CDBG-CV only. (This does not apply to the City’s 2019 and 2020 CDBG funds; pre-award costs are limited to no more than 25% or \$300,000 of the City’s grant amounts for each year, whichever is greater.)
3. The CARES Act permits the use of virtual public hearings when necessary for public health reasons.
4. The CARES Act permits HUD to issue citizen participation regulatory waivers to modify its reasonable public notice requirements (allowing for the implementation of social distancing accommodations outlined in the City’s Citizen Participation Plan) and to reduce the minimum 30-day public comment period to a minimum 5-day period.

The Substantial Amendments to the the City’s 2016, 2017, 2018, 2019 2020 AAP will result in the re/allocation of \$1,032,000 of unexpended 2019 CDBG (\$500,000), 2020 CDBG (\$332,000), 2020 CDBG-CV (\$200,000), and 2016, 2017, 2018, 2019 (\$300,000) HOME funds and 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 Program. The proposed Amendment will also assist the City’s effort to prevent and respond to the spread of infectious diseases such as the coronavirus. The proposed Amendment also identifies 2021 CDBG set-aside funds (\$350,000) for two postponed 2020 CDBG activities whose activity funds have been reprioritized to respond to emergency residential rental assistance needs resulting from the COVID-19 pandemic.



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 2019 AAP and 2020 AAP (proposed amendments are tracked):

Project Name	Housing: Improve existing housing
Target Area	Neighborhood Revitalization Strategy Area City of Aurora
Goals Supported	Housing/Improve/Sustain Existing Housing Supply
Needs Addressed	Housing/Improve Existing Supply
Funding	CDBG: \$115,000
Description	This project provides for housing rehabilitation to improve existing housing supply with units brought to code, made energy efficient and accessible.
Target Date	12/31/2019
Estimate the number and type of families that will benefit from the proposed activities	Approximately 24 low and moderate income households will benefit.
Location Description	City-wide. Applicants will be qualified at the following agency: Project Deferred to 2021: CDBG-2020-12: Rebuilding Together Aurora, 31 W. Downer Pl., Suite 402, Aurora, IL 60506 (\$140,000) <i>Funds have been reprioritized to address short-term rental needs for City residents impacted by COVID-19. Funds will be reallocated to CDBG-CV-2020-03 Emergency Shelter and Subsistence Program. 2021 CDBG Funds (\$150,000) will be set aside for this project. The increase in the project's 2021 funds is to cover cost increases due to the delay.</i> CDBG-2019-02: The Neighbor Project, 32 S. Broadway, Aurora, IL 60505 (\$115,000)
Planned Activities	The City will partner with 140,000The Neighbor Project (\$115,000) to provide income-qualified homeowners with financial assistance to improve the City's existing housing supply with units brought up to code, made energy efficient, and accessible. The Neighbor Project's Deferred Loan Program focuses specifically on addressing emergency code and safety housing repairs. This program offers up to \$9,999 in financial assistance.



Project Name	Neighborhood Revitalization/Improvements
Target Area	Neighborhood Revitalization Strategy Area City of Aurora Low-Mod Census Tracts
Goals Supported	Neighborhood Revitalization/Improvements
Needs Addressed	Neighborhood Improvements/Revitalization
Funding	CDBG: \$100,000
Description	Initiate improvement efforts in locally selected geographical areas that complement City Neighborhood Plans.
Target Date	TBD
Estimate the number and type of families that will benefit from the proposed activities	TBD
Location Description	449 W New Indian Trail Ct, Aurora, IL 60506
Planned Activities	CDBG-2019-11: Hope Wall Special Needs Playground (\$100,000). <i>The project's sources of funds no longer include CDBG funds. The CDBG funds were reprogrammed under Substantial Amendment 2020-#1 to provide funding for the STABLE COVID-19 Business Recovery Forgivable Loan Program. The Hope Wall Playground Improvement Project is currently underway.</i>

Project Name	Community Facilities/Infrastructure/Amenities
Target Area	Neighborhood Revitalization Strategy Area Low- and Moderate-Income Census Tracts
Goals Supported	Enhance and Improve Access to the Number of Community Amenities in Low- and Moderate-Income Neighborhoods Promote Energy-Efficiency and Sustainable Investments in Low- and Moderate-Income Areas
Needs Addressed	Neighborhood Investments that affirmatively further fair housing choice Sustainability/Community Resiliency
Funding	\$ 0
Description	Targeted neighborhood investments that provide safe and accessible pedestrian modes of transportation from affordable housing communities to neighborhood amenities and public transit, promote crime prevention through environmental design standards, and adds neighborhood amenities (i.e. public art, community gardens, playgrounds, and parks) that enhance the quality of life.
Target Date	December 31, 2020



Estimate the number and type of families that will benefit from the proposed activities	TBD
Location Description	Low- and Moderate-Income Census Tracts
Planned Activities	Project Deferred to 2021 - CDBG-2020-09 - Walters Park “Wellness Walk” by the Fox Valley Park District (\$192,000) <i>Funds have been reprioritized to address short-term rental needs for City residents impacted by COVID-19. Funds will be reallocated to CDBG-2020-03 Emergency Shelter and Subsistence Program. CDBG 2021 Funds (\$200,000) will be set aside for this project. The increase in the project’s 2021 funds is to cover cost increases due to the delay.</i>

Project Name	*Amended Project* Non-Profit Public Service Assistance (2020 Annual Action Plan - CDBG-CV-2020-03)
Target Area	Neighborhood Revitalization Strategy Area Citywide
Goals Supported	Public Service Assistance Including the Prevention and Reduction of Homelessness
Needs Addressed	Affordable Housing Homelessness Prevention Support Coronavirus (COVID-19) and Other Infectious Disease Responses
Funding	\$200,000
Description	Funding will be used to assist non-profit agencies in providing basic needs to support activities that relate to their coronavirus and other infectious disease responses. Services may include, but are not limited, to activities to assist senior services, substance abuse, domestic violence survivors, housing legal services, food and shelter, and additional case management opportunities. In developing this project, the City will reach out to its partner agencies (such as, but not limited to its CoCs, FEMA, State, etc.) to ensure that the CDBG-CV funds are solely used as gap funding
Target Date	December 31, 2021
Estimate the number and type of families that will benefit from the proposed activities	TBD
Location Description	Citywide
Planned Activities	<p>The City is reserving \$70,750 in non-profit assistance for long term COVID-19 recovery efforts. City staff released an abbreviated application and held a virtual meeting to provide a summary of the requirements, timeline, and application process for CDBG-CV funds on May 28, 2020. The application deadline was June 19, 2020 The City received twelve applications and proposed funds in the amount of \$98,000 to assist the following agencies in their efforts to prepare for, prevent, and respond to COVID-19 and other infectious diseases:</p> <ul style="list-style-type: none"> • CDBG-2020-CV-02a* - Association for Individual Development - COVID-19 Response Project (\$11,750) • CDBG-2020-CV-02b* - Marie Wilkinson Food Pantry - Cold Storage Project – (\$15,000)



	<ul style="list-style-type: none"> • CDBG-2020-CV-02c* - Hesed House - COVID-19 Services – (\$50,000) • CDBG-2020-CV-02d* - Rebuilding Together Aurora - Personal Protection Equipment (\$2,500) • CDBG-2020-CV-02e* - Aurora Interfaith Food Pantry - COVID-19 Safety Improvements (\$35,000) • CDBG-2020-CV-02f* - Marie Wilkinson Food Pantry – COVID-19 Services – (\$15,000) <p>*Pending additional HUD guidance, these activities may require reclassification as a public facility improvement project or may need to be modified to meet the requirements of CDBG-CV funds. Should this occur, the City will reclassify the activity under its Community Facilities/Infrastructure/Amenities Project Category or another eligible activity identified during HUD consultations.</p>
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Project Name	*Amended Project* Emergency Shelter and Subsistence Program (2020 Annual Action Plan – CDBG-CV-2020-03)
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	\$500,000 (CDBG-CV)
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
Estimate the number and type of families that will benefit from the proposed activities	Approximately 225-250 LMI Households
Location Description	TBD
Planned Activities	Additional research and consultation is required by HUD, so official details on the plan are forthcoming. Eligible applicants will need to provide household income documentation and proof of need. Any payments will be made directly to providers with income restrictions, maximum payments, and housing values to be considered as staff works on an application and procedures for distributing funding. Due to the limited funding and high probability of applications, a lottery of eligible households may be considered to streamline the process in awarding funding.

