



City of Aurora 2023 Annual Action Plan

January 1, 2023 -
December 31, 2023

Housing & Community Services
U.S. Department of Housing & Urban
Development Grants



City of Aurora, Colorado

**FY2023 Annual Action Plan
(AAP)**

**Mayor – Mike Coffman
Interim City Manager – Jason Batchelor**

City Council Members

Ward I
Ward II
Ward III
Ward IV
Ward V
Ward VI
At-Large, Mayor Pro-Tem
At-Large
At-Large
At-Large

Crystal Murillo
Steve Sundberg
Ruben Medina
Juan Marcano
Alison Coombs
Françoise Bergan
Curtis Gardner
Danielle Jurinsky
Angela Lawson
Dustin Zvonek

Executive Summary

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

1. Introduction

In accordance with federal regulations, the City of Aurora, an entitlement community, and participating jurisdiction, must prepare a Five-Year Consolidated Plan and Annual Action Plans for submission to the U.S. Department of Housing and Urban Development (HUD) in August each year. The designation as an entitlement community permits the City to receive formula grant assistance from HUD for the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). In 2020 the City submitted the Five-Year Consolidated Plan for 2020-2024.

The Five-Year Consolidated Plan is a comprehensive document that describes the City's housing market conditions, identifies the need for affordable housing and community development, and offers strategies to address the needs over a five-year period. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit service providers. The resulting consolidated Plan provides a unified vision for community development and housing actions with the primary goals of providing affordable housing, public facilities, revitalization in target neighborhoods, preservation of historic resources, support for those experiencing homelessness and other special needs populations and building and maintaining existing infrastructure. An Annual Action Plan must provide specific information in the Consolidated Plan, an annual evaluation, and performance reports.

The City of Aurora has prepared the 2023 Annual Action Plan in compliance with federal Consolidated Plan regulations. This Action Plan serves as a detailed description of specific components of the fourth (4th) year of the City's Five-Year Consolidated Plan for 2020-2024 and documents the many services, activities, and initiatives designed to improve Aurora residents' quality of life by providing decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income persons. This report also highlights actions to be taken over the twelve (12) months (January 1, 2023, through December 31, 2023) to address priority needs in our community. The identified priority needs are:

Section 1

1:1 Housing Rehabilitation. The city provides housing rehabilitation options for homeowner-occupied single-family units. There are three options offered, the Essential Repair Program, a grant to provide rehabilitation of smaller ticket items such as hot water heaters, weather stripping, energy-efficiency upgrades, and in some cases, replacement of HVAC units if the home's air conditioning or heating system needs upgrades due to failure. The second option is the Minor Home Repair Program which allows the homeowner to have more significant repairs

completed, including structural repairs such as window and door replacements, plumbing and electrical repairs, or accessibility repairs, and this is offered as a grant. The final program, the Home Repair Loan Program, assists homeowners with major structural repairs, including roofs, wastewater, electrical panels, and major electrical upgrades. This program is offered as a loan to the homeowner.

1:2 Access to Affordable Housing Units. The City provides Community Investment Financing to help reduce the gap in developers' affordable housing financial stacks. The City is seeking the time it will take to build those units. The City is interested in "shovel-ready" projects that can help ease the deficit in affordable housing. With a deficit of 7,500 units, we are five years behind in getting units on the ground. The City is focused on reducing that deficit.

1:3 Homeless/Homelessness Prevention. The City dedicates significant time and resources to helping residents experiencing homelessness or at risk of homelessness. The City utilized U.S. Department of Treasury funds to support an Emergency Rental Assistance Program (ERAP) to house more than 1,500 Aurora residents. HOME Tenant-Based Rental Assistance (TBRA) assisted with rental funds to keep people housed and pay for new rentals. In addition to the ERAP program, the City administered several programs utilizing Emergency Solutions Grant (ESG) funds that assisted households/families/individuals throughout the year to help them to emergency shelters, rent housing, and funds to remain housed, and finally, the City worked towards implementing the Emergency Mortgage Assistance Program (EMAP) that will open in 2023 to keep those who own homes housed, as well.

Section 2

2:1 Enhance Public Infrastructure and Community Resources. The City focused on increasing our affordable housing stock, updating the policies and procedures on how we care for the housing stock we currently have in our portfolio, and working toward new programs to serve the residents of our community.

There were no public infrastructure projects during the year.

2:2 Delivery and Coordination of Human Services. The City provided funds to several nonprofit partners. Our nonprofit partners are tasked with coordinating and delivering human services to residents in the city who are facing issues such as experiencing homelessness, at-risk of homelessness, domestic violence services, and many other social service needs. In a post-COVID community, our low- and moderate-income residents struggle to make ends meet and return to pre-COVID stability.

2:3 Support Community Outreach Programs. The City has offered several outreach programs, including the Emergency Rental Assistance Program, First Time Homebuyer Education Program, and funding shelter activities, including Aurora Mental Health/East Metro Detox and Gateway Domestic Violence Shelter. These programs have helped residents within the City of Aurora to attain homes, maintain their homes, and seek services when they find

themselves facing social issues that need to be addressed in myriad ways with agencies that have supportive services and specialists that can help them address their needs with dignity and respect and resume life.

Section 3

3:1 Support Programming that Improves Local Business Districts. Due to the rebound from COVID-19, and the end of the Commercial Business Grant Program, the City has not had a program to assist in the Local Business District during the FY2022 timeframe. Current efforts are in place to re-establish programs that will again support the small business community in Aurora starting in 2024. CDBG-CV funds were also utilized to support the small business community in 2022.

3:2 Support Resident Workforce. Due to the rebound from COVID-19, and the availability of jobs, the City has not focused on this program objective. With the reinstatement of programs that assist the Aurora small business community, the city of Aurora will again focus on creating jobs.

Projects Not Funded

Projects identified in the Five-Year Consolidated Plan for FY202-24 that were not funded during this Fiscal Year included:

- **Accessibility Modification** – The City is still providing accessibility modifications, as needed, through the Essential Repair Program (formerly the Emergency Repair Program) and the Minor Home Repair programs.
- **Radon Mitigation** – The City is no longer providing this service as a stand-alone program but is looking to add certified employees to the team or help current employees gain the certification.
- **Commercial Renovation** – The City is no longer providing this service.
- **Hazardous Tree Removal Program** – The City is no longer providing this service. The City is caring for trees that were planted by the City but does not provide services to homeowners who planted their trees.
- **Neighborhood Infrastructure Projects** – The City is no longer providing this service.
- **Pilot Perimeter Fence Program** – The City is no longer providing this service.
- **Community Housing Development Organization (CHDO) Support** – The City has not had a CHDO certified in recent years. The City of Aurora is working to ensure a CHDO is certified during the FY2023 program year.

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.

The projects selected for the 2023 Annual action Plan are a result of outreach, collaboration, **community engagement**, and city planning goals. The projects are required by federal regulation to meet a national objective. The 2023 Annual Action Plan incorporates the objectives and outcomes derived out of the needs assessment, market analysis data, and **community interaction**. Priority needs formed the basis for choosing specific overall goals and the objectives for the Consolidated Plan and the Annual Action Plan. Based on the data analysis, the following objectives have been identified:

- **Creating a Suitable Living Environment** – The City will continue to work to improve the safety and livability of neighborhoods, increase access to quality facilities and services, revitalize deteriorating neighborhoods, restoring, and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons, and conserving energy resources.
- **Providing Decent, Affordable Housing** – The City will continue to assist people experiencing homelessness to obtain affordable housing, preserve existing affordable housing stock, increase the availability of permanent housing that is affordable to low-income individuals and families without discrimination, increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.
- **Creating Economic Opportunities** – The City will continue to create jobs accessible to low-income persons, provide access to credit for community development that promotes long-term economic and social viability, and empowering low-income persons to achieve self-sufficiency in federally assisted and public housing programs.

Performance indicators will be employed to measure the success or failure of projects to meet desired outcomes: increased availability/accessibility to decent housing, affordability of decent housing and sustainability of the living environment for those in the low- to moderate-income categories defined by the U.S. Department of Housing and Urban Development (HUD). Federal entitlement funds will be used to provide continued improvements to targeted neighborhoods through investment such as economic development, public infrastructure improvements, and façade improvements.

3. Evaluation of past performance

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

Progress towards the Consolidated and Action Plan goals are reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). The 2022 CAPER reported

the results achieved in the third year of the Five-Year Consolidated Plan, 2022. According to the City's Annual Community Assessment letter issued by HUD, the City of Aurora was determined to have carried out programs *deficiently* as described in the 2020-2024 Consolidated Plan. The City has accomplished the following:

Provide Decent Housing: To promote decent affordable housing, the City administered rehabilitation, housing development programs, rental assistance, and housing for people and families experiencing homelessness and other special needs populations.

