

## ***NOTICE OF PUBLIC COMMENT PERIOD***

for the  
City of Aurora Substantial Amendment to the 2008 Annual Action Plan  
for Neighborhood Stabilization Program Revisions  
**December 21, 2009 – January 4, 2010**

The City of Aurora proposes to amend the above Action Plan and Consolidated Plan for Neighborhood Stabilization Program (NSP) Revisions. The City of Aurora has been awarded an NSP allocation of \$3,083,568 to be used for the redevelopment of abandoned and foreclosed homes and residential properties.

Additional regulations have been developed allowing the City of Aurora flexibility with the management and selection of NSP properties. The regulations now allow the City to purchase and redevelop vacant properties that are not abandoned or foreclosed. Through this amendment process the City is also planning to include the option to demolish blighted structures with an end result of redevelopment. Both policy changes to the NSP program will assist the City in pursuing a number of qualified properties quickly therefore ensuring timely compliance with HUD.

The City of Aurora NSP Program Amended Budget identifies seven eligible activities, which include:

Total NSP Allocation	<b>\$3,083,568</b>					
Activity Name	Activity Type	Budget Amount	Benefit Quantity	Benefit Unit	Cost per Benefit	Priority Level
NSP Rental Program	Properties located within High Need Target areas, purchased, rehabbed and then rented to below 50% of median family income	\$950,000	7	Homes	\$150,000	High
NSP Homebuyer Program	Properties located within High Need Target areas, purchased, rehabbed and then sold to below 120% of median family income	\$1,715,000	9	Homes	\$200,000	High
Homebuyer Counseling	Pre-homeownership counseling services	\$25,212	25	Clients	\$1,000	High
NSP Financing Mechanisms for Homebuyer Program	Down payment and closing cost assistance for qualified buyers	\$50,000	10	Clients	\$5,000	Medium
NSP Land Bank	Establish land banks for homes that have been foreclosed upon	\$0	0	N/A	\$0	Medium
NSP Demolition	Demolish blighted structures	\$35,000	3	N/A	\$11,600	Medium
Administration	NSP allows 10% of the allocation and 10% of any program income	\$308,356	5	Years of Admin	\$61,671	Low

Please be advised that effective December 21, 2009 the City's Substantial Amendment will be available for review and public comments at the following locations: City of Aurora-Neighborhood Redevelopment, 51 E. Galena Blvd, Aurora, IL and on the City of Aurora website: [www.aurora-il.org](http://www.aurora-il.org).

Comments will be received by the City of Aurora Division of Neighborhood Redevelopment until January 4, 2010 at 51 E. Galena Blvd, Aurora IL, telephone: (630) 264-3060; fax: (630) 264-3070; e-mail: [dnr@aurora-il.org](mailto:dnr@aurora-il.org).

**City of Aurora, Illinois**  
**Substantial Amendment to the 2008 Annual Action Plan**  
**The 2008-2010 City of Aurora Consolidated Plan**  
**For Housing and Community Development**

**Jurisdiction:** City of Aurora, Illinois by the Division of Neighborhood Redevelopment

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**Jurisdiction Web Address:** [www.aurora-il.org](http://www.aurora-il.org)

The City of Aurora proposes to amend the 2008 Annual Action Plan and Consolidated Plan for the purpose of fulfilling the application requirements to receive Neighborhood Stabilization Program (NSP) funds from the U.S. Department of Housing and Urban Development (HUD) authorized under Title III of the Housing and Economic Recovery Act of 2008 (HERA). The purpose of these funds is to assist local governments in addressing the effects of abandoned and foreclosed properties. Eligible uses of the funds include:

- Establishment of financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties
- Purchase and rehabilitation of abandoned and foreclosed homes and residential properties
- Establishment of land banks for homes that have been foreclosed upon
- Demolition of blighted structures, and
- Redevelopment of demolished or vacant properties

