



**DRAFT FOR PUBLIC COMMENT**

# **HOUSING & COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN**

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**Program Years 2015 - 2019**

**Proposed**

**2018 Annual Action Plan**

**Fourth Program Year**

**December 10, 2017**



Division of Neighborhood Redevelopment • 51 E. Galena Blvd • Aurora, Illinois 60505  
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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

This Annual Action Plan (AAP), effective from January 1, 2018 through December 31, 2018, is intended to promote decent, safe, sanitary, and affordable housing, as well as neighborhood stability within the City of Aurora. It continues to address long-standing housing and community development priorities defined in the City's 2015-2019 Consolidated Plan, which include physical, economic, demographic, and social conditions throughout the city. As the lead agency, the City of Aurora's Neighborhood Redevelopment Division (NRD) is responsible for carrying out activities to meet priority needs.

#### 2. Summarize the objectives and outcomes identified in the Plan

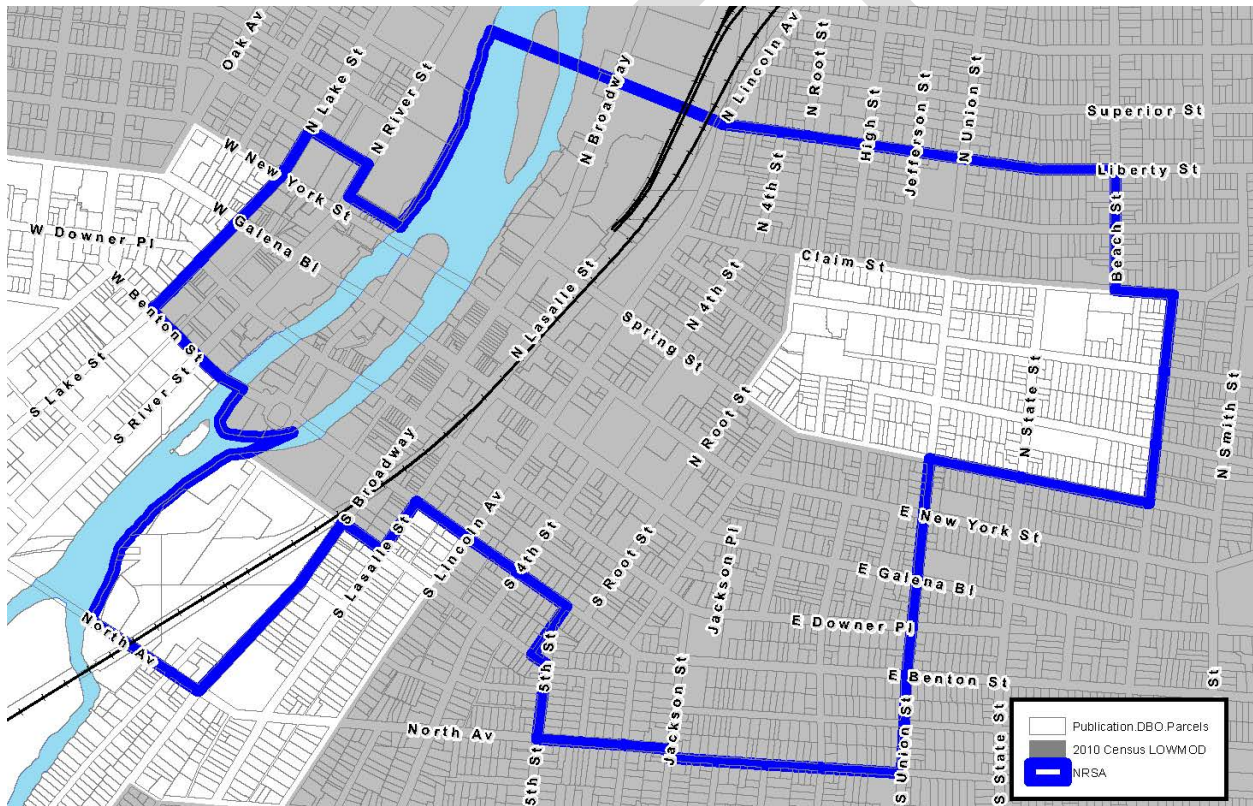
This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In keeping with the City's 2015-2019 Consolidated Plan priorities, the City has identified the following higher priority non-housing needs for the upcoming 2018 Program Year:

- Increase youth services, especially those proposals/projects which complement overall City goals of violence prevention and youth education.
- Provide supportive services for elderly/disabled persons.
- Provide employment training to unemployed persons
- Mitigate or prevent homelessness.
- Increase/improve the quality of facilities (including public service facilities).
- Help smaller businesses create or retain full time jobs at a living wage.
- Improve rate of survival of micro-enterprise businesses.
- Provide micro-business expansion within locally selected neighborhoods, including the NRSA.

- Initiate improvement efforts in locally selected geographical areas that complement City Neighborhood Plans.

The City will also continue to work within the HUD-approved Neighborhood Revitalization Strategy Area (NRSA) encompassing the City’s near-east side and its downtown, covering portions of census tracts 8533.02; 8534.03 (per 2010 Census update, no longer considered an LMI census tract); 8534.04; 8536.03; 8536.04; 8537.01; 8537.02; 8541.02. The NRSA has concentrations of low-income residents, substandard housing and overcrowded housing. The NRSA was first approved by HUD in 1999 and amended and approved in 2011. The City intends to continue to use the amended 2011 Strategy through the 5 years of the Consolidated Plan period. We will re-evaluate the conditions and strategies for the NRSA on a yearly basis and submit an amended Strategy when the conditions warrant a change in strategies or amended service areas.



**Neighborhood Revitalization Strategy Area**

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2018 Program Year projects were selected as per their ability to meet the 2015-2019 Consolidated Plan Goals and Objectives and HUD's eligible activity criteria. The City also evaluated projects based upon the following criteria:

1. Ability to address a City Objective

- *Addresses Consolidated Plan objectives*
- *Demonstrates impact*
- *Benefits low/mod income Aurora residents to greatest extent possible*

2. Capacity and experience of the organization

- *Experience including the length of time in operation*
- *Experience in undertaking projects of similar complexity*
- *Organizational resources available and ready to manage the proposed project*
- *Operational resources available and ready to sustain project*
- *Past performance in managing grant funding*
- *Conformance with Cost Principles (24CFR Part 570.200(a) Compliance with Section 105 of the Act – (5) Cost Principles)*

3. Leveraged resources

- *Level of resources leveraged*

4. Project Readiness

- *Resources needed to implement the proposed project are available and ready*

5. Location/service area

- *Agency located within NRSA or serves residents of NRSA*

In the development of its 2015-2019 Consolidated Plan, the City held several stakeholder focus group meetings. The Stakeholder Focus Groups were held to meet the Consultation requirements for the development of the Consolidated Plan and resulted in the following list of Strengths and Accomplishments of community development programs administered by the City over the City's prior 2010-2014 Consolidated Plan:

- *Focused on infrastructure (bridge, sewer)/ street repairs, historic preservation, tree replacements*
- *Money was well spent for homeless/ domestic violence programs*
- *Money for special needs*

- Good programs for housing repairs/ energy efficient
- Rebuilding: River Edge, new library, Paramount Building
- Support for projects that provide access to healthcare to underserved populations

Goals and Objectives for 2010-2014 (Accomplishments for Years 2010, 2011, 2012, and 2013 (Year 2014 submitted in March 2015))

- H1: Repair/rehab existing housing units occupied by LMI owners (215 Units)
- H2: Assisted 1st time homebuyers into ownership (23 Units)
- H3: Promote adaptation of multi-units into lower density and ownership units in target areas (0 Units)
- H4: Assist rental owners improve LMI rental units for special needs/homeless persons (135 Units)
- CD-1: Increase child care/youth services (children served)
- CD-2: Provide support services to elderly/disabled households (869 HH)
- CD-3: Provide employment services to unemployed persons (2359 P)
- CD-4: Reduce homelessness; persons provided prevention and supportive services
- CD-5: Improve child care facilities benefitting LMI families (2 Facilities)
- CD-6: Create/retain permanent FTE jobs at living wages (372 Jobs)
- CD-7: Improve rate of survival for micro-enterprises (5 Businesses)
- CD-8: Promote expansion/start-up of businesses within NRSA (0)
- CD-9: Improve appearances of selected NRSA neighborhoods (34 Street Projects, Ash Tree replacement)
- CD-10: Improve planning and administrative capacity
- CD-11: Improve CHDO capacity to qualify, initiate housing projects

#### 4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City's CDBG Citizen Participation Plan identifies the following steps that must be taken to ensure public participation:

An **Annual Action Plan** is prepared each year to outline projects to be undertaken within each program year. The City will hold a public hearing, accept public comment, and issue public notices for the **Consolidated Plan** and for each **Annual Action Plan**, to ensure public participation in the development of these plans.