- The City used CDBG and HOME funds to rehabilitate 19 single-family homes owned by low- and moderate-income (LMI) households during the program year.
- Provision of \$13.9M through the City's Community Investment Financing rounds that will be used to finance the construction/rehabilitation of homes for low-income residents in the future. This breaks down as follows: (\$5M in Private Activity Bonds, \$3.5M in American Rescue Plan Act (ARPA) funds, \$800K in Community Development Block Grant (CDBG), and \$4.6M in HOME Investment Partnerships Program (HOME). More information will be provided in upcoming CAPERs on these outcomes, as the expenditure of these funds takes place.

Providing Suitable Living Environment: CDBG funded public services and projects and served 9,862 households during the program year.

During FY2022, CDBG funds were used to improve 7 units through a Minor Home Repair Project served through a contract with Brother's Redevelopment.

Expand Economic Opportunity: To promote local economic opportunities, CDBG-CV funds were used to make loans to 4 small businesses. Use of the CDBG-CV funds helped to ensure that low-income positions were preserved during the COVID-19 pandemic and the ensuing economic downturn.

The City complied with the following requirements:

- The City expended 100 percent of its CDBG allotted funds for eligible activities. This exceeds the 70 percent minimum standards for overall program benefit.
- The amount of CDBG funds expended on planning and administration was 14.25 percent, which is within the 20 percent cap for such activities.

The amount of CDBG funds expended on public service activities was 6.32 percent which complies with the 15 percent cap for public service activities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Aurora's Housing and Community Services Department Community Development Division placed a Public Hearing advertisement through the Aurora Sentinel newspaper on June 22, 2023. This information was also placed on the Community Development Division's website for public review. Additionally, a separate ad for the 2nd Public Hearing and 30-Day Comment Period on the DRAFT Annual Action Plan was run on July 20, 2023, in the Aurora Sentinel for a Public Hearing held on August 8, 2023, at 6:30 pm.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received regarding the 2023 Annual Action Plan.

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

No public comments were received regarding the 2023 Annual Action Plan; therefore, no comments or views were not accepted.

7. Summary

The Housing and Community Services Department – Community Development Division is the CDBG administrator and the lead agency responsible for preparing the FY 2023 Annual Action Plan for HUD Grant Funds.

The Consolidated Plan describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address these needs for five years. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit community housing providers and non-housing service agencies. The resulting Consolidated Plan and subsequent Annual Action Plans provide a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalized neighborhoods, support for homeless and special needs populations, the elimination of blight-on a-spot basis and the expansion of economic development opportunities.

The Action Plan documents the many services, activities, and initiatives designed to improve the quality of life for Aurora residents by providing decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income persons. This report highlights actions to address priority needs over the twelve (12) months (January 1, 2023, to December 31, 2023).

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.

Agency Role	Name	Department/Agency
CDBG Administrator	AURORA	Community Development Division (CD)
HOME Administrator	AURORA	Community Development Division (CD)
ESG Administrator	AURORA	Community Development Division (CD)

Table 1 – Responsible Agencies

Narrative (optional)

The City of Aurora Annual Action Plan is a comprehensive planning document that guides funding decisions for FY 2023 and an application for funding under the Community Planning and Development formula grant programs. The grant programs are the Community Development Block Grant (CDBG) program, HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG).

The Housing and Community Services Department, Community Development Division (the “Division”), is responsible for oversight, preparation, and monitoring budgets city-wide for Consolidated Plan funds (including Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant) received from the U.S Department of Housing and Urban Development. The Division is the lead agency responsible for preparing the FY 2023 Annual Action Plan. The City of Aurora consulted with the Aurora Housing Authority, adjacent jurisdictions, and various public and private agencies that provide health services, social and fair housing service providers, including those focused on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and people experiencing homelessness to enhance coordination between public and private agencies when developing the proposed Annual Action Plan.

Consolidated Plan Public Contact Information

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

1. Introduction

The City's Five-Year Consolidated Plan FY 2020 through 2024 describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address recognized needs. The plan coordinates the City's housing and economic development with other public, private, and nonprofit community housing providers and non-housing service agencies. The resulting Annual Action Plans provide a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalization of target neighborhoods, preservation of historic resources, support for homeless and special needs populations, and expansion of economic development opportunities. The strategic plan then describes the goals of the City to provide for housing and non-housing community development needs for the duration of the five-year period.

In 2019, the City of Aurora began the FY 2020 grant process to develop a robust plan which included City departments, local nonprofit agencies, businesses, residents, and the public. The plan includes short- and long-range perspectives on human services, physical development, and affordable housing needs. As a result, the City reached out and consulted with public and private agencies that provide health services and social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, and their families, homeless persons, State, and local health and child welfare agencies (regarding the portion of the plan concerning lead-based paint hazards). The City partners with the Aurora Housing Authority (AHA) on housing projects throughout the city. Additionally, the City regularly consults with community stakeholders such as nonprofit agencies, social service providers, the local Continuum of Care, realtors, developers, builders, and lenders regarding the availability of funds for assistance with the potential development of affordable housing, social services, and economic development.

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 continues to take a multifaceted and collaborative approach to addressing the needs of low-income residents. Below are examples of efforts the City has undertaken to enhance coordination between publicly assisted housing providers, private and governmental health, and service agency providers:

The City partners with the Aurora Housing Authority (AHA) on housing projects throughout the city. The City coordinated with the Aurora Housing Authority, other regional municipalities, and partners to complete the Analysis of Impediments submitted to HUD in 2018.

The City coordinates with housing and service providers and city and county agency departments to ensure effective and efficient provision of housing and services to individuals and families experiencing homelessness. The City regularly consults with community stakeholders such as developers, builders, nonprofit agencies, service providers, realtors, and lenders regarding the availability of funds for assistance with the potential development of affordable housing, social services, and economic development. Table 2 lists agencies, groups, and organizations participating in the consultation process.

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 and its collaborative partners in Aurora@Home are active partners with Metro Denver Homeless Initiative (MDHI), the region's HUD-designated Continuum of Care (CoC). The CoC assesses the ongoing needs of the metro homeless population and responds with new or expanded services and programs as resources are available. In addition, the CoC oversees guidelines for the ESG program that Aurora must follow.

MDHI has developed a Coordinated Assessment and Housing Placement System (CAHPS) called OneHome. OneHome identifies agencies that have available housing program openings.

In 2018, the City created its new Homeless Services Manager position. The manager coordinates efforts to address the needs of people experiencing homelessness and persons at risk of homelessness on a full-time basis. The manager works to develop relationships with other Regional Homeless Managers. During the COVID pandemic, the increase in funds to assist those experiencing homelessness has been coordinated with the CoC and the State of Colorado. Effort has been made to prevent the duplication of expenditures of funds among various agencies.

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 receives a direct allocation from HUD for funding for ESG. According to HUD regulations, Aurora must follow Federal Regulations in how the funds are distributed within the City. The CoC- Metro Denver Homeless Initiative (MDHI) monitors the funds' overall guidance. MDHI conducts periodic meetings with members of the CoC to develop guidelines for the CoC. All members of the CoC are obligated by federal guidelines to follow the final guidelines of the CoC. These guidelines include the uses of the OneHome (Coordinated Assessment System) for Rapid Rehousing funds and Homelessness Prevention, the MDHI HMIS data entry system, the

Sage reporting system, regional policies, and procedures, and shared forms. The CoC monitors each member to ensure that Performance Standards are met; likewise, HUD monitors low-performing CoCs. Aurora is allowed to develop some minor guidance independent of the CoC.