HERA provides that these funds shall generally be treated as Community Development Block Grant (CDBG) funds. Making proper application to HUD by December 1, 2008, will result in the City of Aurora receiving an allocation of \$3,083,568 for the purpose of acquiring and redeveloping foreclosed properties to reduce the incidents of abandonment and blight within the city. The City of Aurora is targeting the areas of greatest need while benefitting low, moderate, and middle-income households (LMMI). Individuals and families with incomes not exceeding 120% of area median income qualify for these funds. At least 25% of the funds used for the purchase and redevelopment of abandoned or foreclosed upon homes must benefit households earning 50% or less of area median income. The City of Aurora may also enter into intergovernmental or subrecipient agreements with the State of Illinois, if such collaboration would enhance the efforts of the City of Aurora.

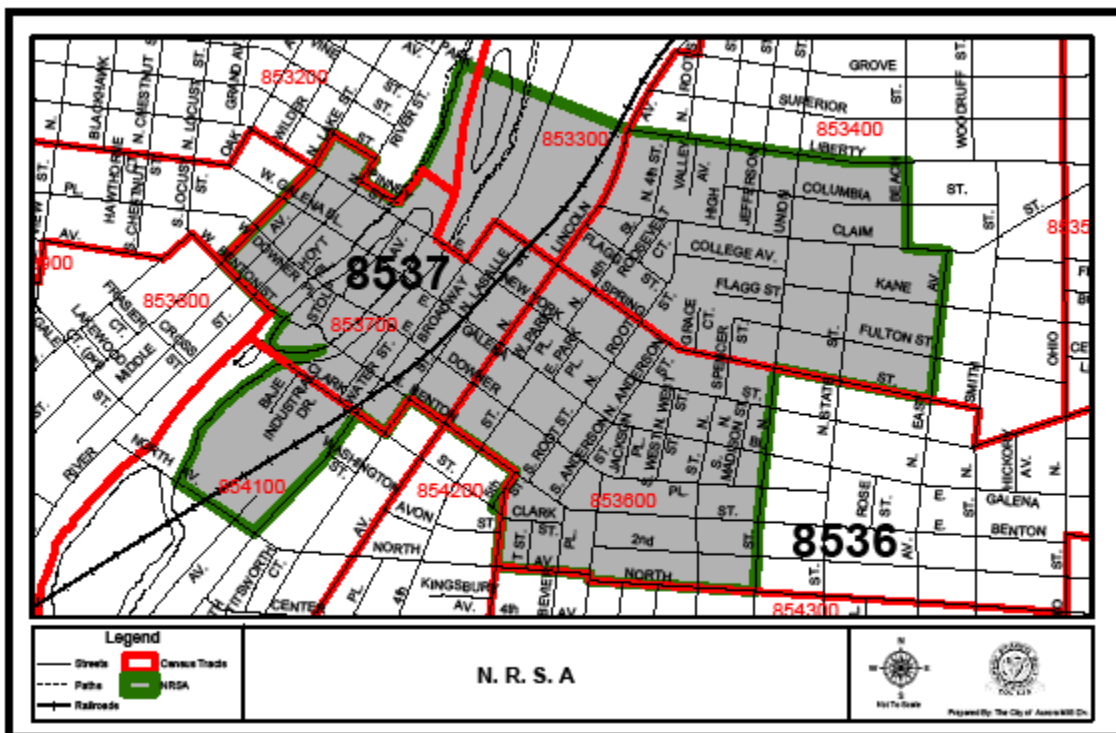
The identified areas of greatest need for the purpose of this Substantial Amendment are based upon HUD data. The City of Aurora defines these areas in the following manner:

- Areas with the greatest percentage of home foreclosures
- Areas with the highest percentage of homes financed by subprime mortgage related loans, and
- Areas identified as likely to face a significant rise in the rate of home foreclosures

**A. Areas of Greatest Need:**

The City of Aurora’s 2008-2010 Consolidated Plan identifies that special emphasis is placed on the city’s Neighborhood Revitalization Strategy Area. The city’s HUD-approved NRSA was developed in 2000 so that additional resources could be blended with CDBG funding to provide expanded and enhanced economic development and job training activities, as well as to reduce the poverty and homeless rates within its boundaries. The NRSA is located in the East Central part of Aurora and includes the city’s downtown, as shown in the map below. It is evident that the level of distress is very high in the NRSA. Most residents have low-incomes in the NRSA, and an exceedingly high proportion are impoverished, many are on public assistance, are unemployed, have not attained a high school diploma, and are particularly at risk for lead based paint poisoning. They tend to live in overcrowded and substandard housing conditions and are renters. These levels of distress far exceed the levels found in the remainder of the city. All block groups within the NRSA have high minority concentrations.

