

SYMBOLS

RECOMMENDATIONS



The following symbols represent how the Affordable Housing Strategy's recommendations align with the City's pillars of success, partnerships, funding sources, and target area median income, corresponding to the Strategy's categories: Optimize, Navigate, and Empower.



Represents at least one of Aurora's three pillars of success: Safety, Education, and Economy



Proposed Collaborations (Stakeholder Partnerships and Funding Support)



Target Area Median income (AMI)

OPTIMIZE

RECOMMENDATION #1



**MAYOR'S PILLAR
OF SUCCESS:
ECONOMY**



**COLLABORATION
Partners and
Funds utilized to
be added after
Year One**



**TARGET AMI
30% - 120%**

Support the Development of Mixed-Income Units to Preserve, Expand, and Increase Long-Term Sustainability Affordable Housing Opportunities.

The City of Aurora is focused on promoting mixed-income housing to foster inclusivity and sustainability. By incorporating affordable units into market-rate apartment complexes, the city aims to reduce the stigma associated with affordable housing, which often concentrated low- to moderate-income households in isolated areas. This approach helps integrate these households into the broader community, reducing barriers and promoting diversity.

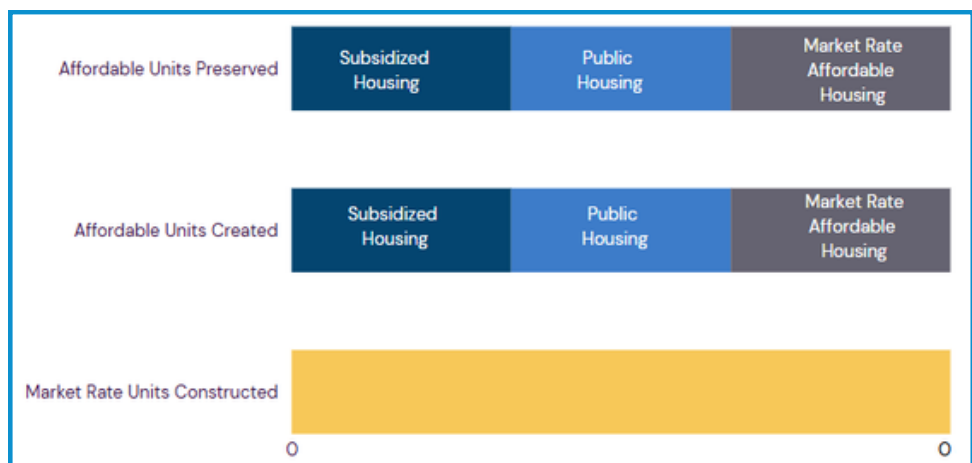
The Community Development and Economic Development Divisions will work with local developers to include affordable housing where feasible, helping close the affordable housing gap. The City may also issue requests for proposals to develop mixed-income housing on City-owned land.



PERFORMANCE MEASURES

- **NUMBER OF AFFORDABLE HOUSING UNITS PRESERVED**
- **NUMBER OF AFFORDABLE HOUSING UNITS CONSTRUCTED**

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.



OPTIMIZE

RECOMMENDATION #2



**MAYOR'S PILLAR
OF SUCCESS:
ECONOMY**



**COLLABORATION
Partners and
Funds utilized to
be added after
Year One**



**TARGET AMI
30% - 120%**

Utilize Public Land and Under-Utilized Property to Expand Affordable Housing Opportunities by Creating a Landbank.

The City will evaluate the potential of public land and vacant buildings, including those from the city, schools, offices, and religious organizations, for future development. Inspired by best practices from other municipalities, the city will consider creating a landbank for underused properties. The Community Development Division, in collaboration with the Planning and Zoning Division, will focus on the Infill Housing Program, targeting vacant properties for modest homes that blend with the neighborhood to minimize any negative impact.



PERFORMANCE MEASURES

- **NUMBER OF AFFORDABLE HOUSING UNITS CONSTRUCTED**
- **TAX BASE EXPANDED**

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.



OPTIMIZE

RECOMMENDATION #3



**MAYOR'S PILLAR
OF SUCCESS:
ECONOMY**



COLLABORATION
Partners and
Funds utilized to
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TARGET AMI
30% - 120%

Enhance the City's Current Single Family Rehabilitation Programs to Preserve Housing and to Promote Aging in Place.

The City currently runs single-family rehabilitation and aging-in-place programs for emergency repairs and ADA improvements using HUD Community Development Block Grant funding, which comes with specific restrictions. By leveraging additional funding sources, the City can expand eligible activities for single-family homes and rental units, helping households up to 120% of AMI stay safe and sanitary.