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

Table 2 – Agencies, groups, organizations who participated

Agency/Group/Organization	Ability Connection Colorado
Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Services-Employment Foundation
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from Ability Connection Colorado to consult on and get input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Adams County Community Development
Agency/Group/Organization Type	Housing Services - Housing Services-Employment Service-Fair Housing Other government - County Planning organization Grantee Department
What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Adams County Community Development and Economic Development Department and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Arapahoe County Community Resource
Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Employment Service-Fair Housing Other government - County Court-Ordered Community Service Programs Grantee Department
What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy Community Service Programs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Arapahoe County Community Resource Department and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Arapahoe County Community Resource
Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Employment Service-Fair Housing Other government - County Court-Ordered Community Service Programs Grantee Department
What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy Community Service Programs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Arapahoe County Community Resource Department and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Arapahoe County Human Services
Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Grantee Department
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Arapahoe County Human Services Department and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Arapahoe/Douglas Works! Workforce Center
Agency/Group/Organization Type	Services-Education Services-Employment Other government - County
What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Workforce Development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Arapahoe/Douglas Works! and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Asian Pacific Development Center
Agency/Group/Organization Type	Services-Health Services-Education Health Agency Regional organization
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Asian Pacific Development Center and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Aurora Chamber of Commerce
Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business Leaders Civic Leaders Business and Civic Leaders
What section of the Plan was addressed by Consultation?	Economic Development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Aurora Chamber of Commerce and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	AURORA HOUSING AUTHORITY
Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with the Aurora Housing Authority representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Aurora Interfaith Community Services
Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Aurora Interfaith Community Services organization and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	AURORA MENTAL HEALTH CENTER
Agency/Group/Organization Type	Services-Health Health Agency
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with the Aurora Mental Health Center representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Aurora Public Schools
Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Regional organization Major Employer
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Aurora Public Schools and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Aurora Warms the Night
Agency/Group/Organization Type	Services-homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Aurora Warms the Night organization and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Cherry Creek School District
Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Publicly Funded Institution/System of Care Major Employer
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Cherry Creek School District and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Colfax Community Network
Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Health Agency Regional organization
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Colfax Community Network and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Mile High Behavioral Healthcare and Comitis Crisis Center, Inc.
Agency/Group/Organization Type	Services - Housing Services-homeless
What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Comitis Crisis Center by Mile High Behavioral Healthcare and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Community Housing Partners
Agency/Group/Organization Type	Housing Services - Housing Regional organization
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Community Housing Partners and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	STRIDE
Agency/Group/Organization Type	Services-Health Health Agency Regional organization Neighborhood Organization
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Medical, Behavioral Health, Dental Care
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Stride Community Health Center and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Gateway Domestic Violence Services
Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services - Victims
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Domestic Violence Support
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Gateway Domestic Violence Services and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	CHILDRENS HOSPITAL
Agency/Group/Organization Type	Services-Children Services-Health Health Agency
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Hospital
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with representatives from the Children's Hospital and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Archway Housing and Services Inc.
Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Service-Fair Housing Regional organization
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Housing, Social Services
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with Archway Housing and Services, Inc. representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Brothers Redevelopment, Inc. (BRI)
Agency/Group/Organization Type	Housing Services - Housing Regional organization
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with Brother's Redevelopment, Inc. representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Downtown Aurora Visual Arts
Agency/Group/Organization Type	Services-Children Services-Education Neighborhood Organization
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Visual Art Education for Children
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with Downtown Aurora Visual Arts representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	University of Colorado Anschutz Medical Campus
Agency/Group/Organization Type	Services-Health Publicly Funded Institution/System of Care Regional organization Major Employer
What section of the Plan was addressed by Consultation?	Healthcare Facility
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with University of Colorado Anschutz Medical Campus representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Restoration Christian Fellowship
Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with Restoration Christian Fellowship representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Family Promise of Greater Denver
Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services - Victims
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with Family Promise of Greater Denver representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	The Salvation Army, Aurora Corps
Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with The Salvation Army - Aurora Corps representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Agency/Group/Organization	Family Tree, Inc.
Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met directly and repeatedly with Family Tree representatives and requested input regarding all aspects of the Annual Action Plan and specific actions being undertaken/implemented by the parties involved.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Newspaper ads included posting notices for the public hearing for the pre-Draft 2023 Annual Action Plan. Notices were posted in both English and Spanish encouraging residents to participate in the public hearing.</p>	<p>No residents responded to the ads.</p> <p>No comments were received.</p>	<p>No comments were received; therefore, no comments were not accepted or rejected.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Internet outreach included posting notices for the public hearing for the pre-Draft 2023 Annual Action Plan. Notices were posted in both English and Spanish encouraging residents to participate in the public hearing.</p> <p>No residents responded to the ads.</p>	No comments were received.	No comments were received; therefore, no comments were not accepted or rejected.	
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A public meeting was held on July 11, 2023, for the Pre-Draft of the 2023 Annual Action Plan after newspaper and internet ads in English and Spanish encouraged residents to attend and provide comments.</p> <p>No residents attended the public hearing.</p>	No comments were received.	No comments were received; therefore, no comments were not accepted or rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Newspaper ads included posting notices for the public hearing and Public Comment Period for the post-Draft 2023 Annual Action Plan. Notices were posted in both English and Spanish encouraging residents to participate in the public hearing held on August 8, 2023, and provide public comments during the period of July 12, 2023, to August 15, 2023. The Public Notice was published in the Aurora Sentinel on August 20, 2023.</p>	<p>No comments were received.</p>	<p>No comments were received; therefore, no comments were not accepted or rejected.</p>	<p>Additional Information due to size issues:</p> <p>No residents attended the public hearing held on August 8, 2023, nor provided comments on the DRAFT 2023 Annual Action Plan during the public comment period from July 12, 2023, to August 15, 2023.</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Internet outreach included posting notices for the public hearing and public comments for the post-Draft 2023 Annual Action Plan. Notices were posted in both English and Spanish encouraging residents to participate in the public hearing and provide public comments. The Public Notice was published on the internet on July 12, 2023. The notice included a copy of the DRAFT 2023 Action Plan, notice of a Public Hearing, and allowed for a 30-Day Comment period that ran from July 12, 2023, through August 15, 2023.</p>	No comments were received.	No comments were received; therefore, no comments were accepted or rejected.	<p>https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=19301389</p> <p>Additional information due to size issues:</p> <ol style="list-style-type: none"> 1. The notice indicated that a public hearing would also be held on August 8, 2023, and encouraged the public to attend to provide public comment. 2. No residents attended the public hearing nor provided comments on the DRAFT 2023 Annual Action Plan during the 30-day public comment period.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A public meeting was held on August 8, 2023, for the Post-Draft of the 2023 Annual Action Plan after newspaper (July 20, 2023) and internet ads (July 12, 2023) in English and Spanish encouraged residents to attend and provide comments.</p> <p>No residents attended the public hearing on August 8, 2023, or provided comments on the DRAFT 2023 Annual Action Plan during the public comment period from July 12, 2023, to August 15, 2023.</p>	No comments were received.	No comments were received; therefore, no comments were accepted or rejected.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Federal allocations are determined by a formula based on population, number of persons living in poverty, and age of housing/overcrowded units. Aurora’s allocations tend to vary by five percent (5%) or so from year-to-year. Funding for 2023 is estimated to be as follows: CDBG (\$2,624,202),

Anticipated Resources

Program	Source of Funds	Uses of Funds	Annual Allocation: Expected \$ Available Year 1	Program Income: Expected \$ Available Year 1	Prior Year Resources: Expected \$ Available Year 1	Total: Expected \$ Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,624,202	100,000	0	2,724,202	2,724,202	Funds will be used for housing development, rehabilitation, mixed-use development with affordable housing, and commercial/retail space. Public service funds will be available for the following: Funds will be used to pay administrative costs for CDBG & HOME activities staff.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,241,225	400,000	0	1,641,225	1,641,225	Funds will be used for housing development with CHDOs, housing rehabilitation, mixed-use development with affordable housing, and commercial/retail space. Funds will be used to pay administrative costs for staff working on HOME activities.

Program	Source of Funds	Uses of Funds	Annual Allocation: Expected \$ Available Year 1	Program Income: Expected \$ Available Year 1	Prior Year Resources: Expected \$ Available Year 1	Total: Expected \$ Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	230,365	0	0	230,365	230,365	Funds will be used to pay rental assistance for eligible clients experiencing homelessness, Homeless Management Information System, supportive services (staff salaries for case management), and administrative costs.
Other	public - federal	Other	0	0	0	0	0	

Table 5 - 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

The City continually seeks other public and private resources to address the many needs of its residents. This section describes leveraged resources for 2023.

Cities are required to make match contributions under the HOME program. The contributions must be at least 25 percent of the HOME expenditure. In November 2022, HUD published the HOME Match Reduction list. This list includes match reductions granted to FY2022 due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those Participating Jurisdictions (PJ) with fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year. Currently, the City of Aurora does not qualify for a percent reduction on its required HOME match contribution making its liability the entire 25 percent of the total HOME funds expended.

The City of Aurora provides its 25 percent match through general funds. In 2023, \$279,276 is the estimated required match. The resource is not included above in Table 5. The matching funds are used specifically for HOME-eligible activities.

ESG grant regulations require that grant funds be 100 percent matched. The City, as well as its subrecipients, match ESG funds dollar for dollar. The 2023 estimated required match is \$230,365. In most circumstances, the agencies and the City will match their dollars from funding

provided by other city general funds.

In addition, the City of Aurora's general funds and marijuana sales tax funds contribute between \$2-3 million annually to help combat issues encountered by residents experiencing homelessness throughout Aurora.

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

The City of Aurora is working to find land for land banking opportunities. This allows the City to leverage these properties for affordable housing development. During FY2022, the City of Aurora purchased two properties:

Property A – 15961 E. Colfax Avenue – This property is in Council Ward 2 and is approximately 64,015 square feet (1.47 acres). The property is zoned MU-C and was purchased at auction.

Property B – 15978 E. 16th Avenue – This property is in Council Ward 2 and is approximately 61,218 square feet (1.41 acres). The property is zoned MU-C and was purchased at auction.