**Neighborhood Revitalization Strategy Area (NRSA)**



The following Census Tracts qualify at 51% of the residents at incomes at or below 120% of the area median income (LMMI).

Census Tract	Block Group
852902	1-4
852903	1
852904	1-2
852905	1-3
853001	1
853002	1-4
853003	1-3
853100	1-4
853200	1-3

853300	1-3
* 853400	1-6
853500	1-4
* 853600	1-4
* 853700	1-2
853800	1-2
853900	1,2,3,5,6,7
854001	3
854002	1,2,3,5
* 854100	1-4
854200	1-4
854300	1-7
854400	1,2,4,6

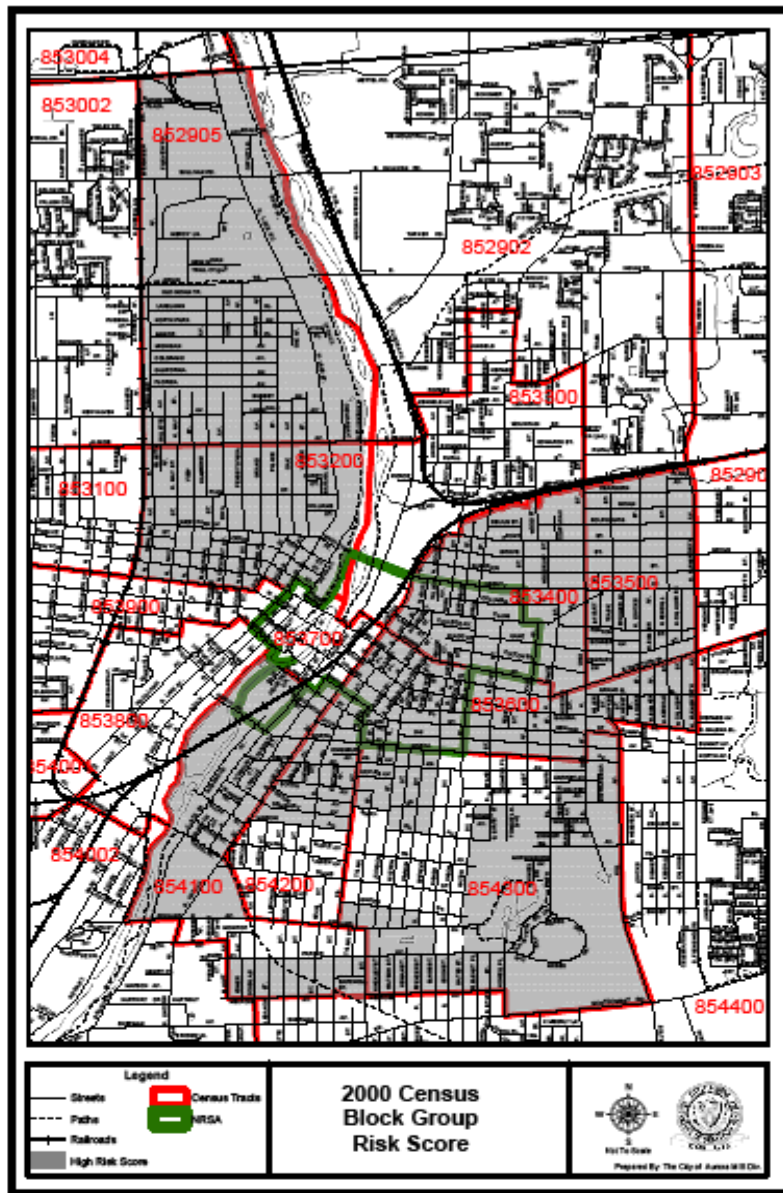
\* denotes census tracts in NRSA

**B. Distribution and Uses of NSP Funds:** Funds will be distributed to the areas of greatest need based on the following need categories identified in Section 2301(c)(2) of HERA.