Project Name	Community Housing Development Organization Reserve
Target Area	Neighborhood Revitalization Strategy Area Citywide
Goals Supported	Expand the Supply of Affordable Housing
Needs Addressed	Capacity-Building Affordable Housing
Funding	HOME: \$300,000 This Substantial Amendment (2020-#2) will reprogram prior year program funds for a new activity. (The City's remaining unexpended 2019 funds (\$68,743.35) and 2020 funds (\$110,583.90) will be



	reprogrammed for an additional activity(ies) via a future Substantial Amendment.) The following reprogrammed prior year CHDO funds have been allocated to this Substantial Amendment activity: 2016: \$ 75,020.70 2017: \$ 77,936.70 2018: \$112,582.95 <u>2019: \$ 34,459.65</u> Total: \$300,000.00
Description	At least 15% of the annual HOME allocation must be spent towards certified CHDOs.
Target Date	September 30, 2022
Estimate the number and type of families that will benefit from the proposed activities	The City currently has two eligible CHDOs. 3 low and moderate income families
Location Description	Citywide
Planned Activities	Operating expenses for certified CHDOs HOME-2020-02 - Community Contacts - Community Housing and Development Organization Set Aside : Aurora Purchase Sale Program (\$300,000) City staff has been working with non-profit agency Community Contacts dba Housing Continuum, Inc. for several months to certify that their agency qualifies as Community Housing Development Organization (CHDO Community Contacts plans to acquire, rehabilitate, and then sell each home to first-time homebuyers. Community Contacts will receive a developer fee, and any profits from the sale will be reinvested into the future single family home purchases.

The following funding adjustments will be made to accommodate the above referenced Substantial Amendment 2020-#2 activities under the City's 2016, 2017, 2018, 2019, and 2020 Annual Action Plans and to also allow the City to expend its funds in a timely manner.

Proposed New or Amended CDBG/HOME Activity	Recommended Re/Allocation Amount	CDBG/HOME Program Year Funding Source	Original Funding Allocation	Project Reallocation Comments
CDBG-CV-2020-02 – Non Profit Public Service Activities (additional funding remaining)	\$102,750	CDBG funds received as part of COVID-19 Stimulus #3 Package and reallocation of 2020 CDBG funds.	\$200,000	Projects Recommended Below. An amount of \$102,000 (\$70,000 in CDBG-CV and \$32,000 in 2020 CDBG funds) will be held for additional long term COVID-19 recovery efforts. Staff will continue to monitor the



Proposed New or Amended CDBG/HOME Activity	Recommended Re/Allocation Amount	CDBG/HOME Program Year Funding Source	Original Funding Allocation	Project Reallocation Comments
				needs and availability of residents to recommend projects for this available funding.
CDBG-2020-CV-02a - Association for Individual Development - COVID-19 Response Project	\$11,750	CDBG funds received as part of COVID-19 Stimulus #3 Package	N/A	Installation of safety measures including plexiglass, hand sanitizing stations, dividers, and other improvements to improve social distancing.
CDBG-2020-CV-02b - Marie Wilkinson Food Pantry - Cold Storage Project	\$15,000	CDBG funds received as part of COVID-19 Stimulus #3 Package	N/A	Food Pantry-Cold Storage Project to increase space and staff capacity to serve the food due to increased demand caused by COVID-19. CDBG-CV funds will be used for equipment and an operations assistant position.
CDBG-2020-CV-02c - Hesed House - COVID-19 Services	\$50,000	CDBG funds received as part of COVID-19 Stimulus #3 Package	N/A	Increase in staff hours at the warehouse shelter due to reduction in volunteers and need for multiple sites to assist clients due to social distancing guidelines. CDBG-CV funds will cover the 680 S River St. Warehouse Shelter's staff position.
CDBG-2020-CV-02d - Rebuilding Together Aurora - Personal Protection Equipment	\$2,500	CDBG funds received as part of COVID-19 Stimulus #3 Package	N/A	Personal protection equipment for agency workers, contractors, and clients including masks and gloves to prevent the spread of the pandemic.
CDBG-2020-CV-02e - Aurora Interfaith Food Pantry - COVID-19 Safety Improvements	\$35,000	CDBG funds received as part of COVID-19 Stimulus #3 Package	N/A	Capital improvement project that will ensure their market and waiting area are compliant with social distancing requirements.
CDBG-2020-CV-02f - Marie Wilkinson Food Pantry – COVID-19 Services	\$15,000	CDBG funds received as part of COVID-19 Stimulus #3 Package	N/A	Create a new position to assist in new operations due to COVID-19 to increase safety, efficiency, and increased demand.



Proposed New or Amended CDBG/HOME Activity	Recommended Re/Allocation Amount	CDBG/HOME Program Year Funding Source	Original Funding Allocation	Project Reallocation Comments
CDBG-2020-CV-03 - Emergency Rental Subsistence Payments	\$500,000	CDBG-2020-12 - Rebuilding Together Aurora - Safe at Home Program - \$140,000 & 2020-09 - Fox Valley Park District - Walters Park - \$192,000	\$200,000	To assist residents directly impacted by COVID-19 by recommending approval for a set aside for the activity of subsistence emergency rent subsistence payment assistance.
HOME-2020-02 - Community Contacts - Community Housing and Development Organization Set Aside	\$300,000	2016-2019 Community Housing and Development Organization Set Aside through the Home Investment Partnership Program (HOME)	N/A	Community Contacts will acquire, rehabilitate, and resell modest single family homes to income eligible first time homebuyers.
Estimated Allocation / Reallocation Total	\$1,032,000			

March 13, 2020: President Trump declared the ongoing Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration for all states, tribes, territories, and the District of Columbia pursuant to section 501 (b) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (the “Stafford Act”)

March 16, 2020: Mayor Irvin issued an Emergency Declaration in the City of Aurora which implemented several social distancing measures due to COVID-19 including the closure of City Hall to the public and limiting the City’s public meeting forum to a virtual format only

March 21, 2020: Governor Pritzker issued a statewide Stay-At-Home Order through April 7, 2020

March 27, 2020: President Trump approved the Coronavirus Aid, Relief, and Economic Security Act (Public Law 116-136) (CARES Act). The CARES Act made available \$5 billion in CDBG coronavirus response (CDBG-CV) funds to prevent, prepare for, and respond to coronavirus

March 31, 2020: Governor Pritzker extended the Stay-At-Home Order through April 30, 2020

April 1, 2020: Mayor Irvin extended the City’s Emergency Declaration through May 15, 2020 with an option to be withdrawn earlier if the emergency no longer exists.