#### Public Notice and Publication

The City will publish a public notice in the Beacon News (“Our Towns” section), announcing the availability of the **Consolidated Plan** or the **Annual Action Plan** and establishing a 30-day public comment period.

The public notice will also set a date for a public hearing, which will occur at least 15 days prior to the City Council meeting at which the plan is slated for adoption.

The notice will include a summary of the proposed plan and list the locations where copies of the completed proposed plan may be examined. These locations include all branches of the Aurora Public Library and the Neighborhood Redevelopment Division office. Free digital copies of the plan will be made available at the Neighborhood Redevelopment Division office. The plan will be posted on the City’s website, [www.aurora-il.org](http://www.aurora-il.org).

The City will publish each plan in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and submit comments.

### **Public Hearing**

The City will hold at least one public hearing during the development of the **Consolidated Plan** and **Annual Action Plan** to gather input from citizens and respond to proposals and questions.

In a year in which the **Consolidated Plan** is being developed, an additional public hearing will be held before the proposed **Consolidated Plan** is published for comment.

The hearing(s) will address housing and community development needs, development of proposed activities, and review of program performance. All public hearings will be held at the Aurora City Hall, 44 E. Downer Place, Aurora, IL 60505.

Upon 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.

### **Public Comments**

The City of Aurora will provide a period of at least 30 days to receive comments from citizens on each proposed plan. The City will consider any comments or views of citizens received in writing, or orally at public hearings, in preparing the final adopted plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons for not accepting the latter, shall be attached to the final adopted plan.

### **2018 Citizen Participation:**

The City announced its pre-application CDBG workshop in August 2017 (via emails, posted flyers, newspaper press release and notice). The mandatory workshop for potential 2018 applicants was held on September 8, 2017. The CDBG application period was open for approximately one month. 20 applications were submitted by the October 6, 2017 deadline. City staff reviewed the applications and then conducted a special meeting to review the application with the Block Grant Working Committee (BGWC) on November 15, 2017. The BGWC voted on and unanimously approved 13 projects for recommendation to the City Council.

## **2018 Annual Action Plan Pre-application Mandatory Workshop**

### ***PUBLIC NOTICE***

In preparation for the City of Aurora's 2018 Community Development Block Grant (CDBG/HOME) funding cycle, a **MANDATORY** pre-application workshop will be held on Friday, September 8, 2017, 10:00 A.M. at the Aurora City Hall, Council Chambers (2nd Floor), 44 E. Downer Place, Aurora, IL 60507. The workshop will review eligibility for CDBG activities, agency capacity requirements, and the application/funding process. The City of Aurora will accept funding applications starting Friday, September 8, 2017. The application submittal deadline is Friday, October 6, 2017 at 4:00 p.m. for funding under the CDBG program. Application forms and instructions will be available starting September 5, 2017 on the City's website: [www.aurora-il.org/1175/Neighborhood-Redevelopment](http://www.aurora-il.org/1175/Neighborhood-Redevelopment) under the "Documents" section (which can also be accessed by navigating to the "Neighborhood Redevelopment" page under the "Resident Resources" tab of the City of Aurora's website), in hard-copy at the Neighborhood Redevelopment Division office at 51 E. Galena Blvd, or by emailing [nrd@aurora-il.org](mailto:nrd@aurora-il.org).



Sign-in Sheet  
 Community Development Block Grant 2018 Pre-Application Workshop  
 Friday, September 8, 2017 - 10:00 a.m.  
 Aurora City Hall, Council Chambers (2nd Floor), 44 E. Downer Place, Aurora Illinois

|    | First Name | Last Name | Organization   |
|----|------------|-----------|--|
| 1  | Ricky      | Rodgers   | African American Men of Unity                                  |
| 2  | Kathy      | Hazelwood | Association for Individual Development                         |
| 3  | David E.   | Smith Jr. | At-Risk Mentoring  |
| 4  | Laura      | Stoney    | Aurora Public Library Foundation                               |
| 5  | Patricia   | Forbes    | Aurora Township Youth Center                                   |
| 6  | Maria      | Hernandez | Block Grant Working Committee                                  |
| 7  | Aziz       | Alam      | Block Grant Working Committee                                  |
| 8  | Nikki      | Lay       | Breaking Free  |
| 9  | Mary       | Knuse     | Casa Kane County   |
| 10 | Daniel     | Barreiro  | City of Aurora Community Services                              |
| 11 | Ian        | Wade      | City of Aurora Engineering                                     |
| 12 | Linda      | Read      | City of Aurora Finance   |
| 13 | Daniel     | Contreas  | City of Aurora Finance   |
| 14 | Adrienne   | Holloway  | City of Aurora Mayor's Office                                  |
| 15 | Justin     | Root      | City of Aurora Neighborhood Redevelopment                      |
| 16 | Rick       | Guzman    | City of Aurora Neighborhood Redevelopment                      |
| 17 | Amy        | Munro     | City of Aurora Neighborhood Redevelopment                      |
| 18 | Jim        | Schweizer | Columbia Conservatory of Music Presevation Commission (Aurora) |
| 19 | Chris      | Ragona    | DuPage County  |
| 20 | Julie      | Frankino  | East Aurora School Dist. 131                                   |
| 21 | Sarah      | Holliday  | Family Focus   |
| 22 | Debbi      | Albright  | Fox Valley Habitat for Humanity                                |
| 23 | Sandy      | Spang     | Friends of LaSalle St Auto Row                                 |
| 24 | Lynn       | Momberger | Girl Scouts of Northern IL                                     |
| 25 | Michelle   | Vella     | Girl Scouts of Northern IL                                     |
| 26 | Henry      | Currie    | Good Samaritan Network   |
| 27 | Jerry      | Murphy    | INC Board, NFP   |

**2018 CDBG Pre-App Workshop Attendees Page 1**

Sign-in Sheet  
 Community Development Block Grant 2018 Pre-Application Workshop  
 Friday, September 8, 2017 - 10:00 a.m.  
 Aurora City Hall, Council Chambers (2nd Floor), 44 E. Downer Place, Aurora Illinois