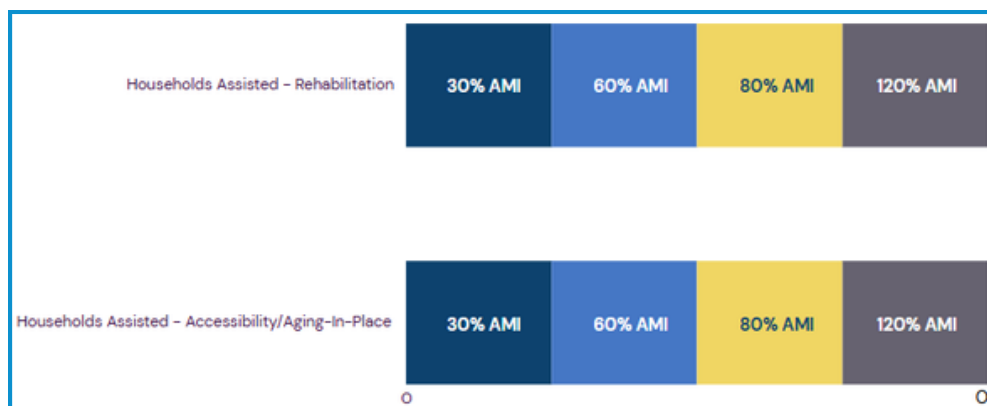
The City will work with current partners, release RFPs for identified unmet needs, and apply for more local, state, and federal grants to increase funding and achieve these goals.



PERFORMANCE MEASURES

NUMBER OF HOUSEHOLDS ASSISTED FOR REHABILITATION AND ACCESSIBILITY

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.



NAVIGATE

RECOMMENDATION #1



**MAYOR'S PILLAR
OF SUCCESS:
EDUCATION**



COLLABORATION
Partners and
Funds utilized to
be added after
Year One



TARGET AMI
0% - 120%

Educate and Inform Stakeholders About Local Programs, Services, Data Trends, and the Importance of Affordable Housing in Aurora.

The City aims to educate stakeholders about the importance of diverse, quality, affordable housing and available supportive services. Many people have misconceptions about affordable housing, often due to unfamiliarity with its definition. In Aurora, affordable housing is defined as a payment equal to 30% of a household's gross income, including utilities. For example, a family of four at 80% MFI earns \$89,700 annually, meaning an affordable housing payment, including utilities, would be \$2,242.50 per month.

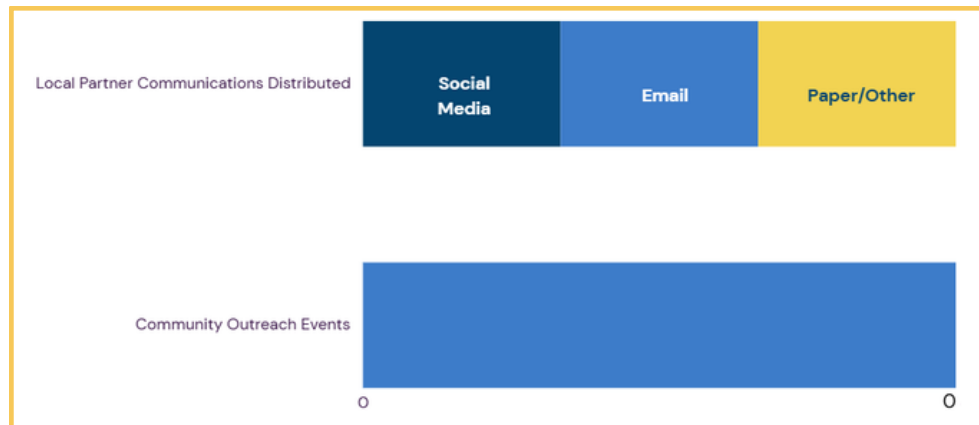
By educating stakeholders and residents, the City seeks to reduce the stigma surrounding affordable housing and improve access to available services. The City will collaborate with its Communications Department and local partners to share this information.



PERFORMANCE MEASURES

- **Number of Local Communications Distributed**
- **Number of Community Outreach Events Held**

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.



NAVIGATE

RECOMMENDATION #2



**MAYOR'S PILLAR
OF SUCCESS:
EDUCATION**



COLLABORATION
Partners and
Funds utilized to
be added after
Year One



TARGET AMI
0% - 80%

Leverage Multiple Funding Sources, Partners, and Solutions for Affordable Housing Activities.

The City will explore new ways to increase funding, partnerships, and solutions for affordable housing to provide sustainable, quality options. The goal is to leverage various funding sources to prevent housing cost burdens for residents, allowing them to spend on other essentials and contribute to a stronger community.

To achieve this, the City will work with federal programs like CDBG and HOME, state funds, and local resources, collaborating with departments such as Community Development, Economic Development, Zoning & Planning, Building & Permits, and Property Standards.



PERFORMANCE MEASURES

- **Number of Partners**
- **Number of Funding Sources**

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.



NAVIGATE

RECOMMENDATION #3



**MAYOR'S PILLAR
OF SUCCESS:**
EDUCATION



COLLABORATION
Partners and
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TARGET AMI
0% - 80%

Create a Community Resource Coordinator Position at the City to Assist Residents in Need.