April 6, 2020: City received HUD’s notification of its CDBG-CV allocation (\$902,078)



April 9, 2020: HUD issued its Memorandum regarding the *CARES Act' Flexibilities for CDBG Funds Used to Support Coronavirus Response and Plan Amendment Waiver* which permits the reduction of the 30-day public comment period to a minimum 5-day period and allows for virtual public hearings through December 31, 2020. (Attachment 1)

June 26, 2020: The City notified its HUD Field Office of the City's intent to utilize the following HUD issued citizen participation waivers (Attachment 2):

1. Consolidated Planning Requirements – HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Public Comment Period for Consolidated Plan Amendment
2. Consolidated Planning Requirements – HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Reasonable Notice and Opportunity to Comment

June 26, 2020: State enters into Phase 4 of its Restore Illinois Plan. Social distancing measures have been modified as follows: All gatherings of 50 people or fewer are allowed with this limit subject to change based on latest data & guidance. (Information taken from <https://coronavirus.illinois.gov/s/restore-illinois-phase-4>)

July 6, 2020: The City of Aurora reopened to the public on Monday, Wednesdays, and Fridays. At the time of this Amendment's publication, virtual meeting protocols are still in place.

July 24, 2020: Public hearing notice for Substantial Amendment 2020-#2 published in *Reflejos* and posted on the City's website, www.aurora-il.org/1175/Neighborhood-Redevelopment

July 26, 2020: Public hearing notice for Substantial Amendment 2020-#2 published in *The Beacon News*

July 27, 2020: Substantial Amendment 2020-#2 Public Comment Period Opens.

July 28, 2020: Substantial Amendment 2020-#2 Public Health, Safety and Transportation Committee Review and Approval (pending)

July 30, 2020: Substantial Amendment 2020-#2 Virtual Public Hearing at 1:00 p.m.

August 3, 2020: Substantial Amendment 2020-#2 Public Comment Period closes at 4:00 p.m.

August 4, 2020: Substantial Amendment 2020-#2 Committee of the Whole Review and Approval (pending)

August 11, 2020: Substantial Amendment 2020-#2 City Council Review and Approval (pending)

August 14, 2020 (tentative): Substantial Amendment 2020-#2 submitted to HUD

August 21, 2020 (tentative): The City's goal is to begin implementation of its CDBG funded COVID-19 response economic development and non-profit assistance programs on or around August 1, 2020, with its emergency shelter and subsistence assistance programs to begin shortly thereafter pending receipt of HUD funds to the City.



In light of existing COVID-19 social distancing and public health concerns, the CDD provided reasonable notice to its citizens in the following ways:

- A. Public hearing notices for Substantial Amendment 2020-#2 were published in *Reflejos* and online at www.aurora-il.org/1175/Neighborhood-Redevelopment on July 24, 2020 and in *The Beacon News* on July 5, 2020 (Attachment 3 - To date, copies of the published notices are unavailable. The current Attachment contains the published notices' language and will be replaced with copies of the actual notices when submitted to HUD). The notices established the public comment period of July 27, 2020 to July August 3, 2020 and advised the public to contact the CDD for translation and accommodations to meet the needs of persons with disabilities.
- B. Substantial Amendment 2020-#2 was made available online at www.aurora-il.org/1175/Neighborhood-Redevelopment for public viewing on July 6, 2020.

In keeping with the City's current meeting requirements in response to social distancing and public healthy safety measures, a virtual public hearing was scheduled for July 10, 2020, 4:00 p.m. The public was invited to join via <https://us02web.zoom.us/j/89276693050?pwd=M1pUT1ltNW9zVit2OEhqa09YYXFIQT09> with a request to submit public comments via telephone at +1 312 626 6799; Meeting ID: 892 7669 3050; Password: 235762.

Following the close of the public comment period and receipt of City Council approval (anticipated July 28, 2020), 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, AP-55).

To date, the City has received one comment. This comment was submitted by the Fox Valley Park District (Attachment 4). 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 (2019 and 2020 Program Years) 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 \$1.5 million each year.

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. Should additional funds be made available, the City will allocate these funds via its Substantial Amendment process.



The HOME Investment Partnership (HOME) Program (2016-2019 Program Years) was put into place with the National Affordable Housing Act of 1990 and serves to provide decent, affordable housing to low-income households through structured support of non-profit housing providers, local and state governments and private sector participants. Throughout the years, the City has allocated funds towards single and multi-family affordable rental housing development projects. The City anticipates receiving approximately \$500,000 each year.






OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

MEMORADUM FOR: All Community Planning and Development Field Office Directors,
Deputy Directors and Program Managers

FROM:  Digitally signed
by JOHN GIBBS
Date: 2020.03.31
17:43:00 -04'00' John Gibbs, Assistant Secretary, Acting, D

SUBJECT: Availability of Waivers of Community Planning and Development
(CPD) Grant Program and Consolidated Plan Requirements to
Prevent the Spread of COVID-19 and Mitigate Economic Impacts
Caused by COVID-19

PURPOSE

This memorandum explains the availability of waivers of certain regulatory requirements associated with several CPD grant programs to prevent the spread of COVID-19 and to facilitate assistance to eligible communities and households economically impacted by COVID-19. This memorandum covers waivers of consolidated plan requirements for all CPD formula programs and program-specific waivers for the following CPD programs:

- Housing Opportunities for Persons with AIDS (HOPWA);
- Emergency Solutions Grant (ESG); and
- Continuum of Care (CoC).

This memorandum also announces a simplified notification process for recipients of these programs to use this waiver flexibility to expedite the delivery of assistance. CPD Field Office Directors, Deputy Directors, and Program Managers are instructed to inform CPD recipients operating within their jurisdictions of the content of this memorandum.

NOTIFICATION PROCESS

Recipients may use the waivers described in this memorandum to assist affected CPD program beneficiaries and CPD program eligible households to prevent the spread of COVID-19 and to mitigate against the economic impact caused by COVID-19 for eligible households. To use the waiver flexibility provided in this memorandum, the recipient must provide notification in writing, either through mail or e-mail, to the CPD Director of the HUD Field Office serving its jurisdiction no less than two days before the recipient anticipates using the waiver flexibility. Further directions on notifying HUD can be found in Attachment #1.

WAIVER AUTHORITY

In December 2019, a new coronavirus known as SARS-CoV-2 was first detected in Wuhan, Hubei Province, People's Republic of China, causing outbreaks of the coronavirus disease COVID-

19 that has now spread globally. The first case was reported in the United States in January 2020. In March 2020, the World Health Organization declared the coronavirus outbreak a pandemic and President Trump declared the outbreak a national emergency. During this time, the majority of states have declared states of emergency with most shutting down large gathering places and limiting the movement of their residents. As a consequence, many CPD recipients are facing challenges in ensuring appropriate shelter options are available for program participants who need to be separated from others because they are exhibiting symptoms, training staff on how to safely work with program participants and prevent spreading the virus, obtaining supplies to prevent the spread of the virus, and maintaining necessary staffing levels during the outbreak. Further, many program participants are suffering economic consequences from the mass shutdown of businesses and lack of availability of traditional mainstream benefits. A number of recipients have inquired about the availability of waivers of various CPD program requirements to facilitate assistance to program participants and prevent the spread of the virus.