|    |              |             |  |
|----|--------------|-------------|--|
| 28 | David        | Hulseberg   | Invest Aurora                          |
| 29 | Derek        | Conley      | Invest Aurora                          |
| 30 | Diane        | Beukelman   | Jennings Terrace                       |
| 31 | Danny        | Wiggins     | Josepeh Corporation                    |
| 32 | Swapna       | Munirathnam | MAMI DuPage                            |
| 33 | Sherri       | Penson      | Marie Wilkinson Child Dev.<br>Center   |
| 34 | Diane        | Renner      | Marie Wilkinson Child Dev.<br>Center   |
| 35 | Kathleen     | Hausmann    | Mutual Ground                          |
| 36 | Juan         | Rangel      | National Latino Education<br>Institute |
| 37 | Lynne        | Kennedy     | Open Door Clinic                       |
| 38 | Chris        | Ces         | PADS, Inc. dba Hesed House             |
| 39 | Brandy       | Mutehart    | Prairie State Legal Services           |
| 40 | Kathryn      | Bettcher    | Prairie State Legal Services           |
| 41 | Sarena       | Ayale       | Prairie State Legal Services           |
| 42 | Jacquelyn    | Pipkin      | Progressive Baptist Church             |
| 43 | Ann          | Camp        | Quad County Urban League               |
| 44 | Janis        | Bullard     | Quad County Urban League               |
| 45 | Shay         | Olson       | Rebuilding Together Aurora             |
| 46 | Linda        | Martin      | Rita's Ministry                        |
| 47 | Beth         | McClory     | Senior Services Assoc., Inc.           |
| 48 | Joe          | Kosner      | Simply Destinee                        |
| 49 | Henry        | Currie      | Taking Back Our<br>Community           |
| 50 | Jessie       | Schnell     | The Community Builders,<br>Inc         |
| 51 | Beverly      | Peterson    | The Salvation Army                     |
| 52 | Capt. Linnea | Forney      | The Salvation Army                     |
| 53 | Miranda      | Bartuss     | Tri City Family Services               |
| 54 | Amy          | Baudouin    | VNA Health Care                        |
| 55 | Pam          | Keith       | Wayside Cross Ministries               |
| 56 | Terrie       | Simmons     | Womens Business Center                 |
| 57 | Regina       | Pohlschmidt | YWCA Aurora                            |
| 58 | Danette      | Connors     | YWCA Metropolitan<br>Chicago           |

## **5. Summary of public comments**

The City of Aurora's 2018 Community Development Block Grant (CDBG/HOME) funding cycle, a pre-application workshop was held on Friday, September 8, 2017, 10:00 A.M. at the Aurora City Hall, Council Chambers (2nd Floor), 44 E. Downer Place, Aurora, IL 60507. The workshop included a total of 58 participants, with 50 attendees representing various non-profit and public organizations which provide services to the City of Aurora.

As of the date of this draft 2018 Annual Action Plan document, public comments are still pending as per the City's Citizen Participation Plan's 30-day public comment period. The City of Aurora's proposed 2018 Annual Action Plan was made available 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: [www.aurora-il.org](http://www.aurora-il.org). The public notice for the City's 2018 Annual Action Plan was posted in the Beacon News on December 10, 2017.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

The 2018 A public hearing is scheduled for December 18, 2017, 5:00 p.m. at City Hall, 44 E. Downer Place, 2nd Floor, Council Chambers, Aurora, IL 60507. Final review and approval of the City's 2018 Annual Action Plan is scheduled for January 9, 2018, which will mark the conclusion of the City's minimum 30-day public comment period.

## **7. Summary**

None.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| <b>Agency Role</b>    | <b>Name</b> | <b>Department/Agency</b>            |
|-----------------------|-------------|-------------------------------------|
| Lead Agency           | AURORA      |                                     |
| CDBG Administrator    | AURORA      | Neighborhood Redevelopment Division |
| HOPWA Administrator   |             |                                     |
| HOME Administrator    | AURORA      | Neighborhood Redevelopment Division |
| HOPWA-C Administrator |             |                                     |

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City announced its pre-application CDBG workshop in August 2017 (via emails, posted flyers, newspaper press release and notice). The mandatory workshop for potential 2018 applicants was held on September 8, 2017. The CDBG application period was open for approximately one month. 20 applications were submitted by the October 6, 2017 deadline. City staff reviewed the applications and then conducted a special meeting to review the application with the Block Grant Working Committee (BGWC) on November 15, 2017. The BGWC voted on and unanimously approved 13 projects for recommendation to the City Council.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City makes an effort to communicate and carry on a dialogue with service providers and the community-at-large about the Consolidated Plan goals, objectives, and activities to support the current Plan. The City has implemented a periodic Neighborhood Redevelopment newsletter which is emailed to public and private housing, health, and social service agencies and posted on the City's website. In addition, staff from the Mayor's office participates in a variety of non-profit roundtables and coordinating meetings to identify needs for service and investment within the community.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Aurora is an active participant in the Kane County Continuum of Care (CoC) system and is one of three local governments that provide non-federal funding on an annual basis to administratively support the maintain CoC funding. Historically, the City has always been a strong supporter of homeless services, having located Hesed House in a former municipal building and also having financially supported conversion of building into its current full service homeless facility. As an active part of the CoC, the City has been an active force in promoting better outreach, case management, and planning as part of a plan to address homeless issues in the City. Hesed House has become the second largest homeless shelter in the State of Illinois, and has established a “comprehensive resource center” to help transition individuals out of

homelessness. The City has actively sought to expand this resource facility and other homeless services over the last three years through the completion of large infrastructure projects funded via the CDBG program and local funds.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Aurora is an active participant in the Kane County Continuum of Care (CoC) system and is one of three local governments that provide non-federal funding on an annual basis to administratively support the maintain CoC funding. The Continuum of Care was contacted for input on the documentation necessary for the completion of this Plan.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

- The following agencies participate in the Kane County CoC:
- 360 Youth Services
- Association for Individual Development
- City of Aurora
- Community Crisis Center
- Ecker Center
- City of Elgin
- Hesed House
- Hines VA
- Kane County
- Kane Regional Office of Education
- Lazarus House
- Midwest Shelter for Homeless Veterans
- New Life Transitions

- PADS of Elgin
- Wayside Cross
- Kane Workforce Development

**Narrative (optional)**

The City has fostered relationships/partnerships with other local CDBG jurisdictions including DuPage County, Kane County and the City of Elgin. The City of Aurora is also an active member of the Kane County Continuum of Care, the Kane County Healthy Places Coalition, and SPARK. SPARK (Strong, Prepared and Ready for Kindergarten) is an Aurora Early Childhood Collaborative Initiative seeking to improve the chances of success for Aurora children by strengthening their school readiness skills – early literacy, math and vocabulary skills; social skills; and self-control. In the past it has been funded by a grant from the Dunham Fund in the amount of \$250,000, intended to match funds contributed by the City of Aurora, Fox Valley United Way and the four school districts that educate most Aurora children (SD 129, 131, 204 and 308). Funds have also been pledged through Building Blocks, a project of Illinois Action for Children.

Community Partners:

Association for Individual Development

Aurora Area Interfaith Food Pantry

Breaking Free, Inc

CASA Kane County

City of Elgin

City-Wide Tax Assistance Program

Community Housing Advocacy & Development

Consumer Credit Counseling Service/Family Counseling Service

DayOne Network

Family Focus Aurora

Fox Valley Habitat for Humanity

Fox Valley United Way (Aurora Homelessness Initiative, SPARK)

Hope for Tomorrow, Inc.

Jennings Terrace, Inc.

Joseph Corporation

Kane County Continuum of Care

Kane County Health Department

Kane County Office of Community Reinvestment

Marie Wilkinson Child Development Center

Mutual Ground

Northern Illinois Food Bank

Prairie State Legal Services

Private lenders



Public Action to Deliver Shelter dba Hesed House

Quad County Urban League

Rachel's Place, A Program of FVOAS

Rebuilding Together Aurora

Senior Services Associates, Inc.

Sunnymere of Aurora, Inc

VNA Healthcare

Waubonsee Community College

YWCA Patterson and McDaniel Family Center

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## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

To ensure citizen participation, the City of Aurora adopted a Citizen Participation Plan on September 4, 2010. The Plan can be found here: [https://www.aurora-il.org/documents/neighborhoodredevelopment/doc\\_2010\\_citizen\\_participation\\_plan.pdf](https://www.aurora-il.org/documents/neighborhoodredevelopment/doc_2010_citizen_participation_plan.pdf)

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The City's 2018 Annual Action Plan was made available for public comment on December 10, 2017. As per the City's Public Participation Plan, copies of the Annual Action Plan were made available online, at the City's three library branches, and at the City's Neighborhood Redevelopment Division office.