First, this table identifies census tracts in the City of Aurora with a foreclosure and abandonment risk score of 10.

Census Tract	Block Group
854100	1-4
853500	1-4
853600	1-4
854300	1-7
853400	1-6
853200	1-3
854200	1-4
852905	1-3

The following map overlays the NRSA within the census tracts with the highest foreclosure and abandonment risk scores as identified above.



Second, this table identifies census tracts in the City of Aurora with the highest percentage of homes financed by a subprime mortgage related loan. Fifty percent of loans in these areas are estimated to be high cost loans.

Census Tract	Block Group	Hi Cost Loan Rate
854100	1-4	56.3%
853500	1-4	55%
853600	1-4	54.8%
854300	1-7	53.3%
853400	1-6	51.5%

Third, this table identifies census tracts in the City of Aurora likely to face a significant rise in the rate of home foreclosures. This information is based upon “foreclosure starts” for the 18 month period from January 2007 through June 2008.

Census Tract	Block Group	Predicted 18 Mo. Percentage
854100	1-4	10.1%
853500	1-4	9.9%
853600	1-4	9.8%
854300	1-7	9.6%
853400	1-6	9.4%

**C. Definitions and Descriptions:**

1. “Blighted structure” is defined by the City of Aurora Property Maintenance Code 108.1.1 Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
2. “Affordable rents” shall be the maximum annual allowable high HOME rents as published by HUD. These rents include utilities. A utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent, if the tenant pays utilities.
3. “Current market appraised value” The current market appraised value is the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, subrecipient, developer, or individual homebuyer.
4. “Continued affordability” The City of Aurora will ensure for the longest feasible term, the that sale, rental, or redevelopment of abandoned and foreclosed upon homes and residential properties under this section remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income or for units originally assisted with funds under the requirements of section 2301(f)(3)(A)(ii) to remain affordable to individuals and families whose incomes do not exceed 50 percent of area median income.

NSP assisted units must meet the affordability requirements for not less than the applicable period specified in the Affordability Table. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. For NSP assisted rental units affordability will be enforced by deed restrictions. For NSP assisted home ownership units affordability will be enforced by a land use restriction agreement, except that the affordability restrictions may terminate upon foreclosure or transfer of units. The City of Aurora may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. NSP assisted home ownership units if the home owner sells the interest in the property or fails to occupy the property as their principal residence, the City of Aurora will recapture its NSP investment. The NSP investment, subject to recapture is defined as any deferred mortgage, closing cost, or down payment assistance provided to the homeowner buyer, the amount to be recaptured will be reduced on a prorate basis for the time the home owner has owned and occupied the housing measured against the required affordability period based on the following table.

<b>Affordability Table</b>
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Rental or Home Ownership Housing Activity	Minimum Period of Affordability in Years
Rehabilitation or acquisition of existing housing per unit of HOME funds: Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15
New construction or acquisition of newly constructed housing	20

4. “Housing rehabilitation standards” shall be as set forth in the City of Aurora’s Housing Standards Ordinance No. 001-47 effective 6-5-01, Aurora Building Code - 2000 International Code Council series with Aurora Amendments. A building permit is required to construct, alter, or demolish a structure.

D. Low Income Targeting: The City of Aurora appropriated \$950,000 or 30% of the entitlement amount to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income.

E. Public Comment: A summary of public comments received (December 21, 2009 through January 4, 2010) by the City of Aurora for the proposed NSP Substantial Amendment includes:

The following individuals provided comments during the 15-day public comment period:

Public Comments to be added once received.