In accordance with 24 CFR 5.110, HUD may, upon a determination of good cause and subject to statutory limitations, waive regulatory provisions. Additional regulatory waiver authority is provided in 24 CFR 91.600. These regulatory provisions provide HUD the authority to make waiver determinations for the ESG, CoC, and HOPWA Programs and consolidated planning requirements for all CPD formula programs.

WAIVER AVAILABILITY

To provide additional flexibility to communities to prevent the spread of COVID-19 and better assist individuals and families, including those experiencing homelessness infected with the virus or economically impacted by the virus, I hereby find good cause to provide the regulatory waivers below. To use each waiver, each recipient must follow the notification process described above and update its program records to include written documentation of the specific conditions that justify the recipient's use of the waiver, consistent with the justifications and applicability provisions below. Provisions that are not specifically waived remain in full effect.

CONTINUUM OF CARE PROGRAM

1. Fair Market Rent for Individual Units and Leasing Costs

Requirement:	Rent payments for individual units with leasing dollars may not exceed Fair Market Rent (FMR).
Citation:	24 CFR 578.49(b)(2)
Explanation:	The CoC Program regulation at 24 CFR 578.49(b)(2) prohibits a recipient from using grant funds for leasing to pay above FMR when leasing individual units, even if the rent is reasonable when compared to other similar, unassisted units.
Justification:	Waiving the limit on using grant leasing funds to pay above FMR for individual units above FMR, but not greater than the reasonable rent will

assist recipients in locating additional units to house individuals and families experiencing homelessness and reduce the spread and harm of COVID-19.

Applicability: The FMR restriction is waived for any lease executed by a recipient or subrecipient to provide transitional or permanent supportive housing during the 6-month period beginning on the date of this memorandum. The affected recipient or subrecipient must still ensure that rent paid for individual units that are leased with CoC Program leasing dollars meet the rent reasonableness standard in 24 CFR 578.49(b)(2).

2. Disability Documentation for Permanent Supportive Housing (PSH)

Requirement: A recipient providing PSH must serve individual and families where one member of the household has a qualifying disability (for dedicated projects and DedicatedPlus projects that individual must be the head of household). Further, the recipient must document a qualifying disability of one of the household members. When documentation of disability is the intake worker's observation, the regulation requires the recipient to obtain additional confirming evidence within 45 days.

Citation: 24 CFR 578.103(a) and 24 CFR 578.103(a)(4)(i)(B)

Explanation: 24 CFR 578.103(a) requires recipients to maintain records providing evidence they met program requirements and 24 CFR 578.103(a)(4)(i)(B) establishes the requirements for documenting disability for individuals and families that meet the "chronically homeless" definition in 24 CFR 578.3. Acceptable evidence of disability includes intake-staff recorded observations of disability that, no later than 45 days from the application for assistance, is confirmed and accompanied by evidence in paragraphs 24 CFR 578.103(a)(4)(i)(B)(1), (2), (3), or (5). HUD is waiving the requirement to obtain additional evidence.

Justification: Waiving 24 CFR 578.103(a)(4)(i)(B)(4) as specified below will allow recipients to house people by relying on intake staff-recorded observation of disability while providing recipients' intake staff with additional time to confirm the disability. This will help households with observed disabilities to be housed quickly and obtain the necessary documentation once healthcare workers are no longer inundated by COVID-19 responses.

Applicability: The requirement that intake staff-recorded observation of disability be confirmed and accompanied by other evidence no later than 45 days from the application for assistance documentation requirement is waived for any program participants admitted into PSH funded by the CoC Program for the 6-month period beginning on the date of this memorandum.

Note: For the purposes of individuals and families housed in PSH from the date of

this memorandum until public health officials determine no additional special measures are necessary to prevent the spread of COVID-19, a written certification by the individual seeking assistance that they have a qualifying disability is considered acceptable documentation approved by HUD under 24 CFR 578.103(a)(4)(i)(B)(5).

3. Limit on Eligible Housing Search and Counseling Services

- Requirement:** With respect to program participant's debts, 24 CFR 578.53(ed)(8)(ii)(B) only allows the costs of credit counseling, accessing a free personal credit report, and resolving personal credit issues. 24 CFR 578.53(d) limits the use of CoC Program funds for providing services to only those costs listed in the interim rule.
- Citation:** 24 CFR 578.53(e)(8)(ii)(B) and 578.53(d)
- Explanation:** 24 CFR 578.53(e)(8) allows recipients and subrecipients to use CoC funds to pay for housing search and counseling services to help eligible program participants locate, obtain, and retain suitable housing. For program participants whose debt problems make it difficult to obtain housing, 24 CFR 578.53(e)(8)(ii)(B) makes eligible the costs of credit counseling, accessing a free personal credit report, and resolving personal credit issues. However, payment of rental or utility arrears is not included as an eligible cost. 24 CFR 578.53(d) limits eligible supportive service costs to those explicitly listed in 24 CFR 578.53(e), which is a more limited list than is eligible under the McKinney-Vento Act.
- Justification:** Waiving the limitation of housing search and counseling eligible activities to allow recipients and subrecipients to pay for up to 6 months of rental arrears and 6 months of utility arrears will help recipients and subrecipients remove barriers to obtaining housing quickly and help reduce the spread and harm of COVID-19.
- Applicability:** The limitation on eligible housing search and counseling activities is waived so that CoC Program funds may be used for up to 6 months of a program participant's utility arrears and up to 6 months of program participant's rent arrears, when those arrears make it difficult to obtain housing. This waiver is in effect one-year beginning on the date of this memorandum.

4. Permanent Housing-Rapid Re-housing Monthly Case Management

- Requirement:** Recipients must require program participants of permanent housing – rapid re-housing projects to meet with a case manager at least monthly.
- Citation:** 24 CFR 578.37(a)(1)(ii)(F)

- Explanation:** The CoC Program interim rule at 24 CFR 578.37(a)(1)(ii)(F) requires program participants to meet with a case manager not less than once per month to assist them in ensuring long-term housing stability. The project is exempt from this requirement already if the Violence Against Women Act of 1994 (42 U.S.C. 13925 *et seq.*) or the Family Violence Prevention and Services Act (42 U.S.C. 10401 *et seq.*) prohibits the recipient carrying out the project from making its housing conditional on the participant's acceptance of services.
- Justification:** Recipients are reporting limited staff capacity as staff members are home for a variety of reasons related to COVID-19 (e.g., quarantining, children home from school, working elsewhere in the community to manage the COVID-19 response). In addition, not all program participants have capacity to meet via phone or internet. Waiving the monthly case management requirement as specified below will allow recipients to provide case management on an as-needed basis and reduce the possible spread and harm of COVID-19.
- Applicability:** This requirement in 24 CFR 578.37(a)(1)(ii)(F) that projects require program participants to meet with case managers not less than once per month is waived for all permanent housing- rapid re-housing projects for two months beginning on the date of this memorandum.