### **Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

##### Contingency Statement:

If the total grant received by the City of Aurora is less than the funds allocated to activities, then each activity's budget will be reduced in the same proportion as the percentage difference between the estimated total grant and the actual total grant. If the total grant received by the City of Aurora is more than the funds allocated to activities, then the budget for all goals and objectives will be raised proportionately, and the City's Block Grant Advisory Committee shall entertain proposals to spend the funds either on projects that were proposed, but not funded, in the previous competitive round; on new proposals as presented by City Staff; or to increase funding for existing programs/projects where the additional funds are judged to have the most impact. Some excess funds will be designated, consistent with the regulatory framework of the programs, for program administration. For example, the City has reserved 20% of the City's estimated CDBG allocation and 10% of the City's estimated HOME allocation for program administration consistent with federal regulations.

Special Note: Per 24 CFR 570.200(h), "Reimbursement for Pre-award Costs", under certain conditions, the City and its subrecipients may incur costs prior to the effective date of the City's grant agreement with HUD. Pre-award costs may not exceed 25% of grant amount or \$300,000, whichever is greater. To provide the required public disclosure of the City's intent to use unobligated carry forward funds as necessary for such 2017 pre-award costs, the regulatory provisions for incurring pre-award costs under 24 CFR 570.200(h)(1) will be discussed at the public hearing. This may include using unobligated front funding for public service, program administration, neighborhood revitalization/infrastructure, and

housing activities.

**Anticipated Resources**

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 4 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services  | 1,362,527                        | 5,948              | 1,533,079                | 2,901,554 | 2,969,707   | Annual Amount reflects 90% of the City's 2017 CDBG Allocation of \$1,513,919. |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 467,576                          | 0                  | 1,443,799                | 1,911,375 | 1,017,664   | Annual Amount reflects 90% of the City's 2017 HOME Allocation of \$500,138.   |

**Table 2 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

This AAP outlines activities using funding from different sources, including the Community Development Block Grant Program and the HOME Investment Partnerships Program. Funds are leveraged with those of nonprofit community development, housing and social service partners as well.

Through CDBG and HOME programs, the City collaborates with partners to deliver resources effectively. The City:

- Works with service and housing providers to address the housing needs of the low-mod income residents and special needs populations.
- Works across City Departments/Divisions to complete major capital projects including roadway improvements.
- Collaborates with housing providers to fund rehabilitation of existing homes and rehabilitation/redevelopment of private rental housing.
- Partners with agencies, non-profits, and private sector entities whose mission and programming further the housing and community development objectives outlined in this Plan.

The above collaborations allow the City to access gas tax, grants, tax credits, gaming and general fund sources to leverage.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

None.

**Discussion**

See comments above

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name                                       | Start Year | End Year | Category           | Geographic Area   | Needs Addressed                   | Funding            | Goal Outcome Indicator  |
|------------|---|------------|----------|--------------------|---|-----------------------------------|--------------------|---|
| 1          | Housing/Improve/Sustain Existing Housing Supply | 2018       | 2018     | Affordable Housing | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod<br>Census Tracts | Housing/Improve Existing Supply   | CDBG:<br>\$133,719 | Homeowner Housing Rehabilitated: 55 Household Housing Unit        |
| 2          | Housing/Increase Homeownership                  | 2018       | 2018     | Affordable Housing | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod<br>Census Tracts | Housing/Homeownership             | CDBG:<br>\$50,000  | Direct Financial Assistance to Homebuyers: 30 Households Assisted |
| 3          | Housing/Rental                                  | 2018       | 2018     | Affordable Housing | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod<br>Census Tracts | Housing/Rental HOME/CHDO Projects | HOME:<br>\$420,818 |   |

| Sort Order | Goal Name                             | Start Year | End Year | Category   | Geographic Area  | Needs Addressed                       | Funding            | Goal Outcome Indicator   |
|------------|---------------------------------------|------------|----------|--|--|---------------------------------------|--------------------|--|
| 4          | Public Services/Youth                 | 2018       | 2018     | Non-Housing Community Development                            | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod Census Tracts | Public Services/Youth                 | CDBG:<br>\$41,879  | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing<br>Benefit: 5602<br>Persons Assisted |
| 5          | Public Services/Elderly/Special Needs | 2018       | 2018     | Non-Homeless Special Needs Non-Housing Community Development | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod Census Tracts | Public Services/Elderly/Special Needs | CDBG:<br>\$13,000  | Public service activities other than Low/Moderate Income Housing<br>Benefit: 5175<br>Persons Assisted                    |
| 6          | Public Services/Employment Training   | 2018       | 2018     | Non-Housing Community Development                            | Neighborhood Revitalization Strategy Area<br>City of Aurora                          | Public Services/Employment Training   | CDBG:<br>\$20,000  | Public service activities other than Low/Moderate Income Housing<br>Benefit: 15<br>Persons Assisted                      |
| 7          | Public Services/Homelessness          | 2018       | 2018     | Homeless   | City of Aurora   | Public Services/Homelessness          | CDBG:<br>\$112,500 | Homelessness Prevention: 876<br>Persons Assisted   |



| Sort Order | Goal Name                                     | Start Year | End Year | Category                          | Geographic Area   | Needs Addressed                          | Funding         | Goal Outcome Indicator                        |
|------------|---|------------|----------|-----------------------------------|---|--|-----------------|---|
| 8          | Public Facilities                             | 2018       | 2018     | Non-Housing Community Development | City of Aurora  | Public Facilities                        | CDBG: \$295,000 | Homelessness Prevention: 751 Persons Assisted |
| 9          | Economic Development/Small Businesses         | 2018       | 2018     | Non-Housing Community Development | Neighborhood Revitalization Strategy Area<br>City of Aurora                             | Economic Development/Small Businesses    |                 |   |
| 10         | Economic Development/Micro-Businesses         | 2018       | 2018     | Non-Housing Community Development | Neighborhood Revitalization Strategy Area<br>City of Aurora                             | Economic Development/Micro-Businesses    |                 | Businesses assisted: 8<br>Businesses Assisted |
| 11         | Economic Development/Micro-Business Expansion | 2018       | 2018     | Non-Housing Community Development | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod<br>Census Tracts | Neighborhood Improvements/Revitalization | CDBG: \$0       |   |
| 12         | Neighborhood Revitalization/Improvements      | 2018       | 2018     | Non-Housing Community Development | Neighborhood Revitalization Strategy Area<br>Low-Mod<br>Census Tracts                   | Neighborhood Improvements/Revitalization | CDBG: \$400,000 |   |

| Sort Order | Goal Name            | Start Year | End Year | Category                             | Geographic Area   | Needs Addressed   | Funding                                 | Goal Outcome Indicator |
|------------|----------------------|------------|----------|--------------------------------------|---|---|---|------------------------|
| 13         | CHDO Operating Costs | 2018       | 2018     | Affordable Housing                   | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod<br>Census Tracts | Housing/Homeownership<br>Housing/Rental<br>HOME/CHDO Projects |   |                        |
| 14         | Administration       | 2018       | 2018     | CDBG/HOME Admin/CHDO Operating Costs | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod<br>Census Tracts | CDBG Administration<br>HOME Program administration            | CDBG:<br>\$272,505<br>HOME:<br>\$46,758 | Other: 199963          |

