



CITY OF AURORA, ILLINOIS

RESOLUTION NO. R19-018
DATE OF PASSAGE January 23, 2019

A Resolution Authorizing Annual Action Plan Substantial Amendments (2018-#4) to Reflect Funding Re/Allocations for the Community Development Block Grant (CDBG).

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the City of Aurora has a 2015-2019 Consolidated Plan and 2018 Annual Action Plan which have been adopted by the City Council and which have defined priorities for community development funding; and

WHEREAS, the City of Aurora is required by HUD to complete a Substantial Amendment to reallocate its unexpended prior program year resources; and

WHEREAS, the City of Aurora's Block Grant Working Committee recommended adoption of the Annual Action Plan Substantial Amendment 2018-#4 to reflect CDBG funding reallocations at its November 28, 2018 meeting; and

WHEREAS, funding will be available in the 2019 City Budget CDBG program account (221-1330-801-43-series) for the Substantial Amendment 2018-#4 projects as identified in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby approves a Resolution Authorizing Annual Action Plan Substantial Amendments (2018-#4) to Reflect Funding Re/Allocations for the Community Development Block Grant (CDBG) and authorizes the City's Mayor, Chief Community Services Officer, Community Development Manager, or their designees to execute any contracts as well as any other documents associated with this Substantial Amendment, including but not limited to HUD's program administration requirements.

RESOLUTION NO. R19-018
DATE OF PASSAGE January 22, 2019

PASSED AND APPROVED ON January 22, 2019

AYES 11 NAYS 0 NOT VOTING 0 ABSENT 1

Kristina Bohman
Alderman Bohman, Ward 1

[Signature]
Alderman Mesiacos, Ward 3

[Signature]
Alderman Franco, Ward 5

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Alderman Hart-Burns, Ward 7

[Signature]
Alderman Bugg, Ward 9

[Signature]
Alderman Jenkins, At Large

[Signature]
Alderman Garza, Ward 2

[Signature]
Alderman Donnell, Ward 4

[Signature]
Alderman Saville, Ward 6

[Signature]
Alderman Mervine, Ward 8

[Signature]
Alderman Lofchie, Ward 10

[Signature]
Alderman O'Connor, At Large

ATTEST:
[Signature]
City Clerk

[Signature]
Mayor

18-1099

RECOMMENDATION

TO: THE COMMITTEE OF THE WHOLE

FROM: THE PLANNING & DEVELOPMENT COMMITTEE

The Planning & Development Committee at their Meeting on Thursday, January 10, 2019

Recommended **APPROVAL** of a Resolution Authorizing Annual Action Plan Substantial Amendments (2018-#4) to Reflect Funding Re/Allocations for Prior Year Program Resources.

VOTE 3-0

Submitted By Michael J. Saville
Alderman Michael Saville, Chairman

Carl Franco
Alderman Carl Franco

Sherman Jenkins
Alderman Sherman Jenkins

William "Bill" Donnell
Alderman William "Bill" Donnell, Alternate

Dated This 10th Day of January, 2019

PUBLIC NOTICE

Annual Action Plan Substantial Amendments (2018-#4)

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. In accordance with the City of Aurora's Citizen Participation Plan and the requirements of HUD, a public hearing will be held at 5:00 p.m. on December 17, 2018, City Hall, Council Chambers, 2nd Floor, 44 E. Downer Place, Aurora, IL 60507 to provide an opportunity for comment on proposed *Substantial Amendments to the City of Aurora's 2014, 2015, 2017, and 2018 Annual Action Plans*. The Substantial Amendments will result in the re/allocation of unexpended fund 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.