The City of Aurora published a notice of public comment in the Beacon News on December 21, 2009. The amendment was available at the Division of Neighborhood Redevelopment office and posted on the City of Aurora website. The public notice, City of Aurora homepage, and all written comments received during the 15-day public comment period are included in Attachment A.

F. NSP Information by Activity: The City of Aurora proposes to use the NSP funds for the seven strategies included in the following budget.

**City of Aurora’s Neighborhood Stabilization Program (NSP) Budget**

<b>Total NSP Allocation</b>	<b>\$3,083,568</b>					
<b>Activity Name</b>	<b>Activity Type</b>	<b>Budget Amount</b>	<b>Benefit Quantity</b>	<b>Benefit Unit</b>	<b>Cost per Benefit</b>	<b>Priority Level</b>
NSP Rental Program	Properties located within High Need Target areas, purchased, rehabbed and then rented to below 50% of median family income	\$950,000	7	Homes	\$150,000	High
NSP Homebuyer Program	Properties located within High Need Target areas, purchased, rehabbed and then sold to below 120% of median family income	\$1,715,000	9	Homes	\$200,000	High
Homebuyer Counseling	Pre-homeownership counseling services	\$25,212	25	Clients	\$1,000	High
NSP Financing Mechanisms for Homebuyer Program	Down payment and closing cost assistance for qualified buyers	\$50,000	10	Clients	\$5,000	Medium
NSP Land Bank	Establish land banks for homes that have been foreclosed upon	\$0	0	N/A	\$0	Medium
NSP Demolition	Demolish blighted structures	\$35,000	3	N/A	\$11,600	Medium
Administration	NSP allows 10% of the allocation and 10% of any program income	\$308,356	5	Years of Admin	\$61,671	Low

Each property purchased with NSP funds must be purchased at a minimum of 1% below the appraised value. The City of Aurora reserves the right to shift funding from one activity to another, as additional areas of greatest needs are identified, and according to availability of suitable properties, agency capacity, project readiness, and ability to meet NSP timeliness requirements.

**Activity #1**

**(1) Activity Name:**

Rental Program (High Priority)

**(2) Activity Type:**

NSP (B) – Purchase, rehabilitate, and rent foreclosed properties CDBG – 24 CFR 570.201(a) Acquisition; 24 CFR 570.202 Eligible rehabilitation and preservation activities

**(3) National Objective:**

24 CFR 570.208(a)(2) Limited clientele activity benefiting low income persons

**(4) Projected Start Date:**

June, 2009

**(5) Projected End Date:**

September, 2010 (committed to specific addresses); activity will continue with realized program income

**(6) Responsible Organizations:**

City of Aurora Neighborhood Redevelopment Division, 44 E. Downer Place, Aurora, IL 60506, (630) 264-3060

(The City of Aurora will partner with additional organizations to carry out this activity)

**(7) Location Description:**

High need census tracts include 854100, 853500, 853600, 853700, 854300, 853400, 853200, 854200, 852905.

**(8) Activity Description:**

This activity will address neighborhood stabilization through purchase, rehabilitation, and rental of foreclosed properties to very low-income households at or below 50% of area median income. Prior to purchasing foreclosed properties the city will establish property selection criteria to determine housing market and neighborhood stabilization needs. All properties acquired under this activity must meet the required purchase discount of at least 1% less than current market appraised value. The City of Aurora reserves the right to subcontract with partner agencies to complete this activity. All subcontracts shall conform to 24 CFR 85, and in particular 24 CFR 85.36. As program income is received from NSP activities, neighborhood stabilization through rental activity may be expanded to include additional properties.

**(9) Total Budget:**

\$950,000 public NSP funds for the purchase, closing costs, rehabilitation, carrying costs, and project delivery costs directly related to each purchase.

**(10) Performance Measures:**

7 units of housing acquired, rehabilitated, and rented to households that are below 50% of median family income.