Table 3 – Goals Summary

### Goal Descriptions

|   |                         |   |
|---|-------------------------|---|
| 1 | <b>Goal Name</b>        | Housing/Improve/Sustain Existing Housing Supply   |
|   | <b>Goal Description</b> | Rebuilding Together Aurora will provide accessibility and safety modifications for owner-occupied LMI homeowners with disabilities  |
| 2 | <b>Goal Name</b>        | Housing/Increase Homeownership  |
|   | <b>Goal Description</b> | A down payment assistance, forgivable loan program aimed at first time homebuyers within the City limits that are at or below 80% Area Median Income. Loan amounts shall be between \$3,000 -\$10,000 (of up to 50% of the lender required down payment amount), with higher incentives to property owners within the NRSA. |

|   |                         |  |
|---|-------------------------|--|
| 3 | <b>Goal Name</b>        | Housing/Rental   |
|   | <b>Goal Description</b> | This project will redevelop or create rental units; replacement units for scattered site housing, elderly, special needs or homeless. Projects to be determined. Amount shown includes 15% CHDO set-aside (\$70,136).  |
| 4 | <b>Goal Name</b>        | Public Services/Youth  |
|   | <b>Goal Description</b> | This project supports public services agencies that provide youth services for the following two activities:<br>1. <b>Family Focus:</b> Early Childhood Services specifically serves children of parents engaged in GED, ESL, and parenting skills programs to give parents the opportunity to pursue their individual and family goals while providing quality childcare to their parents. (\$25,000).<br>2. <b>VNA Healthcare:</b> Improve oral health knowledge and engagement in dental care for low-income children (ages 0-9) through storytelling and education within clinic, childcare, and home settings. CDBG funds will be used to provide children's dental care books and dental kits. (\$16, 879) |
| 5 | <b>Goal Name</b>        | Public Services/Elderly/Special Needs  |
|   | <b>Goal Description</b> | This project supports public services agencies that provide supportive services for elderly and persons with special needs   |
| 6 | <b>Goal Name</b>        | Public Services/Employment Training  |
|   | <b>Goal Description</b> | Provide employment training to unemployed persons.<br>The National Latino Education Institute will provide job training and employment-related services to underserved City of Aurora low to moderate income residents, aged 18 and older.   |

|    |                         |  |
|----|-------------------------|--|
| 7  | <b>Goal Name</b>        | Public Services/Homelessness   |
|    | <b>Goal Description</b> | <p>The City of Aurora will provide homelessness prevention funding assistance to the following four agencies:</p> <ol style="list-style-type: none"> <li>1. Breaking Free, Inc.: Provision of substance use disorder screening, assessment and outpatient treatment services provided by Breaking Free Inc. at the Hesed House facilities. (\$25,000)</li> <li>2. Mutual Ground: Provides shelter, advocacy, and education to victims of domestic violence and sexual assault. (\$50,000)</li> <li>3. Prairie State Legal: Legal services to aid low income Aurora residents with rental housing issues that may result in homelessness if not addressed. (\$12,500)</li> <li>4. Public Action Deliver Shelter, Inc. DBA Hesed House: Provide case management to homeless persons. (\$25,000)</li> </ol> |
| 8  | <b>Goal Name</b>        | Public Facilities  |
|    | <b>Goal Description</b> | <p>The City will provide funding assistance to the following two agencies/projects:</p> <ol style="list-style-type: none"> <li>1. Mutual Ground: exterior painting improvements. (\$145,000)</li> <li>2. Public Action to Deliver Shelter DBA Hesed House. (\$150,000)</li> </ol>  |
| 9  | <b>Goal Name</b>        | Economic Development/Small Businesses  |
|    | <b>Goal Description</b> | <p>2018 CDBG applications were not received for this Goal.</p> <p>Jobs placement, employment counseling, construction trades training</p>  |
| 10 | <b>Goal Name</b>        | Economic Development/Micro-Businesses  |
|    | <b>Goal Description</b> | 2018 CDBG applications were not received for this Goal.  |
| 11 | <b>Goal Name</b>        | Economic Development/Micro-Business Expansion  |
|    | <b>Goal Description</b> | <p>2018 CDBG applications were not received for this Goal.</p> <p>This project will provide for micro-business expansion within locally selected neighborhoods, including the NRSA.</p>  |

|           |                         |   |
|-----------|-------------------------|---|
| <b>12</b> | <b>Goal Name</b>        | Neighborhood Revitalization/Improvements  |
|           | <b>Goal Description</b> | Initiate improvement efforts in locally selected geographical areas that complement the City Neighborhood Plans, especially within the NRSA and LMI Census Tracts. TBD. |
| <b>13</b> | <b>Goal Name</b>        | CHDO Operating Costs  |
|           | <b>Goal Description</b> | TBD.<br>Develop CHDO projects.  |
| <b>14</b> | <b>Goal Name</b>        | Administration  |
|           | <b>Goal Description</b> | Effective administration of City of Aurora's CDBG and HOME Programs.  |

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# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In order to address the City's of Aurora's priority needs, the proposed 2018 Annual Action Plan proposes the following projects:

### Projects

| #  | Project Name                             |
|----|--|
| 1  | Housing: Improve existing housing        |
| 2  | Housing: Increase Homeownership          |
| 3  | Neighborhood Revitalization/Improvements |
| 4  | Public Facilities                        |
| 5  | Economic Development: Small Business     |
| 6  | Public Services/Elderly/Special Needs    |
| 7  | Public Services                          |
| 8  | Housing: Rental                          |
| 9  | CHDO Project                             |
| 10 | Administration                           |

Table 4 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For the most part, CDBG funds will be used to address the needs on a city-wide basis with the beneficiary being an individual of low-to moderate income (limited-clientele benefit). However, activities that provide a benefit on an area basis do so in areas that are determined to have a low-to moderate income population of at least 51%. A map attached to this Plan presents data on the low-to moderate income areas of the City of Aurora.

The major obstacles to addressing underserved needs are as follows.

- The City's ability to provide comprehensive service delivery has been hindered by continuing cutbacks in funding for social services. The lack of awareness concerning service availability and the lack of transportation impede effective delivery of services to those who need them.
- Efforts to adequately house the homeless are hindered by a lack of adequate space, by the lack of year round facilities, and by the aforementioned service delivery issues. The number of

- homeless people is increased by a lack of transitional and permanent affordable housing.
- The City's general fund has insufficient resources to make needed infrastructure and public facility improvements, and important needs go unattended as a result.

DRAFT

**AP-38 Project Summary**  
**Project Summary Information**

DRAFT



|   |  |  |
|---|--|--|
| 1 | <b>Project Name</b>  | Housing: Improve existing housing  |
|   | <b>Target Area</b>   | City of Aurora   |
|   | <b>Goals Supported</b>   | Housing/Improve/Sustain Existing Housing Supply  |
|   | <b>Needs Addressed</b>   | Housing/Improve Existing Supply  |
|   | <b>Funding</b>   | CDBG: \$133,719  |
|   | <b>Description</b>   | This project provides for housing rehabilitation to improve existing housing supply with units brought to code, made energy efficient and accessible.  |
|   | <b>Target Date</b>   | 12/31/2018   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Fifty-Five low to moderate households will be assisted. The program focuses specifically upon households owned by special needs or disabled residents which are owner occupied.  |
|   | <b>Location Description</b>  |  |
|   | <b>Planned Activities</b>  |  |
| 2 | <b>Project Name</b>  | Housing: Increase Homeownership  |
|   | <b>Target Area</b>   | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod Census Tracts   |
|   | <b>Goals Supported</b>   |  |
|   | <b>Needs Addressed</b>   |  |
|   | <b>Funding</b>   | :  |
|   | <b>Description</b>   | This project is administered through the City of Aurora, Choose Aurora is a down payment assistance forgivable loan program (with loan amounts between \$3,000 - \$10,000 and not to exceed up to 50% of the lender required down payment amount) aimed at first time homebuyers within the City Limits that are at/below 80% of the area median income. |
|   | <b>Target Date</b>   | 12/31/2018   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 30 low-moderate income households will benefit from this activity.   |