To further assist the City in increasing its CDBG spending timeliness ratio and to provide the below agencies with earlier access to funds to better meet their capital improvement and/or clientele needs, the City proposes to reprogram over \$419,542 from prior year projects that have either been cancelled or have unexpended funds as follows:

Proposed New or Amended CDBG Activity	Recommended Re/Allocation Amount	CDBG Program Year Funding Source	Original Funding Allocation	Project Reallocation Comments
2018 PADS Inc. DBA Hesed House HVAC Installation (New)	\$80,689.00	2014 Waubensee Community College	\$41,691.59	Project cancelled
		2018 National Latino Education Institute Community Employment Services	\$20,000.00	Project cancelled
		2018 Economic Development Project To be determined (TBD)	\$150,000.00	Unexpended funds
2018 Seize the Future DBA Invest Aurora Micro-Enterprise Program	\$50,000.00	2018 Economic Development Project TBD	\$150,000.00	Unexpended funds
2018 City of Aurora Engineering Division – Street Resurfacing Program	\$168,853.17	2018 Public Facilities Project TBD	\$181,570.85	Unexpended funds
2018 City of Aurora Public Works Lead Hazard Reduction Program (New)	\$50,000.00	2018 Public Facilities Project TBD	\$181,570.85	Unexpended funds
		2018 Economic Development Project TBD	\$150,000.00	Unexpended funds
2018 Choose Aurora Down Payment Assistance	\$20,000.00	2018 Economic Development Project TBD	\$150,000.00	Unexpended funds
2017 Fox Valley Habitat for Humanity Home Ownership Project	\$50,000.00	2015 Fox Valley Habitat for Humanity - Home Ownership Project	\$26,279.73	Unexpended funds
		2018 Economic Development Project TBD	\$150,000.00	Unexpended funds
2019 Neighborhood Revitalization TBD Project	TBD*	2018 Public Service Project Funds	\$184,379.00	Unexpended funds
		2018 Program Administration	\$328,317.00	Program Income Used/ Unexpended funds
Estimated Reallocation Total	\$419,542.17	*Per HUD regulatory requirements, unexpended 2018 public service and program administration funds may not be carried over into 2019 for similar activities. Any unexpended funds will be reprogrammed for a Neighborhood Revitalization Project, TBD following the close of the City's CDBG Program Year on 12/31/18.		

Please be advised that effective December 2, 2018, the proposed *Substantial Amendments to the City of Aurora's 2014, 2015, 2017, and 2018 Annual Action Plans* will be available for review and public comment at the following locations: City of Aurora-Neighborhood Redevelopment, 51 E. Galena Blvd, Aurora, IL; Library-Main, 101 S. River St., Aurora, IL; Library-Eola, 555 S. Eola Rd, Aurora, IL; Library-West, 233 S. Constitution Dr., Aurora, IL; and on the City of Aurora website: <https://www.aurora-il.org/1175/Neighborhood-Redevelopment>.

Upon advance request, the City will provide for translation services to meet the needs of non-English speaking residents. The City will also take whatever actions are appropriate to serve the needs of persons with disabilities. For more information, to make special arrangements, or to provide comments, contact Neighborhood Redevelopment Division, 51 E. Galena Blvd, (630) 256-3320 or dnr@aurora-il.org. Comments are being accepted no later than January 22, 2019. The Substantial Amendment is scheduled for review and adoption at the City Council's January 22, 2019 meeting at 6:00 p.m., Council Chambers, 2nd Floor, City Hall, 44 E. Downer Place, Aurora, IL 60507.

PUBLIC NOTICE

As an entitlement community, the City of Aurora, Illinois receives funding through the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) from the U.S. Department of Housing and Urban Development. In accordance with the City of Aurora's Citizen Participation Plan and the requirements of the U.S. Department of Housing and Urban Development (HUD), a public hearing is being held at 5:00 p.m. on December 17, 2018 at City Hall, 44 E. Downer Place, Council Chambers, 2nd Floor to provide the public an opportunity to comment on the 2019 City of Aurora Annual Action Plan and proposed funding recommendations of the Block Grant Working Committee as outlined below.