**Activity #2**

**(1) Activity Name:**

Home buyer Program (High Priority)

**(2) Activity Type:**

NSP (A) – Development of financing mechanisms, NSP (B) – Purchase, rehab, sale of foreclosed properties; CDBG – 24 CFR 570.201(a) Acquisition; 24 CFR 570.202 Rehabilitation; 24 CFR 570.2012(n) Direct Homeownership Assistance; 24 CFR 570.201(b) Disposition, NSP (D) - Demolish blighted structures and NSP (E) - Redevelop demolished or vacant properties; CDBG – 24 CFR 570.201(a) Acquisition; 24 CFR 570.201(b) Disposition; 24CFR 570.201(d) Clearance for blighted structures only; 24 CFR 570.201(c) public facilities and improvements.

**(3) National Objective:**

24 CFR 570.208(a)(2) Limited clientele activity benefiting low and moderate income persons (up to 120% of MFI permitted under NSP)

**(4) Projected Start Date:**

June, 2009

**(5) Projected End Date:**

September, 2010 (committed to specific addresses); activity will continue with realized program income

**(6) Responsible Organizations:**

City of Aurora Neighborhood Redevelopment Division, 44 E. Downer Place, Aurora, IL 60506, (630) 264-3060

(The City of Aurora will partner with additional organizations to carry out this activity)

**(7) Location Description:**

High need census tracts include 854100, 853500, 853600, 853700, 854300, 853400, 853200, 854200, 852905.

**(8) Activity Description:**

This activity will address neighborhood stabilization efforts in the census tracts listed above through purchase, rehabilitation, and re-sale of foreclosed, abandoned or vacant properties. Prior to purchasing properties the city will establish property selection criteria to determine housing market and neighborhood stabilization needs. Homes purchased will ultimately become available for single-family homeownership. All properties acquired under this activity must meet the required purchase discount of at least 1% less than current market appraised value. The City of Aurora reserves the right to subcontract with partner agencies to complete this activity. All subcontracts shall conform to 24 CFR 85, and in particular 24 CFR 85.36. As program income is received, neighborhood stabilization through homebuyer activity may be expanded to additional census tracts as funds permit. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time, as determined in the sole discretion of the City of Aurora, such home may be temporarily rented to a household at less than 120% MFI and sold at a later date or leased with option to buy to an income qualified household.

**(9) Total Budget:**

\$1,715,000 in NSP funds are earmarked for the purchase, rehabilitation and re-sale of foreclosed, abandoned or vacant properties. This budget includes purchase of home, closing costs, rehabilitation costs, carrying costs until sale, project delivery costs directly attributable to a specific address, and closing costs at resale.

**(10) Performance Measures:**

9 units of housing acquired, rehabilitated, and sold to eligible households that are at or below 120% of median family income.

**Activity #3**

**(1) Activity Name:**

Homebuyer Counseling (High Priority)

**(2) Activity Type:**

NSP (B) Purchase, rehab, and re-sell foreclosed properties (homebuyer counseling is required); CDBG – 24 CFR 570.201(e) Public services for housing counseling and NSP (E) - Redevelop demolished or vacant properties; CDBG – 24 CFR 570.201(a) Acquisition; 24 CFR 570.201(b) Disposition; 24CFR 570.201(d) Clearance for blighted structures only; 24 CFR 570.201(c) public facilities and improvements.

**(3) National Objective:**

24 CFR 570.208(a)(2) Limited clientele activity benefiting low and moderate income persons (up to 120% of MFI permitted under NSP)

**(4) Projected Start Date:**

December, 2009

**(5) Projected End Date:**

July 30, 2013

**(6) Responsible Organizations:**

Joseph Corporation, 32 S. Broadway, Aurora, IL 60506 has shown the capacity to provide counseling and develop a list of eligible homebuyers.

(The City of Aurora will partner with additional organizations to carry out this activity if needed)

**(7) Location Description:**

High need census tracts include 854100, 853500, 853600, 853700, 854300, 853400, 853200, 854200, 852905.