|          |  |  |
|----------|--|--|
|          | <b>Location Description</b>  | Within Aurora's City limits.   |
|          | <b>Planned Activities</b>  | A down payment assistance, forgivable loan program aimed at first time homebuyers within the City limits that are at or below 80% Area Median Income.              |
| <b>3</b> | <b>Project Name</b>  | Neighborhood Revitalization/Improvements   |
|          | <b>Target Area</b>   | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod Census Tracts   |
|          | <b>Goals Supported</b>   |  |
|          | <b>Needs Addressed</b>   |  |
|          | <b>Funding</b>   | :  |
|          | <b>Description</b>   | Initiate improvement efforts in locally selected geographical areas that complement the City Neighborhood Plans, especially within the NRSA and LMI Census Tracts. |
|          | <b>Target Date</b>   |  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | TBD, depending upon LMI Census Tract areas that are selected for construction.   |
|          | <b>Location Description</b>  | Low to moderate income census tracts.  |
|          | <b>Planned Activities</b>  | Street resurfacing project for streets within low-moderate income census tracts.   |
| <b>4</b> | <b>Project Name</b>  | Public Facilities  |
|          | <b>Target Area</b>   | City of Aurora   |
|          | <b>Goals Supported</b>   | Public Facilities  |
|          | <b>Needs Addressed</b>   | Public Facilities  |
|          | <b>Funding</b>   | CDBG: \$295,000  |
|          | <b>Description</b>   | The public facility projects include improvements/upgrades to two non-profit facilities (homeless shelter and senior assisted living facility).                    |
|          | <b>Target Date</b>   | 12/31/2018   |

|   |  |  |
|---|--|--|
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 751 low to moderate individuals and families will be served.   |
|   | <b>Location Description</b>  | Mutual Ground: 418 Oak Avenue, Aurora, IL 60506<br>Hesed House Comprehensive Resource Center, 680 S. River St., Aurora, IL 60506   |
|   | <b>Planned Activities</b>  |  |
| 5 | <b>Project Name</b>  | Economic Development: Small Business   |
|   | <b>Target Area</b>   |  |
|   | <b>Goals Supported</b>   |  |
|   | <b>Needs Addressed</b>   |  |
|   | <b>Funding</b>   | :  |
|   | <b>Description</b>   | 2018 funds were not allocated to this project.   |
|   | <b>Target Date</b>   |  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|   | <b>Location Description</b>  |  |
|   | <b>Planned Activities</b>  |  |
| 6 | <b>Project Name</b>  | Public Services/Elderly/Special Needs  |
|   | <b>Target Area</b>   | City of Aurora   |
|   | <b>Goals Supported</b>   | Public Services/Elderly/Special Needs  |
|   | <b>Needs Addressed</b>   | Public Services/Elderly/Special Needs  |
|   | <b>Funding</b>   | :  |
|   | <b>Description</b>   | This project will provide care coordinator services for seniors and persons with disabilities age 18 and over that will allow them to live safely with improved health and dignity in their homes and community as long as possible. |
|   | <b>Target Date</b>   | 12/31/2018   |

|   |  |  |
|---|--|--|
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 5,500 senior citizens (62 years and older) and special needs clients will be served.   |
|   | <b>Location Description</b>  | Senior Services Associates, 900 N. Lake St., Aurora IL 60506.  |
|   | <b>Planned Activities</b>  | Care coordinator services.   |
| 7 | <b>Project Name</b>  | Public Services  |
|   | <b>Target Area</b>   | City of Aurora   |
|   | <b>Goals Supported</b>   | Public Services/Youth<br>Public Services/Employment Training<br>Public Services/Homelessness   |
|   | <b>Needs Addressed</b>   |  |
|   | <b>Funding</b>   | CDBG: \$174,379  |
|   | <b>Description</b>   | This project supports public services agencies that provide supportive services for youth, unemployed persons and homelessness prevention. |
|   | <b>Target Date</b>   |  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|   | <b>Location Description</b>  | See planned activities for specific funded agency project addresses.   |

|   |                           |   |
|---|---------------------------|---|
|   | <b>Planned Activities</b> | <p><b>Breaking Free, Inc.</b><br/>Hesed House Comprehensive Resource Center, 680 S. River St., Aurora, IL 60506<br/>The provision of substance use disorder screening, assessment and outpatient treatment services provided by Breaking Free Inc. at the Hesed House facility</p> <p><b>Family Focus</b><br/>550 Second Ave., Aurora, IL 60505<br/>Early Childhood Services specifically serves children of parents engaged in GED, ESL, and parenting skills programs to give parents the opportunity to pursue their individual and family goals while providing quality childcare to their parents.</p> <p><b>Mutual Ground</b><br/>418 Oak Avenue, Aurora, IL 60506<br/>Mutual Ground provides shelter, advocacy, and education to victims of domestic violence and sexual assault.</p> <p><b>National Latino Education Institute</b><br/>Location TBD.<br/>With funding through the City of Aurora's Community Development Block Grant Program, NLEI will provide job training and employment-related services to underserved low to moderate income residents, aged 18 and older, of the City of Aurora</p> <p><b>Prairie State Legal</b><br/>1024 W. Main Street, St. Charles, IL 60174<br/>Legal services to aid low income Aurora residents with rental housing issues that may result in homelessness if not addressed</p> <p><b>Public Action Deliver Shelter, Inc. DBA</b><br/>659 S. River St., Aurora, IL 60506<br/>Provide case management to homeless persons.</p> |
| 8 | <b>Project Name</b>       | Housing: Rental   |
|   | <b>Target Area</b>        | City of Aurora  |
|   | <b>Goals Supported</b>    | Housing/Rental  |

|           |  |   |
|-----------|--|---|
|           | <b>Needs Addressed</b>   | Housing/Rental<br>HOME/CHDO Projects  |
|           | <b>Funding</b>   | HOME: \$337,593   |
|           | <b>Description</b>   | This project will redevelop or create rental units; replacement units for scattered site housing, elderly, special needs or homeless. |
|           | <b>Target Date</b>   | 12/31/2018  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Low - moderate income households will benefit from this activity.   |
|           | <b>Location Description</b>  | Within City of Aurora municipal boundaries.   |
|           | <b>Planned Activities</b>  | TBD.  |
| <b>9</b>  | <b>Project Name</b>  | CHDO Project  |
|           | <b>Target Area</b>   | City of Aurora  |
|           | <b>Goals Supported</b>   | Housing/Rental  |
|           | <b>Needs Addressed</b>   | HOME/CHDO Projects  |
|           | <b>Funding</b>   | HOME: \$70,136  |
|           | <b>Description</b>   | Develop CHDO projects   |
|           | <b>Target Date</b>   | 12/31/2018  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Low - moderate income households will benefit from this activity.   |
|           | <b>Location Description</b>  | TBD   |
|           | <b>Planned Activities</b>  | Project TBD.  |
| <b>10</b> | <b>Project Name</b>  | Administration  |
|           | <b>Target Area</b>   | Neighborhood Revitalization Strategy Area<br>City of Aurora<br>Low-Mod Census Tracts  |
|           | <b>Goals Supported</b>   | Administration  |

|  |  |
|--|--|
| <b>Needs Addressed</b>   | CDBG Administration<br>HOME Program administration                   |
| <b>Funding</b>   | CDBG: \$272,505<br>HOME: \$46,758                                    |
| <b>Description</b>   | City of Aurora administration of the CDBG and HOME federal programs. |
| <b>Target Date</b>   | 12/31/2018   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
| <b>Location Description</b>  |  |
| <b>Planned Activities</b>  |  |