Please be advised that effective December 2, 2018, the 2019 City of Aurora Annual Action Plan will be available for review and public comments at the following locations: City of Aurora-Neighborhood Redevelopment, 51 E. Galena Blvd, Aurora, IL; Library-Main, 101 S. River St., Aurora, IL; Library-Eola, 555 S. Eola Rd., Aurora, IL; Library-West, 233 S. Constitution Dr., Aurora, IL; and on the City of Aurora website: <https://www.aurora-il.org/1175/Neighborhood-Redevelopment>.

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Comments are being accepted no later than January 22, 2019. The City of Aurora Annual Action Plan 2019 is scheduled for review and adoption at the City Council's January 22, 2019 meeting at 6:00 p.m., Council Chambers, 2nd Floor, City Hall, 44 E. Downer Place, Aurora, IL 60507.

Anticipated 2019 CDBG Allocation: \$1,641,583.00 Anticipated 2019 HOME Allocation: \$750,553.00 Anticipated 2019 ESG Allocation: \$136,287.00 Prior Year Section 108 Resources: \$3,000,000.00* Estimated Prior Year CDBG Resources: \$419,542.17*		
Community Development Block Grant Program		
I. PUBLIC SERVICES		2019 Recommendation
Breaking Free, Inc.	Homeless Substance Abuse Treatment Services	\$40,000
City of Aurora Innovation & Core Services Dept.	Aurora Youth Career Pathways Initiative	\$50,000
Mutual Ground	Domestic Violence Shelter Program	\$50,000
Prairie State Legal	Aurora Housing Advocacy Legal Services Project	\$12,500
Public Action Deliver Shelter, Inc. DBA Hased House	PADS' SEEDS Case Management Program	\$25,000
Senior Services Associates Inc.	Community Connection Center Services	\$30,000
PUBLIC SERVICES TOTAL (Cannot exceed 15% of CDBG Allocation)		\$207,500
II. PROJECTS		2019 Recommendation
City of Aurora Engineering Division	Street Resurfacing Program	\$500,000
Seize the Future DBA Invest Aurora	Micro-Enterprise Loan Program	\$50,000
Rebuilding Together Aurora, Inc.	Safe at Home	\$136,532
The Joseph Corporation DBA The Neighbor Project	Safety First	\$115,000
Neighborhood Revitalization	To be determined	\$304,234
PROJECTS TOTAL		\$1,105,766
III. ADMINISTRATION (Cannot exceed 20% of CDBG Allocation)		\$328,317
GRAND TOTAL		\$1,641,583

HOME Investment Partnerships Program Grant		
I. PROJECTS		2019 Recommendation
Direct Housing Project Allocations	To be determined*	\$562,915
Community Housing Development Organization Set-Aside (Must be at least 15% of HOME allocation)		\$112,583
PROJECTS TOTAL		\$675,498
II. ADMINISTRATION (Cannot exceed 10% of HOME allocation)		\$75,055
GRAND TOTAL		\$750,553
Emergency Solutions Grant		
Street Outreach	To be determined*	\$126,065
Emergency Shelter		
Homelessness Prevention		
Rapid Re-Housing		
Homeless Management Information System (HMIS) Data Collection		
PROJECTS TOTAL		\$126,065
II. ADMINISTRATION (Cannot exceed 7.5% of ESG allocation)		\$10,222
GRAND TOTAL		\$136,287

As per 24 CFR 570.200(h), 24 CFR Part 92.212, and 2 CFR 200.458, the public is hereby notified that under certain conditions, the City and/or its subrecipients may incur costs associated with the CDBG, HOME, and ESG activities identified above and described in the City's 2019 Annual Action Plan prior to the effective date of its grant agreement with HUD. The total amount of any pre-award costs incurred will not exceed \$300,000 or 25% of the amount of the City's anticipated 2019 CDBG allocation. Costs related to the HOME program may not exceed 25% of the City's current program amount. Costs related to the ESG program will comply with the regulatory requirements as outlined in 24 CFR 576. Citizens are advised that such pre-award costs will have no effect on future grants, and will be in compliance with the regulations that govern the CDBG, HOME, and ESG Programs as stated at 24 CFR Part 570, 24 CFR 92, and 24 CFR Part 576, respectively, as well as the Environmental Review Procedures stated in 24 CFR Part 58. To provide the required public disclosure of the City's intent to use unobligated carry forward funds as necessary for such 2019 pre-award costs, the regulatory provisions for incurring pre-award costs will be discussed at the public hearing. This may include using unobligated front funding for CDBG public service, program administration, neighborhood revitalization/infrastructure, and housing activity costs as well as HOME and ESG administration and project costs. Questions should be directed to the Neighborhood Redevelopment Division at (630) 256-3320 or DNR@aurora-il.org.