Both properties are currently part of a Request for Proposal for one or more housing developer(s) to produce multi-family affordable housing on one or both properties with more than 75 percent affordable units. (Both properties will have multifamily affordable housing units on site after final construction.)

The City continues to monitor available land, areas of slum and blight for revitalization, and properties that may be attained to fulfill the deficit of affordable housing in the City of Aurora.

Discussion

Aurora leverages housing investments with economic development, transportation, and other infrastructure investments, so that improvements serve residents in their primary function but support other goals of the City.

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	Support CDBG Activities	2020	2024	Affordable Housing Public Housing Homeless Non-Housing Community Development		RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP EXPAND INVENTORY OF AND PRESERVE AFFORDABLE RENTAL IMPROVE INFRASTRUCTURE	CDBG: \$544,840	Other: 0 Other
2	Support HOME Administration	2020	2024	Affordable Housing Public Housing		ADDRESS AND MITIGATE HOMELESSNESS RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP EXPAND INVENTORY OF AND PRESERVE AFFORDABLE RENTAL IMPROVE INFRASTRUCTURE	HOME: \$164,122	Other: 0 Other
3	Promote Tenant and Homebuyer Knowledge and Awareness	2020	2024	Affordable Housing Public Housing		RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP	CDBG: \$290,000	Public service activities for Low/Moderate Income Housing Benefit: 600 Households Assisted
4	Preserve Existing Affordable Housing and Expand Ac	2020	2024	Affordable Housing		RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP EXPAND INVENTORY OF AND PRESERVE AFFORDABLE RENTAL	CDBG: \$1,250,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
5	Prevent Homelessness	2020	2024	Homeless		ADDRESS AND MITIGATE HOMELESSNESS	HOME: \$200,000 ESG: \$230,365	Homelessness Prevention: 200 Persons Assisted
6	Create and Preserve Affordable Rental and Homeowner	2020	2024	Affordable Housing Public Housing		RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP EXPAND INVENTORY OF AND PRESERVE AFFORDABLE RENTAL	CDBG: \$639,362 HOME: \$1,556,379	Rental units constructed: 110 Household Housing Unit

Table 6 – Goals Summary

Annual Action Plan
2023

Goal Descriptions

Goal Name	Goal Description
Support CDBG Activities	Planning and administration of Community Development Block Grant programs for the City of Aurora, CO during the program year 2023. Funds will be used to pay for salaries and benefits, supplies, services, and capital improvement items. In addition, funds will pay for advertising of available programs and services.
Support HOME Administration	HOME Investment Partnership planning and administrative functions for the City of Aurora for FY 2023. Funds will be used to pay for salaries and benefits, and appropriate administrative expenses.
Promote Tenant and Homebuyer Knowledge and Awareness	Funds will be to pay for a portion of the salary and benefits in the Home Ownership Assistance Program which provides homeownership counseling to Aurora residents.
Preserve Existing Affordable Housing and Expand Ac	Funds will be used to perform rehabilitation of owner-occupied properties by low- and moderate-income homeowners in Aurora.
Prevent Homelessness	Funds will be used to provide rental assistance to individuals and families at risk of becoming homeless.
Create and Preserve Affordable Rental and Homeowner	Funds are made available through the Community Investment Financing rounds to ensure the development and preservation of affordable rental and homeowner units in the City of Aurora.

Projects

AP-35 Projects – 91.220(d)

Introduction

Anticipated projects for FY2023 are summarized in the following tables:

Projects

#	Project Name
1	2023 CDBG Administration and Programs
2	2023 HOME Administration and Programs
3	2023 HOME Tenant-Based Rental Assistance (TBRA)
4	2023 Housing Counseling - HOAP Administration
5	2023 Essential Home Repair Program
6	2023 Minor Home Repair Program
7	2023 Home Repair Loan Program
9	2023 Neighborhood Infrastructure Projects
12	2023 ESG Programs

Table 7 - Project Information

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

The primary obstacle to meeting underserved needs is a lack of resources. Aurora has many aging properties in which low-income owners reside; many units require significant rehabilitation to be preserved as affordable homes. Much of the City's naturally occurring affordable housing stock consists of condominiums and townhomes, some of which are challenging for seniors to navigate as they age. The City has also experienced a significant decline in affordable homes for purchase and rent. Prices in the Denver metro area have increased, and residents have moved out of more expensive cities into the suburbs. Unlike neighboring communities, Aurora has limited capacity and financial resources, both public and private (i.e., foundation support, exactions), to dedicate to addressing needs.

AP-38 Project Summary

Project Summary Information

Project Name	2023 CDBG Administration and Programs
Target Area	
Goals Supported	Support CDBG Activities
Needs Addressed	RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP EXPAND INVENTORY OF AND PRESERVE AFFORDABLE RENTAL IMPROVE INFRASTRUCTURE
Funding	CDBG: \$544,840
Description	The Housing and Community Development Division serves as the City's primary liaison to HUD. Funds are budgeted to pay salary and operating costs for the overall administration and coordination of budget development, citizen participation, reporting, and compliance for the Consolidated Plan grants. Responsibilities include a facilitator for a 15-member advisory committee appointed by the City Council. Staff includes Managers, Supervisors, Compliance staff, and administrative support.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	N/A: Provides direct delivery, salary, and operational support to employees, including managers, supervisors, and program specialists, to implement the Community Block Development (CDBG) and HOME Investment Partnerships (HOME) programs.
Location Description	Aurora Municipal Center, 15151 E. Alameda Parkway, Suite 4500, Aurora, CO 80012
Planned Activities	Provides direct delivery, salary, and operational support to employees, including managers, supervisors, and program specialists, to implement the Community Block Development (CDBG) and HOME Investment Partnerships (HOME) programs.

Project Name	2023 HOME Administration and Programs
Target Area	
Goals Supported	Support HOME Administration
Needs Addressed	RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP
Funding	HOME: \$164,122
Description	This activity covers the administration of all HOME-funded activities in Community Development such as our affordable housing gap financing program and tenant-based rental assistance program.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	N/A: Provides direct delivery salary for the Home Ownership Assistance Program. The program includes a supervisor, housing counselors, and administrative staff. Programs include Homebuyer Education Classes, Down payment Assistance, Housing Counseling, Pre-Purchase Counseling, and Reverse Mortgage Counseling.
Location Description	Aurora Municipal Center, 15151 E. Alameda Parkway, Suite 4500, Aurora, CO 80012
Planned Activities	Provides direct delivery costs to cover the administration of all HOME-funded activities in Community Development such as our affordable housing gap financing program and tenant-based rental assistance program.

Project Name	2023 HOME Tenant-Based Rental Assistance (TBRA)
Target Area	
Goals Supported	Prevent Homelessness
Needs Addressed	ADDRESS AND MITIGATE HOMELESSNESS
Funding	HOME: \$200,000
Description	This project provides funding for the City's Tenant-Based Rental Assistance program to serve residents and move them off the street and into housing to address homelessness and serve other residents at-risk of homelessness.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	This project provides funding to the Aurora Housing Authority to serve Aurora residents that are at-risk or experiencing homelessness or experiencing homelessness and move them into housing. This project is set to serve 100 families during FY2023
Location Description	Aurora Housing Authority, 2280 S. Xanadu Way, Aurora, CO 80014
Planned Activities	This project provides funding for the City's Tenant-Based Rental Assistance program to serve residents and move them off the street and into housing to address homelessness and serve other residents at-risk of homelessness.

Project Name	2023 Housing Counseling - HOAP Administration
Target Area	
Goals Supported	Promote Tenant and Homebuyer Knowledge and Awareness
Needs Addressed	RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP
Funding	CDBG: \$290,000
Description	Housing Counseling will be provided to residents throughout all areas of Aurora. All low- and moderate-income residents are eligible for this counseling.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	Housing counseling will be provided to an estimated 600 low- and moderate-income households through a variety of counseling programs.
Location Description	Aurora Municipal Center, 15151 E. Alameda Parkway, Suite 4500, Aurora, CO 80012 * Additional City of Aurora locations will be utilized for Homebuyer Education Classes. These locations are announced in advance and made available via the website, social media, and via email contact lists. **
Planned Activities	Housing counseling activities such as pre-purchase, eviction prevention, foreclosure prevention, and reserve mortgage counseling.

Project Name	2023 Essential Home Repair Program
Target Area	
Goals Supported	Preserve Existing Affordable Housing and Expand Ac Support HOME Administration Create and Preserve Affordable Rental and Homeowner
Needs Addressed	RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP
Funding	CDBG: \$250,000
Description	The activity is the Essential Home Repair program for owner-occupied homes for items such as sewer line failure, HVAC system replacement, and water line repairs or replacement.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	An estimated 5 homeowners will receive Essential Repair programs from the Community Development program during the 2023 program year.
Location Description	Aurora Municipal Center, 15151 E. Alameda Parkway, Suite 4500, Aurora, CO 80012 **Home Repairs are completed at the homeowner's home - These addresses are identified once an application is completed and approved by staff. **
Planned Activities	The activity is the Essential Home Repair program for owner-occupied homes for sewer line failure, HVAC system replacement, and water line repairs or replacement.