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

City of Aurora: LMH, LMI/LC, LMI/J, S/B activities

NRSA: LMH, LMI/LC, LMI/J, LMA,S/B

Low to Moderate Income (LMI) Census Tracts: LMH, LMA, LMI/LC, LMI/J, S/B

Aurora's LMI Census Tract and Block Groups include the following (tracts above 50% are considered LMI):

| TRACT  | BLKGRP | LMI %  | TRACT  | BLKGRP | LMI %  |
|--------|--------|--------|--------|--------|--------|
| 854700 | 1      | 50.84% | 853008 | 1      | 66.36% |
| 852907 | 2      | 51.11% | 854200 | 3      | 66.46% |
| 853007 | 3      | 51.18% | 853400 | 1      | 66.67% |
| 854302 | 1      | 51.46% | 853300 | 3      | 66.92% |
| 854301 | 1      | 55.25% | 853400 | 2      | 67.16% |
| 854302 | 3      | 55.44% | 852905 | 3      | 68.30% |
| 853007 | 1      | 55.79% | 854400 | 6      | 69.30% |
| 852905 | 2      | 56.00% | 852904 | 1      | 70.02% |
| 853200 | 2      | 56.57% | 853500 | 3      | 70.98% |
| 852906 | 1      | 57.33% | 854301 | 3      | 71.83% |
| 854100 | 3      | 58.00% | 852907 | 3      | 71.96% |
| 854002 | 5      | 58.08% | 853200 | 1      | 74.24% |
| 853600 | 2      | 58.76% | 853005 | 3      | 74.47% |
| 853500 | 1      | 60.29% | 854200 | 1      | 74.47% |
| 846515 | 3      | 61.67% | 853400 | 4      | 74.91% |
| 852905 | 1      | 61.94% | 853100 | 1      | 75.09% |
| 854400 | 3      | 62.20% | 854100 | 4      | 75.24% |
| 853007 | 2      | 62.82% | 854700 | 2      | 75.79% |
| 854301 | 4      | 63.19% | 853200 | 3      | 76.23% |
| 853300 | 1      | 63.35% | 853005 | 2      | 77.33% |
| 853400 | 5      | 63.81% | 853100 | 2      | 78.76% |
| 853300 | 2      | 63.89% | 854400 | 2      | 79.86% |
| 853400 | 6      | 64.58% | 853006 | 2      | 83.52% |
| 853600 | 4      | 64.64% | 854400 | 1      | 85.98% |
| 853600 | 1      | 65.35% | 853500 | 4      | 87.23% |
| 853600 | 3      | 65.86% | 854100 | 2      | 89.15% |



## Geographic Distribution

| Target Area                               | Percentage of Funds |
|---|---------------------|
| Neighborhood Revitalization Strategy Area |                     |
| City of Aurora                            | 100                 |
| Low-Mod Census Tracts                     |                     |

Table 5 - Geographic Distribution

## Rationale for the priorities for allocating investments geographically

### Discussion

The overall mission of the CDBG and HOME programs is to improve the lives of lower income persons. The City will design and fund some program activities to help income qualifying households wherever they live. Some of these programs will focus on the improvement of specific neighborhoods where lower income live, whereas other programs will be designed and funded to promote greater choice in housing or employment or supportive services opportunities, regardless of location.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Based on the data included in the HUD tables and available to the City of Aurora, as well as the preferences and observations expressed during the community-wide and stakeholder surveys, the focus groups and the special information interviews, the City has identified these higher priority housing needs for the upcoming 20-15-2019 period:

Existing housing in need of repairs or renovations in order to meet current building codes, lead paint mitigation standards, or greater energy efficiency standards, and owned and occupied by income-eligible households whose housing costs exceed 30% of income. Households between 40% and 80% of median income who are trying to purchase their own homes and contribute to the stabilization of neighborhoods within the city. Income-eligible renter households with housing cost burdens greater than 30% of their income, living in housing in need of repairs or renovation in order to meet current building codes, lead paint mitigation standards, or greater energy efficiency standards. Very low-income households at risk of becoming homeless or households who are currently homeless and very mobile within Aurora, and who are proportionately larger users of human services, health care, or emergency services.

| One Year Goals for the Number of Households to be Supported |    |
|---|----|
| Homeless  | 0  |
| Non-Homeless  | 35 |
| Special-Needs   | 16 |
| Total   | 51 |

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |    |
|---|----|
| Rental Assistance   | 16 |
| The Production of New Units                                   | 0  |
| Rehab of Existing Units                                       | 25 |
| Acquisition of Existing Units                                 | 0  |
| Total   | 41 |

**Table 7 - One Year Goals for Affordable Housing by Support Type**

### Discussion



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

The Housing Authority's Strategic Plan outlines these major initiatives for 2015-2016:

- Capital Fund Financing Program (application submission spring 2015 - if feasible)
- Energy performance Program (procurement to begin spring 2015, implementation fall 2015)
- Homeownership Assistance (program funded Summer 2015, granting funds winter 2016)
- Jericho Circle Multi-Use Complex (proposal developed fall 2015 if feasible)
- New vehicles (5 vehicles September 2015)
- Private Management Company (full administrative control of AHA public housing (fall 2015)
- Management proposal for voucher program (Winter 2016)
- Continue to implement the tiered Units (6 scattered site homes, 6 apartment upgrades, test site, tier 4)
- Revision of strategic plan (updates to goals to date, adjustments to realities)

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Housing Authority's Strategic Plan 2013 - 2018 outlines these major initiatives for Year 5 (April 2017

to March 2018)

1. Internship Program (all programs running, proposal to expand to additional housing authorities - spring 2017)
2. Social Media Activity (managed social media presence, targeted media marketing tie-in - spring 2017)
3. Capital Fund Financing Program (expenditure phase - summer 2017)
4. Energy Performance Program (completion - summer 2017)
5. Jericho Circle Multi Use Complex (construction phase – summer 2017 completion summer 2019)
6. Strategic Planning Process (Second 5 year increment plan developed Fall 2017)
7. Self Sufficiency/Entrepreneurship Institute (expansion of operation to include venture capital Fall 2017)
8. Resident Outcomes Statistical Modeling (full utilization, using programming to determine outcomes, studying results of AHA actions - winter 2018)
9. Vehicle Replacement (trade in and replacement of Year 2 vehicles)
10. Tiered Units (5 scattered site homes, 5 apartments, if feasible 3 tier 4 units)
11. Marketing Activity (continuation of all campaigns, emphasis on self-sufficiency programming)

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

NA

### **Discussion**

Information taken from: <http://auroraha.com/wp-content/uploads/2014/07/Aurora-Housing-Authority-Strategic-Plan-2014-2018.pdf>

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

- Association for Individual Development (AID)- is a Comprehensive Community Mental Health and Developmental Disabilities Center which offers a variety of specialized support services, including supportive housing and specialized residential treatment for individuals with developmental disabilities and behavioral health challenges.
- Aunt Martha’s-Federally Qualified Health Center offering affordable health care
- Breaking Free-Substance Addiction Treatment for Youth
- Family Services of Aurora-Family Counseling Services
- Fox Valley Older Adult Services- Adult Day Care
- Gateway Foundation-Substance Addiction and Residential Treatment Program for adults
- Open Door Clinic – Education, prevention, screening and treatment of HIV/AIDS and other sexually transmitted infections (Serves Aurora residents, though based in Elgin)
- Prairie State-Legal assistance
- Salvation Army-Home delivered meals for frail elderly

Senior Services Associates- Case management, information & referral, transportation, volunteer senior companions, drop in supports, home modifications, temporary financial assistance<sup>4</sup>, and advocacy and abuse investigation/nursing home ombudsman for the elderly

VNA- Federally Qualified Health Center offering affordable health care and home health services for the frail elderly

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Aurora will continue to be an active participant in the Kane County Continuum of Care and will implement the actions and activities outlined in the Homeless Strategy as written in this Consolidated Plan. For the first year of the program, the City has allocated funding under activity CD-4, Mitigate or prevent homelessness by providing assistance to Mutual Ground Emergency Shelter, Hesed House SEEDs Homeless Services Management and the Waubensee Hesed Skills Training Program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Special needs persons will benefit from funding allocated to a number of social service agencies and programs. These include:

- CD-1: Increase youth services with assistance going to Family Focus Childcare and Marie Wilkensen Childcare,
- CD-2 supportive services for the elderly and disabled,
- CD-3, employment training to unemployed persons and
- CD-5, increase and improve quality of facilities including public service facilities including funding to Hased House restroom and the RTA accessibility.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

AID is the primary provider of supportive housing services for individuals returning from mental health facilities and nursing homes. AID, Senior Services, DayOne Network and the Department of Rehabilitation Services collaborate to assist those capable of leaving nursing homes, to live with support services in their own homes and apartments.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City has planned the following activities to reduce the barriers to affordable housing:

Participate in the greater Chicago Mayoral group to address issues of regional concern through participation

in the Metropolitan Mayor’s Caucus housing and Community Development Committee;

Partner with the Aurora Housing Authority to develop replacement housing for Jericho Circle in ways that promote greater geographical choice throughout the City. The 2015 phase target is the completion of 8 units of affordable housing;

Continue to coordinate housing development within the City across various departments that relate to the development and maintenance of the housing stock.