*Once selected, specific CDBG, HOME, ESG, and Section 108 project allocations will follow the City's Citizen Participation Plan for Substantial Amendments.

DRAFT – Pending Approval

Minutes
Block Grant Working Committee
Wednesday, November 28, 2018 - 4:00 pm
Neighborhood Redevelopment Division
Aurora City Hall, 5th Floor, Room 5B - 44 E. Downer Place, Aurora, Illinois

The meeting was called to order at 4:05 p.m. by Chairman Lubshina

I. Roll Call

Members Present: Gerald Lubshina (Chair), Veva Walton, Maria Hernandez, Helen Ratzlow, Earle Robertson, George Scowins

Members Absent: Warren Barton, Debra Meeks, Aziz Alam

Staff present: Chris Ragona, Amy Munro, Tara Neff, Liz Carrizales

A. Introduction of Chris Ragona, NRD Manager

Ms. Munro introduced Chris Ragona as the new Neighborhood Redevelopment Division, Manager. Chris started with the City of Aurora in late September 2018. He came to the City from DuPage County. He is currently working on the City's HOME Program, Section 108 and CDBG.

Mr. Ragona thanked Ms. Munro for the introduction. He said he is happy to work with the NRD staff and is looking forward to working with the Block Grant Working Committee.

Mr. Lubshina introduced himself as the Committee Chair. He asked the Committee Members to introduce themselves.

II. Minutes of meetings

A. September 10, 2018 – Regular Meeting

B. September 10, 2018 – Public Hearing (AAP Substantial Amendment 2018-#3)

A draft of the minutes was considered. A motion to approve the minutes was made by Ms. Walton and seconded by Ms. Ratzlow. The minutes were approved as prepared.

III. Old Business

Ms. Munro reported back to the Committee on a question that came up at their September 10, 2018 meeting regarding how NRSA areas are defined by demographics. She read the HUD Guidance on how they determine the boundaries for an NRSA Area.

- *The selected area must be primarily residential*
- *The area must contain a high percentage of LMI households*

The percentage of LMI residents within the neighborhood must be equal to:

- *70 percent of the total population in the selected area (if the grantee's upper quartile is greater than 70 percent LMI);*
- *The upper quartile percentage (if the grantee's upper quartile is greater than 51 percent but less than 70 percent LMI in the total population); or*
- *51 percent of the total population (if the grantee's upper quartile percentage is less than 51 percent).*

Ms. Munro provided the Committee with a copy of the HUD Guidance. She said as we move through the process for updating the NRSA, the goal is to work with the consultant who will be able to guide us with the NRSA boundaries. Discussion took place.

Mr. Lubshina asked for an update on the Aurora Arts Centre Project. Ms. Munro stated that we are nearing the anticipated December 2018 completion date for the residential piece of the project. Mr. Lubshina asked if the apartments are available for rent. Ms. Munro will get an update and report back to the Committee. She said that for the Coulter Courts piece of the project which contains the HOME units, the residents have been moved back to those units. As far as the commercial piece of the project, there were some setbacks due to some issues with the soil, the completion date is set for March 2019. She said a phone conference is scheduled tomorrow, November 29th with the staff from the Section 108 office to discuss loan payments. NRD staff will also be meeting with the Aurora Arts Centre staff who will be responsible with the job reporting. NRD staff will have more updated information at their next BGWC meeting. Discussion took place.