Project Name	2023 Minor Home Repair Program
Target Area	
Goals Supported	Support CDBG Activities Preserve Existing Affordable Housing and Expand Ac Create and Preserve Affordable Rental and Homeowner
Needs Addressed	RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP
Funding	CDBG: \$500,000
Description	This activity will address minor home repairs for homeowner-occupied units. These repairs can include projects such as bathroom repairs, roof replacements, window replacements, and accessibility updates.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	The Minor Home Repair program will assist an estimated 15 homeowners during the 2023 program year.
Location Description	Aurora Municipal Center, 15151 E. Alameda Parkway, Suite 4500, Aurora, CO 80012 **Home Repairs are completed at the homeowner's home - These addresses are identified once an application is completed and approved by staff. **
Planned Activities	This activity will address minor home repairs for homeowner-occupied units. These repairs can include bathroom repairs, roof replacements, window replacements, accessibility updates, and other items, as approved.

Project Name	2023 Home Repair Loan Program
Target Area	
Goals Supported	Support CDBG Activities Preserve Existing Affordable Housing and Expand Ac Create and Preserve Affordable Rental and Homeowner
Needs Addressed	RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP
Funding	CDBG: \$500,000
Description	This activity addresses more extensive home repairs projects that encompass multiple repair items in the scope of work and are more expensive to address, including major system repairs, i.e., structural repairs, extensive repairs due to deferred maintenance, etc.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 homeowner-occupied units will be assisted by the Home Repair Loan Program during the 2023 program year. **Home Repairs are completed at the homeowner's home - These addresses are identified once an application is completed and approved by staff. **
Location Description	Aurora Municipal Center, 15151 E. Alameda Parkway, Suite 4500, Aurora, CO 80012
Planned Activities	This activity addresses more extensive home repairs projects that encompass multiple repair items in the scope of work and are more expensive, including major system repairs, i.e., structural repairs, extensive repairs due to deferred maintenance, etc.

Project Name	2023 Neighborhood Infrastructure Projects
Target Area	
Goals Supported	Create and Preserve Affordable Rental and Homeowner
Needs Addressed	RETAIN AND EXPAND AFFORDABLE HOMEOWNERSHIP EXPAND INVENTORY OF AND PRESERVE AFFORDABLE RENTAL IMPROVE INFRASTRUCTURE
Funding	CDBG: \$639,362 HOME: \$1,277,103
Description	This activity will assist in the creation of new affordable units in the City of Aurora for low- and moderate-income residents.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	An estimated 110 households will benefit from creating these units in the 2023 program year.
Location Description	Aurora Municipal Center, 15151 E. Alameda Parkway, Suite 4500, Aurora, CO 80012 **The City of Aurora retains a Pipeline that indicates the construction of affordable housing units within the City. At any one time, this pipeline can fluctuate depending on the ability of the developers to perform. **
Planned Activities	This activity will assist in the creation of new affordable units in the City of Aurora for low- and moderate-income residents.

Project Name	2023 ESG Programs
Target Area	
Goals Supported	Prevent Homelessness
Needs Addressed	ADDRESS AND MITIGATE HOMELESSNESS SUPPORT PUBLIC SERVICE ORGANIZATIONS
Funding	ESG: \$230,365
Description	ESG shelter, rapid re-housing and homeless prevention activities, and Aurora's ESG program administration.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	The City's partners will serve approximately 20 families through shelter services and Rapid Rehousing projects.
Location Description	Program administration services take place at 15151 E. Alameda Parkway, Suite 4500, Aurora, CO 80012; however, direct services to Aurora families take place at Comitis Shelter located at 2178 Victor Street, Aurora, CO 80045; The Salvation Army Aurora located at 802 Quari Court, Aurora, CO 80011; and, The Aurora Day Resource Center located at 13387 E. 19th Place, Aurora, CO 80011.
Planned Activities	Administration of the Emergency Solutions Grant funds for 2023 - Process payment requests, facilitate SAGE Reports, Prepare CAPER, and Annual Action Plans, and represent the City during monitoring. Services provided include Rapid ReHousing and Shelter Services for residents experiencing homelessness or at risk of homelessness.

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

The City has identified the low-income areas and is working on a program to serve elderly residents. This program should be available before the end of the program year. At the time of this draft, the percentage of funds cannot be estimated.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Staff sees a need to address one of the barriers in the Analysis of Impediments that can be addressed through programming and is working to address that barrier.

Discussion

This section was intentionally left blank.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's priorities are increasing the supply of quality, affordable, mixed-income housing, expanding homeownership opportunities, revitalizing neighborhoods, and creating mixed-income communities.

The City anticipates utilization of available resources to provide affordable housing options during the 2023 program year to assist extremely low-income, low-income, and moderate-income households as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	35
Special-Needs	95
Total	330

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	110
Rehab of Existing Units	20
Acquisition of Existing Units	15
Total	175

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Regarding the number of households supported through rental assistance, the City is considering the opportunity to support families through longer-term solutions and reduce the number of families supported through the short-term option of rental assistance. Discussions are now taking place to build more affordable units that provide those long-term solutions so that we focus our funding to have a greater impact on households.

The City of Aurora has refined the Community Investment Financing (CIF) rounds to ensure we put our money toward “shovel-ready” developments. We are dedicating a larger portion of our annual HOME grant to new affordable housing projects. Because affordable housing projects are large and complex, they are generally multi-year projects where construction is not completed, and tenants are not housed until well after initial funding is approved. Aurora’s number of reported households served will be low until projects are completed, and demographic information is available. This strategic change will also shift budgets, with HOME funds being utilized more for new construction of affordable housing and rehabilitation of existing affordable rental units.

The City has been working with a consultant on a Housing Needs Assessment to determine new ways to create additional funding streams to support the development and preservation of affordable housing in the City. We are nearing the end of the consultation period and have identified several different options, but we will work with our executive leadership, City Council, and the residents of Aurora to determine the final opportunities that are acceptable to the residents of Aurora.

Additionally, the State of Colorado has passed Proposition 123, which the City Council of Aurora has opted to utilize funding from this additional stream of funding. Funding streams for building new affordable housing, homeownership opportunities, and land banking funds are available. The City must commit to increasing its affordable housing stock by 3 percent each year for a period of three years to continue receiving funds. At this time, we have identified that the gap is significant, and the opportunities identified by the consultant and the funds afforded by Proposition 123 are necessary and must be used to leverage our federal funds to meet the three percent increase required by the state.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Aurora (AHA) has four existing public housing units and provides 1,512 housing choice vouchers.

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

The City of Aurora works closely with the public housing authority in Aurora. The Housing Authority of the City of Aurora has four remaining public housing units located within a new LIHTC property called Village at Westerly Creek III. Aurora Housing Authority currently has no plans to create or transfer/convert these units. Actual needs related to these units are few since the property is so new. Maintenance, property management, and resident services will continue as normal now that the COVID pandemic has slowed.

Many multi-family projects the Aurora Housing Authority developed receive financial support from the HOME program. The City anticipates assisting AHA with opportunities to acquire land and/or construct and rehabilitate new affordable rental projects in 2023.

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

The City of Aurora provides public housing residents with information regarding our Homeownership Counseling Program and Homeownership Assistance Program. The Housing Authority of the City of Aurora has Resident Councils at all properties where the four public housing units are located. This property is known as Village at Westerly Creek III. All residents are encouraged to participate in the Resident Council's monthly and special meetings. In addition, residents are encouraged to assume formal leadership roles on the Resident Council and informal leadership roles by helping to plan and execute activities. Both onsite property managers and community builders attend all Resident Council meetings to assure residents that their interests are promoted, and concerns are addressed. All four public housing units at Aurora Housing Authority are at a senior (62 years plus) property. As a result, most residents are at a stage where they are not interested in or able to pursue homeownership.

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

Not applicable.

Discussion

During 2023, the Aurora Housing Authority will be working to complete the Walden 35 project, which will provide 100 units of affordable housing to families in the growing DIA/Gateway corridor.

It is set to open in October 2023. Additionally, the Aurora Housing Authority recently broke ground on Peoria Crossing II, providing an additional 72 units of Transit-Oriented Designed (TOD) apartments for families in an urban infill TOD site.

The Aurora Housing Authority will focus on its Education, Community Health, Opportunity (ECHO) program for the second year. This program provides resident engagement and, through the partnership with the Colorado Mountain Club (CMC), gives youth residents a unique opportunity to explore Colorado's natural environmental gifts.