5. Housing Quality Standards (HQS) – Initial Physical Inspection of Unit

- Requirement:** Recipients are required to physically inspect any unit supported with leasing or rental assistance funds to assure that the unit meets housing quality standards (HQS) before any assistance will be provided on behalf of a program participant.
- Citation:** 24 CFR 578.75(b)(1)
- Explanation:** 24 CFR 578.75(b)(1) requires that recipients or subrecipients physically inspect each unit to assure that it meets HQS before any assistance will be provided for that unit on behalf of a program participant.
- Justification:** Waiving the physical initial inspection requirement 24 CFR 578.75(b)(1) as specified below will allow recipients to help prevent the spread of COVID-19.
- Applicability:** This waiver of the requirement in 24 CFR 578.75(b)(1) that the recipient or subrecipient physically inspect each unit to assure that the unit meets HQS before providing assistance on behalf of a program participant is in effect for 6-months beginning on the date of this memorandum for recipients and subrecipients that are able to meet the following criteria:

- a. The recipient is able to visually inspect the unit using technology, such as video streaming, to ensure the unit meets HQS before any assistance is provided; and
- b. The recipient or subrecipient has written policies to physically re-inspect the unit within 3 months after the health officials determine special measures to prevent the spread of COVID-19 are no longer necessary.

6. HQS – Re-Inspection of Units

Requirement:	Recipients or subrecipients must inspect all units for which leasing or rental assistance funds are used, at least annually to ensure they continue to meet HQS.
Citation:	24 CFR 578.75(b)(2)
Explanation:	24 CFR 578.75(b)(2) requires that recipients or subrecipients are required to inspect all units supported by leasing or rental assistance funding under the CoC Program at least annually during the grant period to ensure the units continue to meet HQS.
Justification:	Waiving the annual re-inspection 24 CFR 578.75(b)(2) requirement during this public health crisis as specified below will help allow recipients to prevent the spread of COVID-19.
Applicability:	This requirement in 24 CFR 578(b)(2) is waived for 1-year beginning on the date of this memorandum.

7. One-Year Lease Requirement

Requirement:	Program participants residing in PSH must be the tenant on a lease for a term of at least one year that is renewable and terminable for cause.
Citation:	24 CFR 578.3, definition of permanent housing, 24 CFR 578.51(l)(1)
Explanation:	The CoC Program regulation at 24 CFR 578.3, definition of permanent housing, and 24 CFR 578.51(l)(1) requires program participants residing in permanent housing to be the tenant on a lease for a term of one year that is renewable and terminable for cause.
Justification:	Waiving the one-year lease requirement as specified below will allow recipients to more quickly identify permanent housing for individuals and families experiencing homelessness, which is helpful in preventing the spread of COVID-19.
Applicability:	The one-year lease requirement is waived for six-months beginning on the

date of this memorandum, so long as the initial lease term of all leases is for more than one month.

CONSOLIDATED PLAN REQUIREMENTS

8. Citizen Participation Public Comment Period for Consolidated Plan Amendment

- Requirement:** 30-day Public Comment Period.
- Citations:** 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401
- Explanation:** A CPD grantee may amend an approved consolidated plan in accordance with 24 CFR 91.505. Substantial amendments to the consolidated plan are subject to the citizen participation process in the grantee's citizen participation plan. The citizen participation plan must provide citizens with 30 days to comment on substantial amendments.
- Justification:** Given the need to expedite actions to respond to COVID-19, HUD waives 24 CFR 91.105(c)(2) and (k), 91.115(c)(2) and (i) as specified below, in order to balance the need to respond quickly to the growing spread and effects of COVID-19 with the statutory requirement to provide reasonable notice and opportunity for citizens to comment on substantial amendments concerning the proposed uses of CDBG, HOME, HTF, HOPWA or ESG funds.
- Applicability:** This 30-day minimum for the required public comment period is waived for substantial amendments, provided that no less than 5 days are provided for public comments on each substantial amendment. The waiver is available through the end of the recipient's 2020 program year. Any recipient wishing to undertake further amendments to prior year plans following the 2020 program year can do so during the development of its FY 2021 Annual Action Plan.

9. Citizen Participation Reasonable Notice and Opportunity to Comment

- Requirement:** Reasonable Notice and Opportunity to Comment.
- Citations:** 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401
- Explanation:** As noted above, the regulations at 24 CFR 91.105 (for local governments) and 91.115 (for States) set forth the citizen participation plan requirements for recipients. For substantial amendments to the consolidated plan, the regulations require the recipient to follow its citizen participation plan to

provide citizens with reasonable notice and opportunity to comment. The citizen participation plan must state how reasonable notice and opportunity to comment will be given.

Justification: HUD recognizes the efforts to contain COVID-19 require limiting public gatherings, such as those often used to obtain citizen participation, and that there is a need to respond quickly to the growing spread and effects of COVID-19. Therefore, HUD waives 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401 as specified below to allow these grantees to determine what constitutes reasonable notice and opportunity to comment given their circumstances.

Applicability: This authority is in effect through the end of the 2020 program year.

EMERGENCY SOLUTIONS GRANTS PROGRAM

10. HMIS Lead Activities

Requirement: ESG funds may be used to pay the costs of managing and operating the HMIS, provided that the ESG recipient is the HMIS Lead.

Citation: 24 CFR 576.107(a)(2)

Explanation: To enable ESG-funded projects to participate in HMIS as required by section 416(f) of the McKinney-Vento Homeless Assistance Act, 24 CFR 576.107(a)(2) authorizes the use of ESG funds for managing and operating the HMIS (e.g., hosting and maintaining HMIS software or data, upgrading, customizing, and enhancing the HMIS), only where the ESG recipient is the HMIS Lead, as designated by the CoC.

Justification: Waiving the rule as specified below would allow more recipients to use ESG funding to upgrade or enhance the HMIS as needed to incorporate ESG program data related to COVID-19.

Applicability: The condition that the recipient must be the HMIS Lead to pay costs under 24 CFR 576.102(a)(2) is waived to the extent necessary to allow any recipient to use ESG funds to pay costs of upgrading or enhancing its local HMIS to incorporate data on ESG Program participants and ESG activities related to COVID-19. This waiver is in effect for 6-months beginning on the date of this memorandum.

11. Re-evaluations for Homelessness Prevention Assistance

Requirement: Homelessness prevention assistance is subject to re-evaluation of each program participant's eligibility need for assistance not less than once every 3 months.

Citation:	24 CFR 576.401(b)
Explanation:	The ESG regulations at 24 CFR 576.401(b) requires recipients or subrecipients providing homelessness prevention assistance to re-evaluate the program participant's eligibility, and the types and amounts of assistance the program participant needs not less than once every 3 months.
Justification:	Waiving re-evaluation requirement for homelessness prevention assistance as specified below is necessary to help program participants remain stable in housing during the economic uncertainty caused by COVID-19.
Applicability:	The required frequency of re-evaluations for homelessness prevention assistance under section 576.401(b) is waived for up to 2-years beginning on the date of this memorandum, so long as the recipient or subrecipient conducts the required re-evaluations not less than once every 6 months.

12. Housing Stability Case Management

Requirement:	Program participants receiving homelessness prevention or rapid re-housing assistance must meet with a case manager not less than once per month, unless certain statutory prohibitions apply.
Citation:	24 CFR 576.401(e)
Explanation:	Under 24 CFR 576.401(e), the recipients or subrecipients must require program participants to meet with a case manager not less than once per month to assist them in ensuring long-term housing stability, unless the Violence Against Women Act of 1994 or Family Violence Prevention and Services Act prohibits the recipient or subrecipient from making its shelter or housing conditional on the participant's acceptance of services.
Justification:	Recipients are reporting limited staff capacity as staff members are home for a variety of reasons related to COVID-19 (e.g., quarantining, children home from school, working elsewhere in the community to manage the COVID-19 response). In addition, not all program participants have capacity to meet via phone or internet. Waiving the monthly case management requirement as specified below will allow recipients to provide case management on an as needed basis and reduce the possible spread and harm of COVID-19.
Applicability:	This waiver is in effect for two months beginning on the date of this memorandum.