**(8) Narrative:**

This activity will provide the homebuyer counseling required under the NSP. Counseling services must include at least eight hours of homeownership counseling, individual financial literacy assistance, individual case management, and follow-up. The City of Aurora reserves the right to subcontract with partner agencies to complete this activity. All subcontracts shall conform to 24 CFR 85, and in particular 24 CFR 85.36.

**(9) Total Budget:**

\$25,212 of public NSP funds earmarked for this activity. Homebuyer counseling to produce 9 qualified buyers.

**(10) Performance Measures:**

100% of homebuyers under the NSP program must complete at least eight (8) hours of homebuyer counseling. A pool of eligible homebuyers must be created.

**Activity #4**

<p><b>(1) Activity Name:</b> Financing Mechanisms for Purchase and Redevelopment (Medium Priority)</p>
<p><b>(2) Activity Type:</b> NSP (A) – Development of financing mechanisms, NSP (B) – Purchase of foreclosed properties; CDBG – 24 CFR 570.201(a) Acquisition; 24 CFR 570.202 Rehabilitation; 24 CFR 570.2012(n) Direct Homeownership Assistance and (E) - Redevelop demolished or vacant properties; CDBG – 24 CFR 570.201(a) Acquisition; 24 CFR 570.201(b) Disposition; 24CFR 570.201(d) Clearance for blighted structures only; 24 CFR 570.201(c) public facilities and improvements.</p>
<p><b>(3) National Objective:</b> 24 CFR 570.208(a)(2) Limited clientele activity benefiting low and moderate income persons (up to 120% of MFI permitted under NSP)</p>
<p><b>(4) Projected Start Date:</b> June, 2009</p>
<p><b>(5) Projected End Date:</b> September, 2010, but activity will continue with program income</p>
<p><b>(6) Responsible Organizations:</b> City of Aurora, Division of Neighborhood Redevelopment, 44 E. Downer Place, Aurora, IL 60506, (630) 264-3060 (The City of Aurora will partner with additional organizations to carry out this activity)</p>
<p><b>(7) Location Description:</b> High need census tracts include 854100, 853500, 853600, 853700, 854300, 853400, 853200, 854200, 852905.</p>
<p><b>(8) Activity Description:</b> This activity will address neighborhood stabilization efforts in the identified high need census tracts through purchase, rehabilitation, and re-sale of foreclosed, abandoned or vacant properties. Homes purchased will ultimately become available for single-family homeownership. Homebuyers will be required to receive home purchaser counseling from a HUD certified counseling agency prior to purchase. A financing mechanism will provide a deferred loan at 0% for down payment and closing cost assistance. The City of Aurora reserves the right to subcontract with partner agencies to complete this activity. All subcontracts shall conform to 24 CFR 85, and in particular 24 CFR 85.36.</p>
<p><b>(9) Total Budget:</b> \$50,000 public NSP funds for down payment and closing costs assistance</p>
<p><b>(10) Performance Measures:</b> Down payment and closing costs assistance applied to 10-12 previously foreclosed homes purchased by households at or below 120% of median family income.</p>

**Activity #5**

**(1) Activity Name:**

Land Bank (Medium Priority)

**(2) Activity Type:**

NSP (C) – Establish land banks for foreclosed upon homes; CDBG – 24 CFR 570.201(a) Acquisition; 24 CFR 570.201(b) Disposition

**(3) National Objective:**

24 CFR 570.208(a)(2) Limited clientele activity benefiting low and moderate income persons (up to 120% of MFI permitted under NSP)

**(4) Projected Start Date:**

June, 2009

**(5) Projected End Date:**

September, 2010

**(6) Responsible Organizations:**

City of Aurora, Division of Neighborhood Redevelopment, 44 E. Downer Place, Aurora, IL 60506, (630) 264-3060

(The City of Aurora will partner with additional organizations to carry out this activity)

**(7) Location Description:**

High need census tracts include 854100, 853500, 853600, 853700, 854300, 853400, 853200, 854200, 852905.

**(8) Activity Description:**

This activity will allow the establishment of land banks for foreclosed upon homes. The specific neighborhoods within the identified high need target areas will be determined through a housing market analysis and neighborhood redevelopment needs.