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

Introduction

The City of Aurora leverages Emergency Solutions Grant (ESG) funds to provide shelter services for individuals and families experiencing homelessness. Funding decisions regarding homeless people are data-driven and informed by the Continuum of Care (CoC) participants. Those issues that are more unique, such as foster care and mental health, are addressed by collaborative efforts within the CoC.

The non-homeless special needs populations are comprised of the elderly, including the frail elderly, i.e., an elderly person who is unable to perform at least three “activities of daily living” comprising eating, bathing, grooming, dressing, or home management activities, persons with disabilities (physical, mental, and developmental disabilities as well as persons who chronically abuse drug or alcohol) and persons with HIV/AIDS.

Non-homeless special needs populations experience many of the same housing and service needs and barriers that others in the community experience:

- Living on a fixed income, limited income, or no income
- Lack of available, affordable housing
- Long wait lists for subsidized housing
- Lack of housing with supportive services
- Lack of credit history, negative credit or rental history, criminal background, or other factors that affect their ability to find a willing landlord
- Health issues
- Substance abuse or mental health disorders
- Lack of job opportunities
- Lack of affordable childcare
- Lack of dependable transportation

Supporting housing and comprehensive services are available through public and private (typically nonprofit) programs within the City of Aurora. These programs serve one or more of the following populations:

- Elderly
- Frail Elderly
- Persons with Physical and/or Developmental Disabilities
- Persons with Mental Health Disabilities, Alcohol or Other Drug Addictions
- Persons with HIV/AIDS and their families
- Victims of Domestic Violence, Dating Violence, Sexual Assaults, and stalking

Other programs may be available for other special populations such as: 1) Veterans receive

services from the Veterans Affairs Eastern Colorado Health Care Network and may access housing assistance through the Veteran's Administration Supportive Housing (VASH) housing program, and 2) ex-offenders receive housing and services through programs such as the Community Reentry Residential and Non-Residential Program ministry in Arapahoe County among others.

Addressing homelessness continues to be a top priority for the Aurora City Council. The City Council annually dedicates nearly \$3 million towards homeless needs via a two percent (2%) sales tax on marijuana sales in the city.

In addition to the City's Tenant-Based Rental Assistance (TBRA) program and rental assistance programs funded through Emergency Solutions Grant (ESG) funds, the City provides general funds and marijuana tax funds to help address homelessness in Aurora. Due to the pandemic, additional funds were awarded to the City to assist residents who could not work, pay rent, or buy food. Uses of these funds included the provision of services required to expand a temporary emergency shelter to address the growing population of encampments that were realized during the pandemic [an additional 100 beds] and the addition of Safe Outdoor Site (SOS) locations set up at the Salvation Army Shelter and Restoration Christian Ministries in Aurora. Pallet shelters were added as temporary emergency shelters and continue to be utilized in the homeless response system. Emergency Solutions Grant COVID (ESG-CV) funds were used to help operate the SOS locations. ESG-CV funds will be fully spent during the 2023 program year.

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

The City currently has street outreach teams and works with street outreach teams provided by other nonprofit organizations that work daily to locate and refer homeless individuals and families to the proper facilities and programs. There are several outreach teams, including Comitis, Aurora Mental Health and Recovery, and the Crisis Intervention Team with the Aurora Police Department. The Aurora Day Resource Center (ADRC) offers daytime referrals and resources to homeless residents that may stop by any day.

The Aurora@Home collaborative agencies provide families with homelessness prevention assistance (including case management and housing navigation). Additionally, the Aurora Flex Fund program provides funds to prevent evictions. The Second Chance Center (SCC) and Salvation Army in Aurora receive referrals through OneHome for households needing housing. Each household is reviewed and assessed for appropriate housing programs. The Second Chance Center can assist disabled homeless persons and those transitioning out of prison. Comitis Shelter has multiple programs which specifically reach out to unsheltered

homeless.

The Second Chance Center (SCC) has a Permanent Supportive Housing (PSH) project called Providence at the Heights Apartments for disabled homeless persons and those transitioning out of prison. The PSH program fully participates in MDHI's OneHome coordinated entry system. At the Second Chance Center location, ESG-CV funding is used to provide additional services to house people with barriers to mainstream housing.

With the rental moratorium expiration in 2021, ESG funds will be used to respond to needs in the community. The ESG Annual and ESG-CV funds will be spent in coordination with MDHI through a planned roll-out of funds due to the bottleneck of assistance created by the rental moratoriums. The goal is to assist households who need case management and additional resources to recover from the pandemic.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to use the maximum amount allowable under the Emergency Solutions Grant (ESG) to fund Emergency Shelter Services, which provide essential services and operations to assist shelters and transitional housing programs. Rapid Rehousing under ESG is also a funding priority that allows persons from the streets, in shelters, or in transitional housing programs to be quickly placed in housing. An emergency shelter is any facility whose primary purpose is to provide a temporary shelter for the homeless in general or specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. Persons residing in transitional housing programs are eligible for rapid rehousing funds if the individual or family does not have an executed occupancy or lease agreement.

OneHome utilizes the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) as the coordinated assessment tool for the MDHI Continuum of Care. Variations for sub-populations, including the Family VI-SPDAT (F-VI-SPDAT) and Transition Age Youth VI-SPDAT (TAY-VI-SPDAT) complement the VI-SPDAT for individuals. The purpose of OneHome is to allocate housing and service resources as effectively as possible in a manner that is easily accessible. Assistance is prioritized based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it promptly. OneHome does not prioritize based on the severity of the need for interventions such as emergency shelters or domestic violence shelters allowing for an immediate crisis response.

The City and the collaborative partners strategically plan for short-term and long-term needs. Comitis continues to receive ESG funding, marijuana tax funds, and general funds from the City. The funds cover 24/7 staffing at the shelter, utilities, personal hygiene costs, and counseling for mental health and substance abuse. Here are some of the programs that utilize our ESG funding that will continue in 2023:

- The Mayor of the City of Aurora brought forth a new program in 2021. This project

collaborates with the City, Adams County, and Bayaud industries, which uses marijuana funds for an employment program emphasizing housing for homeless veterans. This project is ongoing.

- Gateway Domestic Violence Services continues to receive ESG funding for its shelter in Aurora. The agency provides emergency shelter to victims of domestic violence and counseling services and resources.
- East Metro Detox and Recovery receive ESG funding for their shelter. They provide overnight stays for chronically homeless persons suffering from substance abuse. This program provides detox services: shelter beds, nourishment, intensive case management, and vocational services.

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

City staff, which includes the Homeless Manager, continues to create a pipeline of Permanent Supportive Housing and Affordable Housing projects. Aurora nonprofit agencies that work with persons who are homeless are active members.

The “Bridge House – Ready to Work” program provides a dormitory-style congregate living for single homeless men and single homeless women. Participants can stay for up to a year and receive paid on-the-job training, vocational skills training, and transition to mainstream employment and permanent housing once they have achieved self-sufficiency and self-maintain levels.

Comitis Shelter provides different types of longer-term shelter stay programs and job skills work programs.

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.

During the program year 2022, the City of Aurora released the Aurora Housing locator tool, which lists housing options for rent in Aurora. The tool helps individuals and families find housing in

Aurora that fits their needs and income and includes live chat and phone assistance from 7 AM to 6 PM, Monday through Friday. The tool also features helpful resources and allows property managers to list rentals at no cost.

The Aurora@Home collaborative agencies continue to provide homelessness prevention assistance to families (which includes case management and housing navigation.) As described previously, the Aurora Flex Fund program (formerly House Aurora Partnership - HAP) provides funds to prevent evictions. The AFF program was started as a response to a crisis at a sub-standard motel. The lack of affordable rentals will continue to be a problem in 2023 and beyond.

The University of Colorado Medical Center at Fitzsimons has developed relationships with Comitis Shelter and East Metro Detox to provide services and programming.

The Second Chance Center (SCC) Permanent Supportive Housing (PSH) Project, called Providence at the Heights, provides housing for disabled homeless persons and persons transitioning out of prison.

The ESG Annual funds will be spent in coordination with MDHI through a planned roll-out of funds. The goal is to assist households who need case management and additional resources to help households recover from the pandemic.

ESG-CV funds will be completed at the end of September 2023.

Discussion

Intentionally left blank.

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

Introduction:

The City of Aurora completed an Analysis of Impediments (AI) in 2017 and 2018 as part of a regional effort. The resulting document was submitted to the U.S. Department of Housing and Urban Development (HUD). The study examined a range of barriers to housing choice, including the negative effects of public policies on affordable housing development.