IV. New Business

A. 2019 Annual Action Plan – Recommendations for CDBG/HOME/ESG Funding

B. 2018 Annual Action Plan (2018-4) – Recommendations Substantial Amendment for CDBG Funding

Mr. Ragona asked to combine Items A and B for discussions.

Ms. Munro provided a copy of an updated list of the NRD's recommendations for the City's 2019 Annual Action Plan. She said that the previous list that had been provided to the committee did not include two projects to be cancelled. She said that Mr. Ragona will provide an overview of the proposed funding recommendations.

Mr. Ragona said that for the 2018 and 2019 Emergency Solutions Grant dollars, we are very close to signing a contract with a consultant to help with designing our plan. Once we identify the activities, we will come back to the Committee with a substantial amendment to seek their recommendations.

He briefly explained that for our 2018 and 2019 HOME dollars, we have a meeting scheduled with one of our identified Community Housing Development Organization (CHDO) to try and find eligible projects. He said if we don't spend those dollars we unfortunately lose the money. Those dollars have a 2 year commitment timeframe. Once we identify the activities, we will bring them back to the committee with a substantial amendment to seek their recommendations.

Mr. Ragona gave a brief overview of the NRD's recommendations for the City's 2019 Annual Action Plan. He said that for the most part most applicants will receive funding requested. There were a few agencies that we did not recommend funding. He said the Joseph Corporation, DBA The Neighbor Project, who applied for a number of different activities did not receive funding. NRD staff will be working with them in the next several months to try to identify which activity could be funded with CDBG funds or HOME Investment Partnership funds. Mr. Ragona gave an overview of the recommendations of the Substantial Amendment (2018-#4). He said we are recommending additional funding

to: 2017 Fox Valley Habitat for Humanity, Home Ownership Project; 2018 PADS Inc. DBA Hesed House, HVAC Installation; 2018 Seize the Future DBA Invest Aurora, Micro-Enterprise Program; City of Aurora Engineering Division, Street Resurfacing Program; City of Aurora Neighborhood Redevelopment Division, Choose Down Payment Assistance Program; 2018 City of Aurora Public Works, Lead Hazard Reduction Program (New) – NRD will be working with Public Works on this new program.

Mr. Ragona, Ms. Munro, and the Block Grant Working Committee reviewed recommendations. Mr. Lubshina asked the NRD staff for an overview of the projects that have not been recommended for 2019 CDBG funds. The NRD’s recommendations were centered upon concerns related to the respective agency’s capacity, eligibility, past performance, site control, and securing of outside resources. Discussion took place.

A motion to recommend to the City Council the 2019 Annual Action Plan (AAP) recommendations for CDBG, HOME and ESG funding and recommendations for Substantial Amendments 2018-#4 was by Ms. Walton and seconded by Ms. Hernandez. (2019 AAP and 2018-#4 Recommendations are below.) The motion was approved unanimously.

COMMUNITY DEVELOPMENT BLOCK GRANT				
	Agency Name	Project Name	2019 CDBG	Substantial Amendment 2018-#4
1	Rebuilding Together Aurora	<i>Safe At Home</i>	\$136,532	\$0
2	The Neighbor Project	<i>Safety First Program</i>	\$115,000	\$0
3	Fox Valley Habitat for	<i>514 Claim St. Rehab</i>	\$0	\$50,000
4	The Neighbor Project	<i>Individual Development Account (IDA) - Matched Savings Program</i>	\$0	\$0
5	The Neighbor Project	<i>New Infill Construction to Replace Formerly Blighted Properties</i>	\$0	\$0
6	Simply Destinee	<i>Simply Destinee Youth Program</i>	\$0	\$0
7	Senior Services Associates	<i>Community Connection Center</i>	\$30,000	\$0
8	Breaking Free	<i>Homeless Substance Abuse Treatment Services</i>	\$40,000	\$0
9	Mutual Ground	<i>Domestic Violence Shelter Program</i>	\$50,000	\$0
10	PADS, Inc. DBA Hesed House	<i>SEEDS Case Management</i>	\$25,000	\$0
11	Prairie State Legal	<i>Aurora Housing Advocacy</i>	\$12,500	\$0
12	City of Aurora - Innovation Core Services Dept.	<i>Aurora Youth Career Pathways Initiative</i>	\$50,000	\$0
13	Quad County Urban League	<i>Employment Assistance and Referral Program</i>	\$0	\$0

