



Community Services Department | Community Development Division
44 E Downer Place | Aurora, Illinois 60507
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HOME Investment Partnerships Program (HOME)

The HOME program provides funding to organizations for the development of affordable housing, as well as funding for homebuyer activities.

Agency: Northern Fox Valley Habitat for Humanity

Proposed Project: Homeownership Program/Green Freedom

Project Description: Construction of five homes out of 17 homes that will be built within the Green Freedom net zero neighborhood to expand and preserve affordable housing in Aurora, IL for households at or below 80% of the Area Median Income.

Requested Funding: \$725,000.00

Recommended Funding: \$725,000.00 set aside, formal Redevelopment Agreement (RDA) to follow if recommended.

Community Housing Development Organization (CHDO)

CHDO funding is a special funding source that is a component of the HOME program which is specifically for non-profits and the goal to preserve/expand affordable housing

Agency: The Neighbor Project

Proposed Project: Preserving affordable rental housing.

Project Description: Rehabilitation of a 34- unit property located at 1- 9 S. View Street by creating affordable accessible housing units and a programmatic space in the building and common-area improvements.

Requested Funding: \$490,050.00

Recommended Funding: \$500,000.00 set aside, formal Redevelopment Agreement (RDA) to follow if recommended.

Tenant Based Rental Assistance (TBRA)

The TBRA program is an eligible activity under the HOME-ARP grant, which involves paying a portion of a household's rent, with the household required to pay the remaining amount. A self-sufficiency plan will accompany and supportive services will be provided.

Agency: Public Action to Deliver Services dba Hesed House

Proposed Project: TBRA

Project Description: Providing rent and utility subsidies, as well as ongoing case management and supportive services to Hesed House clients to help those that are unhoused, as well as maintain their housing and allowing clients to achieve self-sufficiency.

Requested Funding: \$500,000.00

Recommended Funding: \$500,000.00

CHOOSE AURORA DOWN PAYMENT ASSISTANCE PROGRAM Up To 80% AMI (HOME & CDBG FUNDED)

The Choose Aurora Down Payment Assistance Program has been revamped and is now funded by HOME and CDBG dollars. With HOME dollars, the Choose Aurora program can now offer homebuyers up to 80% AMI moving into the Aurora city limits up to a \$20,000 deferred loan. Additionally, homebuyers up to 80% AMI may also be eligible for a \$5,000 closing costs assistance grant funded by CDBG, and potentially up to \$1,000 for a small repairs grant funded by the Aurora Affordable Housing Fund, for small repairs that pose a safety hazard as identified in the home inspection and must be corrected prior to closing.

Agency: City of Aurora Community Development Division

Proposed Project: Choose Aurora Down Payment Assistance Program

Project Description: Providing Down Payment Assistance to income-eligible homebuyers purchasing a home in the Aurora city limits.

Recommended Funding: \$300,000 (Approximately \$650,000 available from all funding sources)

HUD-Certified Housing Counselor

The HUD-Certified Housing Counselor is a required component for the City's HOME funded DPA program that is currently in development.

Agency: The Neighbor Project

Proposed Project: HUD-Certified Housing Counselor

Project Description: The Neighbor Project will assist the City of Aurora Community Development Division with HUD-certified housing counseling which is a required component of the HOME-funded City of Aurora Choose Aurora Down Payment Assistance Program.

Requested Funding: \$10,000.00

Recommended Funding: \$10,000.00

Agency: Xilin Association

Proposed Project: HUD-Certified Housing Counselor

Project Description: The Neighbor Project will assist the City of Aurora Community Development Division with HUD-certified housing counseling which is a required component of the HOME-funded City of Aurora Choose Aurora Down Payment Assistance Program.

Requested Funding: \$10,000.00

Recommended Funding: \$10,000.00