13. Restriction of Rental Assistance to Units with Rent at or Below FMR

Requirement:	Restriction of rental assistance to units with rent at or below FMR.
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Citation:	24 CFR 576.106(d)(1)
Explanation:	Under 24 CFR 576.106(d)(1), rental assistance cannot be provided unless the total rent is equal to or less than the FMR established by HUD, as provided under 24 CFR Part 888, and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507.
Justification:	Quickly moving people into permanent housing is especially critical in preventing the spread of COVID-19. Waiving the limit on rental assistance to rents that are equal to or less than the FMR, established by HUD, will assist recipients and subrecipients in more quickly locating additional units to house individuals and families experiencing homelessness.
Applicability:	The FMR restriction is waived for any individual or family receiving Rapid Re-housing or Homelessness Prevention assistance who executes a lease for a unit during the 6-month period beginning on the date of this memorandum. The ESG recipient or subrecipient must still ensure that the units in which ESG assistance is provided to these individuals and families meet the rent reasonableness standard.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

14. HOPWA – Self-Certification of Income and Credible Information on HIV Status

Requirement:	Source Documentation for Income and HIV Status Determinations.
Citation:	24 CFR 574.530, Recordkeeping
Explanation:	Each grantee must maintain records to document compliance with HOPWA requirements, which includes determining the eligibility of a family to receive HOPWA assistance.
Justification:	This waiver will permit HOPWA grantees and project sponsors to rely upon a family member's self-certification of income and credible information on their HIV status (such as knowledge of their HIV-related medical care) in lieu of source documentation to determine eligibility for HOPWA assistance of families and grantees affected by COVID-19.
Applicability:	Eligibility is restricted to a low-income person who is living with HIV/AIDS and the family of such person. This waiver is in effect for recipients who require written certification of the household seeking assistance of their HIV status and income, and agree to obtain source documentation of HIV status and income eligibility within 3 months of public health officials determining no additional special measures are necessary to prevent the spread of COVID-19.

15. HOPWA – FMR Rent Standard

- Requirement:** Rent Standard for Tenant-Based Rental Assistance (TBRA).
- Citation:** 24 CFR 574.320(a)(2), Rent Standard
- Explanation:** Grantees must establish rent standards for their tenant-based rental assistance programs based on FMR (Fair Market Rent) or the HUD-approved community-wide exception rent for unit size. Generally, the TBRA payment may not exceed the difference between the rent standard and 30 percent of the family's adjusted income.
- Justification:** This waiver of the FMR rent standard limit permits HOPWA grantees to establish rent standards, by unit size, that are reasonable, and based upon rents being charged for comparable unassisted units in the area, taking into account the location, size, type, quality, amenities, facilities, management and maintenance of each unit. Grantees, however, are required to ensure the reasonableness of rent charged for a unit in accordance with §574.320(a)(3).
- This waiver is required to expedite efforts to identify suitable housing units for rent to HOPWA beneficiaries and HOPWA-eligible families that have been affected by COVID-19, and to provide assistance to families that must rent units at rates that exceed the HOPWA grantee's normal rent standard as calculated in accordance with §574.320(a)(2).
- Applicability:** Such rent standards may be used for up to one year beginning on the date of this memorandum.

16. HOPWA – Property Standards for TBRA

- Requirement:** Property Standards for Tenant-Based Rental Assistance (TBRA)
- Citation:** 24 CFR 574.310(b), Housing Quality Standards
- Explanation:** This section of the HOPWA regulations provides that units occupied by recipients of HOPWA TBRA meet the Housing Quality Standards (HQS) established in this section.
- Justification:** This waiver is required to enable grantees and project sponsors to expeditiously meet the critical housing needs of the many eligible families that have been affected by COVID-19 while also minimizing the spread of the coronavirus.
- Applicability:** This waiver is in effect for one year beginning on the date of this memorandum for recipients and project sponsors that are able to meet the

following criteria:

- a. The recipient or project sponsor is able to visually inspect the unit using technology, such as video streaming, to ensure the unit meets HQS before any assistance is provided; and
- b. The recipient or subrecipient has written policies to physically re-inspect the unit after the health officials determine special measures to prevent the spread of COVID-19 are no longer necessary.

17. HOPWA Space and Security

Requirement: Adequate Space and Security.

Citation: 24 CFR 574.310(b)(2)(iii), Space and security

Explanation: This section of the HOPWA regulations provide that each resident must be afforded adequate space and security for themselves and their belongings.

Justification: This waiver is required to enable grantees and project sponsors operating housing facilities and shared housing arrangements the flexibility to use optional appropriate spaces for quarantine services of eligible households affected by COVID-19. Optional spaces may include the placement of families in a hotel/motel room where family members may be required to utilize the same space not allowing for adequate space and security for themselves and their belongings.

Applicability: This space and security requirement is waived for grantees addressing appropriate quarantine space for affected eligible households during the allotted quarantined time frame recommended by local health care professionals.

Attachment #1 to Memorandum:

Procedure for Using Available Waivers of Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19

This attachment provides further information on the process that grantees must follow to use the waiver flexibility provided in the memorandum.

Grantees must mail or email notification to the Community Planning and Development Director of the HUD Field Office serving the grantee.

The mail or email notification must be sent two days before the grantee anticipates using waiver flexibility, and include the following details:

- Requestor's name, title, and contact information;
- Declared-disaster area(s) where the waivers will be used;
- Date on which the grantee anticipates first use of the waiver flexibility; and
- A list of the waiver flexibilities the grantee will use:
 1. CoC Program - Fair Market Rent for Individual Units and Leasing Costs
 2. CoC Program - Disability Documentation for Permanent Supportive Housing (PSH)
 3. CoC Program – Limit on Eligible Housing Search and Counseling Services
 4. CoC Program - Permanent Housing-Rapid Re-housing Monthly Case Management
 5. CoC Program - Housing Quality Standards (HQS) – Initial Physical Inspection of Unit
 6. CoC Program - HQS – Re-Inspection of Units
 7. CoC Program – One-Year Lease Requirement
 8. Consolidated Planning Requirements – HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Public Comment Period for Consolidated Plan Amendment
 9. Consolidated Planning Requirements – HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Reasonable Notice and Opportunity to Comment
 10. ESG Program - HMIS Lead Activities
 11. ESG Program - Re-evaluations for Homelessness Prevention Assistance
 12. ESG Program - Housing Stability Case Management
 13. ESG Program - Restriction of Rental Assistance to Units with Rent at or Below FMR
 14. HOPWA Program – Self-Certification of Income and Credible Information on HIV Status
 15. HOPWA Program – FMR Rent Standard
 16. HOPWA Program – Property Standards for TBRA
 17. HOPWA Program - Space and Security

City of Aurora

Innovation and Core Services Department | Community Development Division

44 E Downer Place | Aurora, Illinois 60507

Phone: (630) 256-3320 | Fax: (630) 256-3329 | Web: www.aurora-il.org



Via email transmission to: CPD_COVID-19WaiverCHI@hud.gov

June 26, 2020

Mr. Donald Kathan, Director
Office of Community Planning and Development
U.S. Department of Housing and Urban Development
77 West Jackson Boulevard, Room 2401
Chicago, Illinois 60604-3507