14	PADS, Inc. DBA Hessed House	HVAC Unit Installation	\$0	\$80,689
15	Seize the Future DBA Invest Aurora	Micro-Enterprise Loan Program	\$50,000	\$50,000
16	City of Aurora Engineering Division	Street Resurfacing Program	\$500,000	\$100,882
17	The Neighbor Project	Aurora 2020 Housing & Preservation Initiative	\$0	\$0
18	City of Aurora	CDBG Program Administration	\$328,317	\$0
NEW PROJECTS				
1A	2019 Neighborhood Revitalization TBD* (Anticipated Strategy Areas include Opportunity Zones as well as other Low and Moderate Income Census Tract Areas)	TBD	\$304,234	\$0
2A	City of Aurora Neighborhood Redevelopment Division*	Choose Aurora	\$0	\$20,000
3A	City of Aurora Public Works*	Lead Hazard Reduction	\$0	\$50,000
<i>Overall Total</i>			\$1,641,583	\$351,571

HOME Investment Partnerships Program Grant		
I. PROJECTS		2019 Recommendation
Direct Housing Project Allocations	To be determined*	\$562,915
Community Housing Development Organization Set-Aside		\$112,583
PROJECTS TOTAL		\$675,498
II. ADMINISTRATION		\$75,055
GRAND TOTAL		\$750,553
Emergency Solutions Grant		
Street Outreach	To be determined*	\$126,065
Emergency Shelter		
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Rapid Re-Housing		
Homeless Management Information System (HMIS) Data Collection		
PROJECTS TOTAL		\$126,065
II. ADMINISTRATION		\$10,222
GRAND TOTAL		\$136,287

C. Choose Aurora Homebuyer Down Payment Assistance Program Policies and Procedures – Recommendation for Approval

Mr. Ragona briefly explained the background of the Choose Aurora Homebuyer Down Payment Assistance Program. It provides first time homebuyers with Community Development Block Grant (CDBG) funds in the amount of up to \$4,999 in the form of a forgivable lien for eligible applicants. He said the goal of adding these policies and procedures is for HUD monitory purposes. This type of policy will also focus on

determining which homebuyers have the greatest need for down payment assistance. The amount of assistance will be based on ratios, a subsidy will not be given that allows a homebuyer to have a total housing expense to income ratio less than 25 % but no more than 35%. Discussion took place.

A motion to recommend for approval for Choose Aurora Homebuyer Down Payment Assistance Program Policies and Procedures was made by Mr. Robertson and seconded by Mr. Scowins. The motion was approved unanimously.

V. Other Matters

Mr. Lubshina would like to recommend to the Mayor's Office a Public Honoring of past Block Grant Working Committee Member, Marlin Mittag-Ward 4 for his service of about 37 years. Marlin resigned October 17, 2018 due to schedule conflicts.

Ms. Munro congratulated Tara Neff on running a very successful Homebuyer Expo this year. The Expo was well received with new educational workshops and raffle prizes, approximately 150 attended the event. The Committee also congratulated Ms. Neff.

VI. Upcoming Meetings and Events

A. Wednesday, December 5, 2018 , 4:00 p.m., Block Grant Working Committee Meeting, Aurora City Hall, Room 5B
Staff will cancel December 5th meeting.

B. Wednesday, December 17, 2018, 5:00 p.m., Public Hearing, 2019 Annual Action, Aurora City Hall, Council Chambers, 2nd Floor)

VII. Adjournment

A motion to adjourn the meeting at 4: 58 p.m. was made by Ms. Walton and seconded by Mr. Scowins. The motion was approved unanimously.