The AI identified several barriers in the City of Aurora, which include, but are not limited to, the following:

- Barriers to accessing rental units for those with criminal backgrounds.
- Rents have increased well beyond manageable levels, especially for residents living on fixed incomes.
- Affordable rentals (<\$1,000/mo.), especially those that are accessible, are nearly impossible to find. Very few vacant units accept HCV.
- Persons with disabilities are afraid to ask for reasonable accommodations for fear of being evicted.
- Main drivers of displacement and evictions: redevelopment or sale of investor-owned housing; additional family members living in the apartment (to avoid homelessness); medical bills/accidents that cause renters to fall behind on rent; landlord perception of tenants as challenging or problematic.
- Children of multi-generation families cannot buy in the neighborhoods where they were raised.
- The lack of frequent and affordable transportation options prevents families from exercising school choice.
- Access a Ride process is confusing and intimidating; unclear if it serves undocumented residents.
- Cuts in bus routes to support light rail make it harder for low-income residents to access jobs, services, and schools.
- Residents do not know what to do when being evicted, where to find resources for affordable housing, or where to find information about fair housing rights.

Aurora is unique in that the city has maintained its diversity during the past 30 years and remains one of the most integrated cities nationally: Aurora has the 9th best neighborhood diversity and is the 10th most integrated city among the 100 most populous cities in the U.S. In addition, Aurora's racial and ethnic diversity has increased significantly, largely due to increases in Hispanic and foreign-born residents. The city's age distribution and family type have not changed as a result.

In Aurora, African American and Hispanic households face the highest rates of housing challenges, in addition to large families. More than half of these households have housing

problems. White, non-Hispanic residents are the only group with housing problems affecting fewer than 40 percent of households.

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 analysis conducted for the regional AI found that, for barriers overall, Aurora ranked the same as the Denver Metro region in the housing challenges as measured by responses to a housing survey.

The two areas where Aurora residents face the most barriers are in:

- Displacement caused by investors selling rental units. This was much higher than in the region and any other jurisdiction; and
- Concerns about safety in affordable housing communities and surrounding neighborhoods.

In focus groups, private sector developers expressed challenges with moving development proposals through the zoning and permitting processes. They noted that streamlining the development approval process could potentially lower the price of newly constructed starter homes. Private multifamily developers did not express an interest in incentives for providing affordable housing.

Nonprofit and affordable developers said the primary barrier to creating housing for very low-income renters is a lack of funding. One developer who serves persons with disabilities has eleven different funding sources for one medium-size development project. Because federal funding has been limited for years and is unlikely to increase, it is imperative that funding to support affordable housing be contributed from local, private, and foundation sources to support the renters that the private sector does not serve.

Specific action items that have been developed to address the fair housing barriers identified in the AI study include:

- Add affordable housing to the market. Prioritize housing that accommodates families (larger units).

Action items: Implement policies that produce 100 affordable housing units from HOME funds annually. Collaborate with housing developers to ensure they have strong affirmative fair housing marketing plans and accommodate families and seniors.

- Continue to fund rehabilitation and accessibility improvements for low-income

homeowners to preserve existing affordable housing.

Action items: Continue to fund the City's Home Improvement Loan Program that helps low-income homeowners and property owners. Assist no less than 76 units annually with rehabilitation and improvements through the City program and/or minor home repair programs.

- Create a program to "buy down" the cost of Market Rate units created by the private market, which are not affordable to persons at or below 60 percent of Area Median Incomes.

Action items: In 2023, the HOME Tenant-Based Rental Assistance program will give low-income residents access to high economic opportunity environments. Assist approximately 8-10 households annually.

Discussion:

Intentionally left blank.

AP-85 Other Actions – 91.220(k)

Introduction:

Intentionally left blank.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is a lack of resources. Aurora has many aging properties in which low-income owners reside; many units require significant rehabilitation to be preserved as affordable homes. Much of the City's naturally occurring affordable housing stock consists of condominiums and townhomes, some of which are challenging for seniors to navigate as they age. The City has also experienced a significant decline in affordable homes for purchase and rent. Prices in the Denver metro area have increased, and residents have moved out of more expensive cities into the suburbs. Unlike neighboring communities, Aurora has limited capacity and financial resources, both public and private (i.e., foundation support, exactions), to address needs.

The City has identified the low-income areas and is working on a program to serve elderly residents. This program should be available before the end of the program year. At the time of this draft, the percentage of funds cannot be estimated.

Actions planned to foster and maintain affordable housing

The city provides housing rehabilitation options for homeowner-occupied single-family units. There are three options offered, the Essential Repair Program, a grant to provide rehabilitation of smaller ticket items such as hot water heaters, weather stripping, energy-efficiency upgrades, and in some cases, replacement of HVAC units if the home's air conditioning or heating system needs upgrades due to failure. The second option is the Minor Home Repair Program which allows the homeowner to have more significant repairs completed, including structural repairs such as window and door replacements, plumbing and electrical repairs, or accessibility repairs, and this is offered as a grant. The final program, the Home Repair Loan Program, assists homeowners with major structural repairs, including roofs, wastewater, electrical panels, and major electrical upgrades. This program is offered as a loan to the homeowner.

The City provides Community Investment Financing to help reduce the gap in developers' affordable housing financial stacks. The City is seeking the time it will take to build those units. The City is interested in "shovel-ready" projects that can help ease the deficit in affordable housing. With a deficit of 7,500 units, we are five years behind in getting units on the ground. The City is focused on reducing that deficit.

The City will continue to assist people experiencing homelessness to obtain affordable housing, preserve existing affordable housing stock, increase the availability of permanent housing that is affordable to low-income individuals and families without discrimination, increase supportive

housing that includes structural features and services to enable persons with special needs to live in dignity.

Actions planned to reduce lead-based paint hazards

In 2019, the City of Aurora began the FY 2020 grant process to develop a robust plan which included City departments, local nonprofit agencies, businesses, residents, and the public. The plan includes short- and long-range perspectives on human services, physical development, and affordable housing needs. As a result, the City reached out and consulted with public and private agencies that provide health services and social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, and their families, homeless persons, State, and local health and child welfare agencies (regarding the portion of the plan concerning lead-based paint hazards). The City partners with the Aurora Housing Authority (AHA) on housing projects throughout the city. Additionally, the City regularly consults with community stakeholders such as nonprofit agencies, social service providers, the local Continuum of Care, realtors, developers, builders, and lenders regarding the availability of funds for assistance with the potential development of affordable housing, social services, and economic development.

The city provides housing rehabilitation options for homeowner-occupied single-family units. There are three options offered, the Essential Repair Program, a grant to provide rehabilitation of smaller ticket items such as hot water heaters, weather stripping, energy-efficiency upgrades, and in some cases, replacement of HVAC units if the home's air conditioning or heating system needs upgrades due to failure. The second option is the Minor Home Repair Program which allows the homeowner to have more significant repairs completed, including structural repairs such as window and door replacements, plumbing and electrical repairs, or accessibility repairs, and this is offered as a grant. The final program, the Home Repair Loan Program, assists homeowners with major structural repairs, including roofs, wastewater, electrical panels, and major electrical upgrades. This program is offered as a loan to the homeowner. As part of our housing rehabilitation program, we follow the Lead-Safe Housing Rule.

Actions planned to reduce the number of poverty-level families

The Five-Year Consolidated Plan is a comprehensive document that describes the City's housing market conditions, identifies the need for affordable housing and community development, and offers strategies to address the needs over a five-year period. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit service providers. The resulting consolidated Plan provides a unified vision for community development and housing actions with the primary goals of providing affordable housing, public facilities, revitalization in target neighborhoods, preservation of historic resources, support for those experiencing homelessness and other special needs populations and building and maintaining existing infrastructure. An Annual Action Plan is required to provide specific information in the

Consolidated Plan, an annual evaluation, and performance reports.

The City of Aurora is working to find land for land banking opportunities. This allows the City to leverage these properties for affordable housing development. During FY2022, the City of Aurora purchased two properties:

Property A – 15961 E. Colfax Avenue – This property is in Council Ward 2 and is approximately 64,015 square feet (1.47 acres). The property is zoned MU-C and was purchased at auction.

Property B – 15978 E. 16th Avenue – This property is in Council Ward 2 and is approximately 61,218 square feet (1.41 acres). The property is zoned MU-C and was purchased at auction.

Both properties are currently a part of a Request for Proposal for one or more housing developer(s) to produce multi-family affordable housing on one or both properties that consist of greater than 75 percent affordable units. (Both properties will have multifamily affordable housing units on site after final construction.)

The City continues to monitor available land, areas of slum and blight for revitalization, and properties that may be attained to fulfill the deficit of affordable housing in the City of Aurora.

The City provides Community Investment Financing to help reduce the gap in developers' affordable housing financial stacks. The City is seeking the amount of time it will take to build those units. The City is interested in "shovel-ready" projects that can help ease the deficit in affordable housing. With a deficit of 7,500 units, we are five years behind in getting units on the ground. The City is focused on reducing that deficit.

The City focused on increasing our affordable housing stock, updating the policies and procedures on how we care for the housing stock we currently have in our portfolio, and working toward new programs to serve the residents of our community.