Dear Mr. Kathan,

Respectfully, the City of Aurora, Illinois is hereby providing notice to the U.S. Department of Housing and Urban Development of its intent to utilize HUD's Waivers as authorized by the CARES Act to prevent the spread of COVID-19 and mitigate economic impacts by COVID-19. As directed by HUD's Mega Waiver Memorandum (received by the City on April 13, 2020), the City hereby provides details related to the two waivers it intends to utilize:

- **Requestor's name, title, and contact information:** Chris Ragona, Manager, Community Development Division, 44 E. Downer Place, Aurora, Illinois 60507, 630-256-3321, cragona@aurora-il.org
- **Declared-disaster area(s) where the waivers will be used:** City of Aurora, Illinois
- **Date on which the grantee anticipates first use of the waiver flexibility:** July 6, 2020
- **A list of the waiver flexibilities the City of Aurora will use:**
In order to expedite its use of funds to respond to COVID19 recovery efforts, the City is implementing the following waivers to reduce its 30-day citizen participation public comment period to 5 days:
 1. Consolidated Planning Requirements – HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Public Comment Period for Consolidated Plan Amendment
 2. Consolidated Planning Requirements – HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Reasonable Notice and Opportunity to Comment

Additionally, upon review of HUD's published guidance, it is the City's understanding that HUD's regulatory waivers are only required for the above Consolidated Plan activities. However, the City wishes to advise HUD that it has implemented the below flexibilities as per the enactment of the CARES Act:

- The public services 15% cap has been eliminated for City's CDBG-CV grant and also for the City's FY 2019 and 2020 CDBG grant funds used for coronavirus efforts.
- The City may use CDBG-CV grant funds to cover or reimburse costs to prevent, prepare for, and respond to coronavirus incurred by a State or locality, regardless of the date on which such costs were incurred, when those costs comply with CDBG requirements.

Please advise if waivers are also required for the above noted CARES Act CDBG program flexibilities.

Please do not hesitate to reach out to me if you have any questions.

Thank you.



Chris Ragona
Community Development Manager
City of Aurora, Illinois

Annual Action Plan Substantial Amendment (2020-#2)

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. Through the March 27, 2020 passage of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, the City has also received a CDBG-CV allocation. To expedite the disbursement of the City's 2019 CDBG, 2020 CDBG, 2020 CDBG-CV, and 2016, 2017, 2018, and 2019 HOME funds, via 24 CFR 5.110, the CARES Act authorizes HUD to grant waivers to the public notice, public comment, and citizen participation plan requirements found in 24 CFR 91.105(l)(2) and (k), 24 CFR 91.115(l)(2) and (i) and 24 CFR 91.401. In accordance with the City of Aurora's Citizen Participation Plan and HUD's regulatory requirement waivers (which reduce the minimum 30-day public comment period to a 5-day period), a virtual public hearing will be held at 1:00 p.m. on July 30, 2020 to provide an opportunity for comment on the City's proposed *Substantial Amendment (2020-#2)* to its *2016, 2017, 2018, 2019 and 2020 Annual Action Plans*. The public hearing will be viewable via remote access at: <https://us02web.zoom.us/j/89276693050?pwd=M1pUT1tHNW9zVit0Ehqa09YYXFIQT09>. To join the public hearing for purposes of public comment via telephone, please call:

Phone Number: +1 312 626 6799

Meeting ID: 892 7669 3050

Password: 235762

Those wishing to provide public comment must pre-register with the Community Development Division no later than 12:00 noon on July 29, 2020 via email: dnr@aurora-il.org or voicemail, 630-256-3320. Speakers must provide their name and telephone number from which the public hearing will be accessed. The public is advised that all telephone numbers and participant names may be visible to the public.

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, contact the Community Development Division via email: dnr@aurora-il.org or voicemail, 630-256-3320.

The Substantial Amendments will result in the re/allocation of unexpended CDBG, CDBG-CV and HOME 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 Programs.

Please be advised that effective July 27, 2020, a summary of the proposed *Substantial Amendment to the City of Aurora's 2016, 2017, 2018, 2019 and 2020 Annual Action Plans* will be available for review and public comment on the City of Aurora's website: www.aurora-il.org/1175/Neighborhood-Redevelopment. To provide comments, please contact the Community Development Division (CDD) via phone at (630) 256-3320 or dnr@aurora-il.org. Written and verbal comments will be accepted no later than 4:00 p.m., August 3, 2020. 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 August 11, 2020 meeting at 5:00 p.m., via the Zoom video conferencing platform unless otherwise published. As with all Aurora City Council meetings, public viewing will be available on the City's Facebook page (www.facebook.com/cityofauroraIL) and on the homepage of the City's website (www.aurora-il.org).

NOTICIA PÚBLICA

Modificación sustancial del Plan de acción anual (2020-#2)

Como derecho de la comunidad, la Ciudad de Aurora, Illinois ("Ciudad") recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) a través del Programa de Subvención de Desarrollo de Bloque Comunitario (CDBG), el Programa de Asociaciones de Inversión HOME (HOME) y Programa de Subvención de Soluciones de Emergencia (ESG). A través de la aprobación del 27 de marzo de 2020 de la Ley de Ayuda, Alivio y Seguridad Económica por Coronavirus (Ley CARES), Ley Pública 116-136, la Ciudad también recibió una asignación de fondos CDBG-CV. Para acelerar el desembolso de los fondos de la Ciudad CDBG 2019, CDBG 2020, CDBG-CV 2020, y HOME 2016, 2017, 2018, and 2019 a través de 24 CFR 5.110, la Ley CARES autoriza al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) a otorgar exenciones a los requisitos de aviso público, comentario público y plan de participación ciudadana que se encuentran en 24 CFR 91.1051 (2) y (k), 24 CFR 91.1151 (2) y (i) y 24 CFR 91.401. De acuerdo con el Plan de Participación Ciudadana de la Ciudad de Aurora y las exenciones de requisitos reglamentarios del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) (que reducen el período mínimo de comentarios públicos de 30 días a un período de 5 días), se llevará a cabo una audiencia pública virtual a las 1:00 p.m. del 30 de julio de 2020 para brindar la oportunidad para comentar sobre la Enmienda Sustancial propuesta por la Ciudad (2020- #2) a sus Planes de Acción Anuales 2016, 2017, 2018, 2019 y 2020. La audiencia pública se podrá ver mediante acceso remoto en: <https://us02web.zoom.us/j/89276693050?pwd=M1pUT1ltNW9zVit2OEhqa09YYXFIQT09>. Para unirse a la audiencia pública con fines de comentario público por teléfono, llame al:

Número de teléfono: +1 312 626 6799
Número de ID de la reunión: 892 7669 3050
Contraseña: 235762

Aquellos que deseen proporcionar comentarios públicos deben registrarse previamente en la División de Desarrollo de la Comunidad a más tardar a las 12:00 del mediodía del 29 de julio de 2020 por correo electrónico: dnr@aurora-il.org o por correo de voz, 630-256-3320. Los oradores deben proporcionar su nombre y número de teléfono desde el cual se accederá a la audiencia pública. Se informa al público que todos los números de teléfono y los nombres de los participantes pueden ser visibles para el público.