### **Discussion:**



## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following actions will be taken to address obstacles to meeting underserved needs; to foster and maintain affordable housing; to reduce lead-based paint hazards; to reduce the number of poverty-level families; to develop institutional structure; to enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Given the data and input, the City has set a high need priority for income levels from 0% - 80% of medium family income, for both renters and owners, and for large-related, small-related, and elderly housing. We realize we are unable to address all of these high needs with resources available to us, so we have prioritized and will focus on the following over the next five years:

Existing housing in need of repairs or renovations in order to meet current building codes, lead paint mitigation standards, or greater energy efficiency standards, and owned and occupied by income-eligible households whose housing costs exceed 30% of income.

Households between 40% and 80% of median income who are trying to purchase their own homes and contribute to the stabilization of neighborhoods within the city.

Income-eligible renter households with housing cost burdens greater than 30% of their income, living in housing in need of repairs or renovation in order to meet current building codes, lead paint mitigation standards, or greater energy efficiency standards.

Very low-income households at risk of becoming homeless or households who are currently homeless and very mobile within Aurora, and who are proportionately larger users of human services, health care, or emergency services.

### **Actions planned to foster and maintain affordable housing**

The cost of housing negatively affects low-income residents and their ability to afford and maintain their homes. The City of Aurora is committed to improving the quality of its existing housing stock. The housing activities funded for this program year address the rehabilitation of housing, initiatives to house special needs populations, encourage homeownership, reduce lead-based paint hazards and

improve/provide suitable rental housing, especially for people with special needs.

### **Actions planned to reduce lead-based paint hazards**

The City of Aurora will continue to partner with Kane County and the City of Elgin in a joint application for assistance from HUD to abate lead-based paint hazards. This partnership leverages each jurisdiction's CDBG funding with an additional federal match, which extends the reach of available assistance.

### **Actions planned to reduce the number of poverty-level families**

- Promote and assist with economic development through job creations such as providing assistance to small businesses in neighborhoods, including the NRSA, and micro-business loans.
- Assist families with prerequisites to employment by removing barriers to obtaining employment by funding programs/agencies with a record of demonstrated success in running programs such as job training and job-readiness.
- Focus efforts to assist under-served populations in their efforts to become self-sufficient.
- Improve, maintain, and increase the amount of affordable housing units within the City by undertaking housing rehabilitation, reconversion and homebuyer assistance programs.

### **Actions planned to develop institutional structure**

The City will continue to develop partnerships that leverage other agencies and organizations, both public and private. We continue to seek out competitive and or stimulus-based funding sources to support Consolidated Plan objectives. Through CDBG and HOME program, the City collaborates with partners to deliver resources effectively. The City will, for example:

- Continue its active role in the Continuum of Care for Kane County, which provides housing and other forms of shelter for the homeless.
- Continue to work with service and housing providers to address the housing needs of the lower-income, mentally ill, and other special needs populations.
- Collaborate with housing providers to extend the reach and effectiveness of housing activities.
- Continue to work with area stakeholder organizations (including private lenders, the public schools, Waubensee Community College, Aurora University, the City's three Chambers of Commerce, physical and health care institutions, youth services providers and others) in order to develop and implement effective service and revitalization strategies, including the Neighborhood Plans and the Neighborhood Revitalization Strategy Area.
- Continue to partner with a number of agencies, businesses, and foundations that have pledged their own money to further the housing and community development objectives outlined in this

Plan.

At the current level of activity, this structure is complete and effective. It may not be adequate to accommodate significant increases in the level of participation without additional funds to allow for amplification of the process. The City of Aurora will, of course, continue to search for opportunities to expand the existing structure and make it more effective. The opportunities, given a dearth of resources, however, are limited.

**Actions planned to enhance coordination between public and private housing and social service agencies**

Throughout the implementation of the new Consolidated Plan, the City of Aurora will coordinate with local organizations and entities, including the following:

Kane County Continuum of Care, Team IL, Aurora Homelessness Initiative, Waubensee Community College, Aurora Housing Authority, Ward Committees, Neighborhood and Homeowners' Associations, Business groups, Fox Valley United Way, Family Focus Aurora, Quad County Urban League, 708 Board, Inc.

This list will likely expand in the future as the City seeks additional partners with each program or activities that is funded to address the goals and objectives of this Plan.

**Discussion:**

See above

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

|   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME allows virtually any form of financial assistance to be provided for eligible projects and to eligible beneficiaries. The participating jurisdiction (PJ), City of Aurora, determines what forms of assistance it will provide. Some forms of assistance will require legal instruments for

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implementation. HOME regulations list the following forms of assistance as eligible:

- **Interest or non-interest bearing loans or advances:** These loans are amortizing loans, with or without accruing interest. Repayment is expected on a regular basis so that over a fixed period of time all of the principal and interest is repaid. The term of the loan may vary and the property or some other assets are used as collateral.
- **Deferred Loans (forgivable or repayable):** These loans are not fully amortized. Instead, some, or even all, principal and interest payments are deferred until some point in the future. Deferred loans can be structured in a variety of ways and terms may differ greatly. Deferred payment loans use the property or some other form of collateral as security for repayment.
- **Grants:** Grants are provided with no requirement or expectation of repayment. They require no liens on the property or other assets.
- **Interest Subsidies:** This is usually an up-front discounted payment to a private lender in exchange for a lower interest rate on a loan.
- **Equity Investments:** An investment made in return for a share of ownership. Under this form of subsidy, the PJ acquires a financial stake in the assisted property and is paid a monetary return on the investment if money is left after expenses and loans are paid.
- **Loan Guarantees and Loan Guarantee Accounts:** HOME funds may be pledged to guarantee loans or to capitalize a loan guarantee account. A loan guarantee or loan guarantee account ensures payment of a loan in case of default.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In general, assistance provided to homebuyers and homeowners will be in the form a deferred loan. The amount of assistance provided to individual homebuyers through a CHDO as a developer will be subject to resale requirements. Additional funds may be allocated to the sub-recipient to pay directly-related soft costs. These funds may be provided as a grant to the sub-recipient to make the program feasible.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME assistance to development projects will be given in the form of an amortized, deferred loan or grant. Funding Agreements will establish a minimum affordability period that is typically not less than 5 years but will at minimum meet the HOME guidelines for new construction. Before monies are released an agreement will be signed between City and the recipient. The agreement will satisfy Federal requirements and establishes the terms under which the funding is being provided. Funds

will not be released until a funding agreement is executed.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

<p align="left">Funds may be used to refinance existing debt on funded rehabilitation properties. The refinancing must be necessary to reduce the owner's overall housing costs to make the housing more affordable.</p>

The minimum amount of HOME funds that must be invested in any project is \$1,000 for every assisted unit in the project. The minimum relates only to HOME funds, not to any other funds, including match that might be used for project costs. The minimum amount does not apply to tenant based rental assistance. City of Aurora HOME Policies and Procedures: October 2013 Page | 6

If a project has multiple funding sources, an evaluation must be made to ensure that the HOME funds, in combination with all other funds, do not exceed what is necessary to provide affordable housing. This is generally referred to as the "subsidy layering review". PJs must conduct a subsidy layering review prior to the award of any funds. The City will evaluate the reasonableness and need for the requested assistance by analyzing pro-formas for cash flow, debt-coverage ratios, and the appropriateness of fees charges with and without the HOME funds.

#### Match Requirements:

The HOME program requires participating jurisdictions to have a match of at least 25%. Sources of match can be cash, donated land or real property, infrastructures improvements, bonds issued by state or local government, donated materials, equipment, or professional services, sweat equity, and the value of foregone taxes.