The City could benefit from the creation of a Community Resource Coordinator position or contract a coordinator to streamline access to local resources and track outcomes through the City's ticketing system. Many residents are unaware of available resources or lack follow-up on referrals, leading to unmet needs.

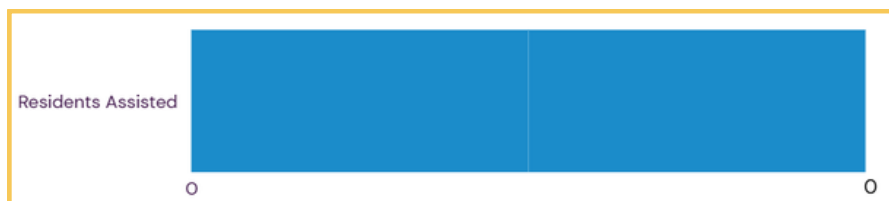
This need has been identified through City plans, stakeholder sessions, and focus groups. The coordinator could facilitate direct referrals to agencies, track resource requests, and monitor the effectiveness of service delivery, ensuring better access and accountability.



PERFORMANCE MEASURE

NUMBER OF RESIDENTS ASSISTED

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.



EMPOWER

RECOMMENDATION #1



**MAYOR'S PILLAR
OF SUCCESS:
SAFETY,
EDUCATION,
ECONOMY**



COLLABORATION
Partners and
Funds utilized to
be added after
Year One



TARGET AMI
30% - 120%

Establish an Aurora Affordable Housing Fund to Preserve and Expand Affordable Housing Opportunities.

As of November 2024, the O.N.E. Aurora Affordable Housing Trust Fund has been established to support programs and developments that preserve and expand affordable housing for renters, homebuyers, and future residents.

This flexible fund will be used for various affordable housing activities, aiming to improve residents' quality of life and stimulate local economic activity. The City can address housing needs through first-time homebuyer assistance, rental support, aging-in-place programs for seniors, and the creation of modest homes, with additional programs added as gaps are identified.



PERFORMANCE MEASURES

NUMBER OF RESIDENTS ASSISTED

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.



EMPOWER

RECOMMENDATION #2



**MAYOR'S PILLAR
OF SUCCESS:**
**SAFETY,
EDUCATION,
ECONOMY**



COLLABORATION
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TARGET AMI
0% - 80%

Provide Landlords with Training Opportunities and Incentive Programs to Enhance Housing Stock and Assist Current and Future Tenants.

The City can collaborate with the Community Development Division, Economic Division, Building & Permits, Property Standards, and the Aurora Housing Authority to enhance landlord training and provide information on City programs, including a Landlord Incentive Program. This initiative could help unhoused individuals and those facing barriers to housing access, improving their quality of life.

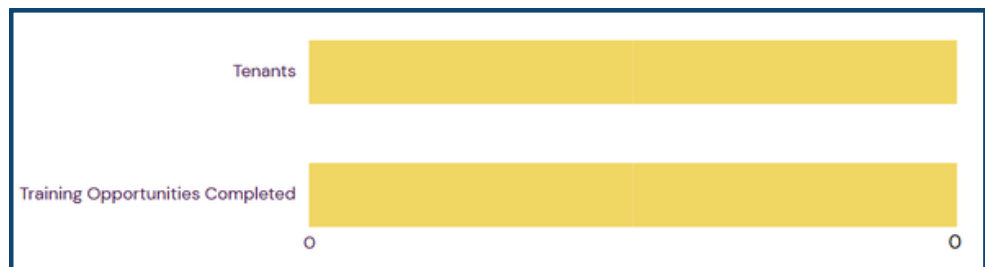
Through the O.N.E. Aurora Affordable Housing Fund, the Landlord Incentive Program can assist residents in securing safe, decent, and sanitary housing, supporting long-term stability and overall well-being.



PERFORMANCE MEASURES

- **NUMBER OF TENANTS ASSISTED AND/OR PLACED**
- **NUMBER OF LANDLORD TRAINING OPPORTUNITIES PROVIDED**

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.





**MAYOR'S PILLAR
OF SUCCESS:
SAFETY,
EDUCATION,
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**TARGET AMI
30% - 120%**

Enhance Down Payment Assistance Program to Increase Homeownership.

The City has prioritized helping first-time homebuyers in Aurora with down payment assistance through the Choose Aurora Homebuyer Forgivable Loan Program, aiming to prevent housing cost burdens. Recognizing the need to expand this program, the City could enhance down payment assistance for a broader range of homebuyers, including those above low-income thresholds.

Through the Choose Aurora program and the O.N.E. Aurora Affordable Housing Trust Fund, the City could create a Downpayment Assistance Deferred Loan Program to increase funding for homebuyers and expand homeownership opportunities, ensuring affordable monthly payments.



PERFORMANCE MEASURES

- **NUMBER OF HOMEBUYERS ASSISTED**
- **NUMBER OF FORGIVABLE LOANS AWARDED**

For 2025, outcomes are set at 0, with unit outcome numbers expected to change by year-end.