Prevía solicitud, la Ciudad proporcionará servicios de traducción para satisfacer las necesidades de los residentes que no hablan inglés. La Ciudad también tomará las medidas adecuadas para satisfacer las necesidades de las personas con discapacidad. Para obtener más información, para hacer arreglos especiales, comuníquese con la División de Desarrollo Comunitario por correo electrónico: dnr@aurora-il.org o por correo de voz, 630-256-3320.

Las Enmiendas sustanciales resultarán en la reasignación/asignación de fondos CDBG, CDBG-CV y de fondos HOME no gastados y los ajustes necesarios para garantizar la integridad de las obligaciones de gasto de la Ciudad y también abordarán los esfuerzos de la Ciudad para cumplir con los requisitos reglamentarios de Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) en la administración del Programa de Subvención de Desarrollo de Bloque Comunitario (CDBG) y HOME de la Ciudad.

Tenga en cuenta que, a partir del 27 de julio de 2020, un resumen de Las Modificaciones sustanciales propuestas a los Planes de acción anuales de la ciudad de Aurora para 2016, 2017, 2018, 2019 y 2020 estarán disponibles para su revisión y comentario público en el sitio web de la ciudad de Aurora: www.aurora-il.org/1175/Neighborhood-Redevelopment.

Para proporcionar comentarios, comuníquese con la División de Desarrollo de la Comunidad (CDD) por teléfono al (630) 256-3320, o por correo electrónico: dnr@aurora-il.org. Se aceptarán comentarios escritos y verbales a más tardar hasta las 4:00 p.m., del 3 de agosto de 2020. Todas las respuestas serán atendidas por la División de Desarrollo de la Comunidad y enviadas al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). La Enmienda Sustancial está programada para su revisión y adopción en la Reunión del Concejo Municipal de la Ciudad del 11 de agosto de 2020 a las 5:00 p.m., a través de la plataforma de videoconferencia Zoom. Al igual que con todas las reuniones del Concejo de la Ciudad de Aurora, la visualización pública estará disponible en la página de Facebook de la Ciudad (www.facebook.com/cityofauroraIL) y en la página de internet de la Ciudad de Aurora (www.aurora-il.org).

ATTACHMENT 4

Public Comments

From: CDBGInfo
Sent: Thursday, July 30, 2020 5:20 PM
To: Palmquist, Jeff
Cc: Ragona, Chris
Subject: CDBG-2020-09- Fox Valley Park District - Walters Park Project
Attachments: CDBG statement- Walter Park Wellness Walk kmn edit.docx

Dear Mr. Palmquist,

Thank you for sharing the Fox Valley Park District's attached statement with regard to the Community Development Division's proposed Substantial Amendment 2020-#2. We also appreciate Mr. Pilmer's statement on behalf of the Board of Commissioners of the Fox Valley Park District that was shared during today's public hearing for Substantial Amendment 2020-#2.

The City of Aurora's Community Development Division receives Community Development Block Grant and HOME Investment Partnership funds annually to provide resources to residents, businesses, and nonprofit agencies for a variety of projects. The City opens its CDBG and HOME funded programs to all qualifying residents, businesses, and nonprofit agencies regardless of race and ethnicity. Throughout the years, the City has provided funding for single-family rehabilitation emergency repairs, affordable rental housing developments, down payment assistance, homelessness prevention, youth and senior services, workforce development, community development infrastructure investments as well as assistance to small businesses for economic development investment. Due to the ongoing global COVID-19 pandemic, the Community Development Division has recommended the re/allocation of funds over the course of the last several months to assist non-profits, small businesses, and residents facing unanticipated financial and/or operational challenges due to effects of COVID-19. In response to the City's immediate community needs resulting from the pandemic, some projects originally approved for 2020 funding have been recommended to receive 2021 set-aside funding to complete their respective projects.

Please do not hesitate to let us know if you have any additional comments.

Thank you,
Community Development Division



Community Development Division
[Innovation & Core Services](#)
[Department](#)
City of Aurora
44 E. Downer Place
Aurora, IL 60507
P: 630-256-3320
F: 630-256-3329
www.aurora-il.org

City of Aurora 2020 Community Development Block Grant (CDBG)
Walters Park Wellness Walk Improvements
Fox Valley Park District Position Statement- July 28, 2020

Good Afternoon. On behalf of the Board of Commissioners of the Fox Valley Park District I am speaking today on the importance of the Community Development Block Grant funding for the Aurora community.

The Fox Valley Park District is committed to our community partnership with VNA Health Care for the construction and operation of the Walters Park “Wellness Walk”. With the primary funding mechanism for the project being CDBG funds, the Park District is grateful for the City of Aurora’s support of this innovative health and wellness project and the integrated VNA-led wellness initiative. However, now more than ever, is the time to construct and activate the Wellness Walk facility.

As our community faces serious health issues including rising rates of chronic disease, an increased prevalence of sedentary lifestyles and poor nutrition habits, the Park District’s Wellness Walk collaboration with VNA is dedicated to ensuring that our most vulnerable residents have safe and free access to quality recreational facilities that expand access to evidence-based health prevention programs that increase physical activity and reduce chronic disease and, by doing so, reduce the risk of health disparities.

Based on our three pillar approach to our parks mission which is Health & Wellness, Conservation & Sustainability, and the third pillar of Social Equity, this collaborative effort with the City of Aurora, VNA Health Care and the Fox Valley Park District meets national award winning criteria of which our community always leads.

In its Aurora clinics, VNA delivers primary care services to a vulnerable population of over 39,000 individuals with little or no insurance. Approximately 55% of these individuals have been diagnosed with a chronic disease and many have co-morbidities; these include obesity, diabetes and heart disease. Approximately 5,000 of these individuals will be referred into VNA’s wellness programs in Aurora where they will be engaged in evidence-based chronic disease prevention and self-management classes. The Wellness Walk will be a centerpiece of these classes. VNA will establish a physical activity prescription program highlighting the Wellness Walk while underscoring the importance of individuals getting at least 30 minutes of exercise per day and emphasizing the availability of this safe, free space designed for their use in such close proximity to their medical campus on Highland Avenue. The Fox Valley Park District and VNA will also work together to offer staff-led programs that will include free activities such as yoga, weight loss and stress reduction support groups, and parenting programs highlighting the positive role-modeling of physical activity of parents alongside their children. Moreover, the

Fox Valley Park District and VNA envision the facility and programmatic aspects of this collaboration to be transferable to other sites in the future. This diverse population has limited resources to afford health club memberships and personal trainers. This program supports the pillar of Health & Wellness through Social Equity which is free access to exercise in a public park as their individual right and not a privilege.

While experts are still learning much about the spread and impacts of Covid-19, we do know that the health issues facing many VNA clientele, and many of our residents, leave them more vulnerable to infection and unfortunate outcomes. At the same time, good health correlates to a stronger immune system. The outdoor exercise equipment featured as part of the Wellness Walk would be free of charge, open to all the public and remains the safest fitness environment. Together with the VNA programming and comprehensive health related education, we have the opportunity now to fight Covid-19 and push back on its impacts through this proactive public health initiative. Therefore, the Fox Valley Park District strongly urges the City of Aurora to remain committed to the urgency of this project and direct the committed CDBG funding to the project as soon as funds are available.

In closing, I would like to thank and recognize the leadership of the City of Aurora for their support of VNA Health Care Network on the main campus of Highland Avenue and on Farnsworth Avenue. This initiative along with streetscape beautification of the Highland corridor are quality investments in our neighborhoods through your leadership as Aldermen that has been proven with past evidence and continues to be the spirit of Aurora in the future.