Properties acquired for land banking purposes will then become part of Activity #1, Rental Program, Activity #2, Homebuyer Program, or Activity #6, Demolition. The City of Aurora reserves the right to subcontract with partner agencies to complete this activity. All subcontracts shall conform to 24 CFR 85, and in particular 24 CFR 85.36.

**(9) Total Budget:**

\$0 public NSP funds. Leveraging to be determined. If it is determined that establishment of a land bank would be a beneficial use of NSP funds, NSP funds will be transferred to this activity from another activity.

**(10) Performance Measures:**

Performance measures will be determined when and if this activity is funded.

**Activity #6**

**(1) Activity Name:**

Demolition (Medium Priority)

**(2) Activity Type:**

NSP (D) Demolish blighted structures.

**(3) National Objective:**

24 CFR 570.208(a)(2) Limited clientele activity benefiting low and moderate income persons (up to 120% of MFI permitted under NSP); there is potential for area-wide benefit under 24 CFR 570.208(a)(1) at the discretion of HUD.

**(4) Projected Start Date:**

June, 2009

**(5) Projected End Date:**

September, 2010

**(6) Responsible Organizations:**

City of Aurora, Division of Neighborhood Redevelopment, 44 E. Downer Place, Aurora, IL 60506, (630) 264-3060

(The City of Aurora will partner with additional organizations to carry out this activity)

**(7) Location Description:**

High need census tracts include 854100, 853500, 853600, 853700, 854300, 853400, 853200, 854200, 852905.

**(8) Activity Description:**

This activity will allow the demolition of blighted structures within the identified high need target areas. The City of Aurora reserves the right to subcontract with partner agencies to complete this activity. All subcontracts shall conform to 24 CFR 85, and in particular 24 CFR 85.36.

**(9) Total Budget:**

\$35,000 public NSP funds. Leveraging to be determined. If it is determined that demolition and/or redevelopment would be a beneficial use of NSP funds, NSP funds will be transferred to this activity from another activity.

**(10) Performance Measures:**

3 structures will be demolished within the NSP target areas.

**Activity #7**

**(1) Activity Name:**

Administration (Low Priority)

**(2) Activity Type:**

NSP allows 10% of initial allocation, and 10% of program income, to be used for general administration and planning activities (Federal Register, Vol. 73, No. 194, II. H.)  
CDBG – 24 CFR 570.205 and 24 CFR 570.206

**(3) National Objective:**

To administer activities that benefit low and moderate income persons under 24 CFR 570.208(a)(2) and potentially under 24 CFR 570.208(a)(1) (up to 120% of MFI permitted under NSP)

**(4) Projected Start Date:**

October, 2008 (Federal Register, Vol. 73, No. 194, II. C. allows reimbursement for pre-award costs)

**(5) Projected End Date:**

July 30, 2013; however, monitoring of projects and receipt of program income through recapture will continue past July 30, 2013.

**(6) Responsible Organization:**

City of Aurora, Division of Neighborhood Redevelopment, 44 E. Downer Place, Aurora, IL 60506,  
(630) 264-3060  
(The City of Aurora will partner with additional organizations to carry out this activity)

**(7) Location Description:**

High need census tracts include 854100, 853500, 853600, 853700, 854300, 853400, 853200, 854200, 852905.

**(8) Narrative:**

This activity will provide the general administration and planning for the NSP.

**(9) Total Budget:**

\$300,830 public NSP funds over the five year program period, beginning with pre-award activities as of September 29, 2008. Should this activity not require the allowed amount of administration funds, these funds may be re-assigned to any of the above activities and such re-assignment shall not be considered a Substantial Amendment to the Action Plan. The City of Aurora reserves the right to subcontract with partner agencies to complete this activity. All subcontracts shall conform to 24 CFR 85, and in particular 24 CFR 85.36.

**(10) Performance Measures:**

The City of Aurora will accurately administer NSP activities while spending 100% of the funds.