The City will continue to assist people experiencing homelessness to obtain affordable housing, preserve existing affordable housing stock, increase the availability of permanent housing that is affordable to low-income individuals and families without discrimination, increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

Actions planned to develop institutional structure

The City focused on increasing our affordable housing stock, updating the policies and procedures on how we care for the housing stock we currently have in our portfolio, and working toward new programs to serve the residents of our community.

The City of Aurora is working to find land for land banking opportunities. This allows the City to leverage these properties for affordable housing development. During FY2022, the City of Aurora

purchased two properties:

Property A – 15961 E. Colfax Avenue – This property is in Council Ward 2 and is approximately 64,015 square feet (1.47 acres). The property is zoned MU-C and was purchased at auction.

Property B – 15978 E. 16th Avenue – This property is in Council Ward 2 and is approximately 61,218 square feet (1.41 acres). The property is zoned MU-C and was purchased at auction.

Both properties are currently part of a Request for Proposal for one or more housing developer(s) to produce multifamily affordable housing on one or both properties with more than 75 percent affordable units. (Both properties will have multifamily affordable housing units on site after final construction.)

The City continues to monitor available land, areas of slum and blight for revitalization, and properties that may be attained to fulfill the deficit of affordable housing in the City of Aurora.

Additionally, the State of Colorado has passed Proposition 123, which the City Council of Aurora has opted to utilize funding from this additional stream of funding. Funding streams for building new affordable housing, homeownership opportunities, and land banking funds are available. The City must commit to increasing its affordable housing stock by 3 percent annually for three years to continue receiving funds. At this time, we have identified that the gap is significant, and the opportunities identified by the consultant and the funds afforded by Proposition 123 are necessary and must be used to leverage our federal funds to meet the three percent increase required by the state.

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

The Housing and Community Services Department, Community Development Division (the “Division”), is responsible for oversight, preparation, and monitoring budgets city-wide for Consolidated Plan funds (including Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant) received from the U.S Department of Housing and Urban Development. The Division is the lead agency responsible for preparing the FY 2023 Annual Action Plan. The City of Aurora consulted with the Aurora Housing Authority, adjacent jurisdictions, and various public and private agencies that provide health services, social and fair housing service providers, including those focused on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and people experiencing homelessness to enhance coordination between public and private agencies when developing the proposed Annual Action Plan.

The City continually seeks other public and private resources to address the many needs of its

residents. This section describes leveraged resources for 2023.

The City provides funds to several nonprofit partners. Our nonprofit partners are tasked with coordinating and delivering human services to residents in the City who are facing issues such as experiencing homelessness, at-risk of homelessness, domestic violence services, and many other social service needs. In a post-COVID community, our low- and moderate-income residents struggle to make ends meet and return to pre-COVID stability.

Discussion:

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**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.

Program Income	
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	100,000
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
Total Program Income:	100,000

Other CDBG Requirements

Other 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	85.00%

**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:

For development, other forms of investment include Private Activity Bonds, City general funds, and private funding from developers and lenders.

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:

The guidelines used for the City of Aurora Homeowner Assistance Program (HOAP) are as follows:

The City of Aurora uses HOME funds to provide down payment and closing cost assistance to first-time, income-qualified homebuyers. No funds for PY 2023 will be allocated to this activity, but prior-year funds may be used to assist homebuyers. Loan amounts less than \$15,000 require a five (5) year affordability period related to the resale/recapture of the property. The City uses the recapture method for HOAP loans. Per §92.254 of the HOME Rule, the technique of recapture of these funds will be through loan repayment by the borrowers of the entire amount of the HOME investment through the sale or conveyance of the property that previously received the HOME Investment, subject to the available net proceeds. Net proceeds are the sales price minus the superior non-HOME debt minus closing costs.

Resale restrictions in keeping with §92.254 of the HOME rule are imposed upon newly constructed for-sale housing. No single-family new construction is planned for 2023.

Fair Return on Investment: If a homeowner sells the subject property at any time during the contractually obligated HOME Resale Affordability Period, the City of Aurora Community Development Division will establish a fair return as a percentage of the change in median sales prices throughout ownership based on comparable sales in the vicinity (neighborhood) of the subject property.

The City's policy determines that a fair return to the seller would be their initial out-of-pocket investment plus the cost of documented eligible upgrades, such as installation of a new 90 percent efficiency furnace, new E-star rated windows, and additions to the home square footage, plus 50 percent of the remaining proceeds available after the City recovers the initial down payment and closing cost subsidy.

The City of Aurora considers a reasonable range of low-income eligible buyers to be in the 0-80 percent median income range. To ensure affordability for the next buyer of the HOME Resale property, the City of Aurora may provide down payment or second mortgage assistance, first mortgage interest write-downs, or other mechanisms that enhance

affordability, if these programs still exist in their current form at the time of the resale activity.

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:

The City of Aurora utilizes the recapture provisions for deed-restricting the property for the federally regulated number of eligible years. The condition is determined based on underwriting criteria at the time of review and negotiation of the funding offered to the project. The provision is described in the contract between the City and the developer.

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:

The City of Aurora does not use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. Therefore, no refinancing guidelines are required pursuant to § 92.206(b) of the HOME Rule.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable. There is not a preference for people with special needs or disabilities. The funds help all people who are homeless or at-risk of homelessness. Households served reflect the Aurora@Home program goals.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City follows the final rule of the HUD Homelessness Emergency Assistance and Rapid Transition to Housing (HEARTH) rules [published December 4, 2015] and standards for providing ESG assistance (including updates). In accordance with the U.S. Department of Housing and Urban Development. Per HEARTH, the City has written Policies & Procedures for the Aurora@Home “Rapid Rehousing” (RRH) and “Homelessness Prevention” (HP) activities.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Metro Denver Homeless Initiative (MDHI) is the Continuum of Care (CoC) that has established a Coordinated Assessment and Housing Placement System (CAHPS) named “OneHome.”

OneHome utilizes the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) as the coordinated assessment tool for the MDHI Continuum of Care. Variations for sub-populations, including the Family VI-SPDAT (F-VI-SPDAT) and Transition Age Youth VI-SPDAT (TAY-VI-SPDAT) complement the VI-SPDAT for individuals. The purpose of OneHome is to allocate housing and service resources as effectively as possible in a manner that is easily accessible. Assistance is prioritized based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it promptly. OneHome does not prioritize based on the severity of the need for interventions such as emergency shelters of domestic violence shelters allowing for an immediate crisis response.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Aurora uses Model 1 for selecting subrecipients: annually, the City accepts formal applications from previously funded subrecipients. A formal Request for Application (RFA) process occurs every two years. The formal process involves advertising in the community for new applicants and posting the application on the City’s website. Applicants must show the capacity to perform ESG activities, have experience in the community, and be willing to collaborate with the City’s Homeless Plan, “Aurora@Home.”

The City’s annual ESG grant for the FY 2023 HOME Tenant-Based Rental Assistance (TBRA) will be included in the application process, further including the City’s contribution of marijuana sales tax funds.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City reaches out, consults, and attends various Homeless Community Meetings with homeless or formerly homeless individuals. These meetings take place at the Comitis Shelter and various nonprofit organizations which directly serve people experiencing homelessness. The City also encourages all ESG subrecipients to have people experiencing homelessness serve on their boards to ensure input at the subrecipient level further.

5. Describe performance standards for evaluating ESG.

The City has preliminarily adopted HUD's 2014 Objectives for evaluating ESG performance standards. Of the seven HUD Objectives, four apply to measuring participants in the Aurora@Home Rapid Rehousing/Homelessness Prevention program for families with children:

Increase the percentage of participants remaining in CoC-funded permanent housing projects for at least six months to 80% or more.

- Increase the percentage of participants in all CoC-funded projects employed at program exit to 20% or more.
- Increase the percentage of participants in all CoC-funded projects that obtain mainstream benefits at program exit to 56% or more.
- Increase the percentage of participants in all CoC-funded projects that obtained or increased income from other sources (i.e., cash benefits) at program exit to 54% or more.

The Regional ESG members of MDHI are currently developing objectives and performance standards for the CoC. Meetings are underway to discuss written standards to evaluate performance through HMIS.

The Aurora@Home Program uses the four standards above to guide program outcomes. The program continues to serve families with children through rapid rehousing (RRH) and homelessness prevention (HP) for at-risk families.

All these families share one common barrier to remaining stably housed: lack of a supportable income. The families either lack employment or are underemployed (employed part-time and paid at a rate that does not allow them to be self-sufficient). Other barriers include mental health, substance use, and lack of childcare.

In response to the most significant barrier, lack of employment/underemployment noted above, Arapahoe County assigned an employment specialist from Arapahoe/Douglas Works!

to work with the program participants at half-time. This employment specialist accompanies the navigator on home visits.

**MDHI is currently re-assessing performance standards for the CoC. Once the new standards are determined, the City of Aurora will incorporate those standards. **

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