



The City of Aurora Rental Assistance Program provides assistance to low-moderate income households in the form of a grant that will be used to pay landlords for past due rent on a tenant's behalf. Funds are made available through the City of Aurora's Community Development Block Grant Program and the Community Development Block Grant – COVID-19 Program and is administered by the Community Development Division.

Frequently Asked Questions

How much funding does the program have available? \$500,000 is available for distribution.

Must I have experienced a loss or reduction of income due to COVID-19? Yes, applicants must demonstrate a loss or reduction of income due to COVID-19 and a need for assistance.

Who is eligible to apply? City of Aurora residents who meet the following criteria are eligible to apply:

- Current signed lease agreement for a rental house or apartment licensed with the City of Aurora.
- Can demonstrate a loss or reduction of income due to COVID-19 and need for assistance.
- Total household gross annual income (all household members), is \leq 80% Area Median Income (see chart to right).
- Demonstrate financial ability to pay future rent without assistance.
- Provide verification past due rent is owed.

Household Size	Maximum Income
1	\$51,000
2	\$58,250
3	\$65,550
4	\$72,800
5	\$78,650
6	\$84,450
7	\$90,300
8	\$96,100

# of Bedrooms	Maximum Per Month
0 (Studio)	\$956
1	\$1,076
2	\$1,248
3	\$1,585
4	\$1,888

What is the maximum amount I can receive? Grants are awarded based upon demonstrated financial need. Renters may apply for up to 2 months of past due rent for the bedroom unit size maximum, as defined by the Fair Market Rent (see chart on left). When the grant program terms have been fully met, payment will be issued directly to the applicant's landlord.

What if I owe more than 2 months of past due rent? If selected in the lottery and applicants owe more than 2 months of past due rent, applicants must demonstrate they have an agreement or approved plan with their landlord that documents how additional past due rent will be addressed. Plans may be in the form of a payment plan, forgiven past due rent, or other solution agreed upon by the tenant and landlord. Applicants must also demonstrate their ability to pay future rent payments based on documented household income, including future monthly rent payments received from other rental assistance programs.

City of Aurora

Rental Assistance Program FAQs



Will I have to repay the funds received? No, repayment is not necessary from the tenant or the landlord.

How do I apply for the Emergency Rental Assistance Program? Complete an application and submit all required documents via the online application portal on our website; download an application from our website; or pick up an application in the lobby at Aurora City Hall located at 44 E. Downer Place, Aurora, IL 60507 on Mondays, Wednesdays, or Fridays from 9:00 AM – 5:00 PM (City Hall is open only to senior citizens from 8:00 AM – 9:00 AM). Submit your completed application with required documentation by mail postmarked by August 31, 2020 or drop off at City Hall to the attention of the Community Development Division.

What is the application deadline? Online applications must be submitted by 5:00 PM on August 31, 2020. Applications dropped off or mailed to the City of Aurora must be postmarked on or before August 31st. No exceptions.

Can I submit an application without the required documents?

Applications that do not include sufficient documentation to determine eligibility are considered substantially incomplete and will be rejected.

If I received rental assistance through other programs such as a state rental assistance program am I still eligible? Yes, you may apply to the Emergency Rental Assistance Program. However, Emergency Rental Assistance Program funds may only be used for past due rent not requested or covered from other funding sources.

Why do I have to share financial records? The City of Aurora collects household income information to ensure financial support benefits low and moderate income households and to demonstrate a need for assistance.

Which tenants are NOT eligible to apply?

- Tenants who reside at an address not within the city limits of Aurora, IL.
- Tenants whose households have gross annual income greater maximum income limits.
- Tenants who do not have a current lease agreement.
- Tenants who are current on their rent payments.
- Tenants who cannot demonstrate the ability to pay future rent.
- Tenants with more than 2 months past due rent (see above)
- Tenants who live in a hotel/motel.
- Tenants residing in public housing or receiving Section 8/Housing Choice Voucher.
- Tenants who demonstrate a cash reserve equivalent to 4 months of rent or \$5,000, whichever is lower.

City of Aurora

Rental Assistance Program FAQs



What units/landlords are NOT eligible?

- Units in unincorporated Aurora.
- Units not licensed with the City of Aurora.
- Landlords who do not agree, or fail to provide documents necessary, to accept rent payments from the City of Aurora on behalf of the applicant household.
- Landlords that do not submit required documents to receive payment.

Does my landlord have to participate in my application? The submittal of your application does not require your landlord's participation; however, if you are approved to receive assistance, your landlord must provide and agree to the following:

- Landlords must provide a W-9 Form to the City of Aurora if an applicant is selected to receive assistance.
- Landlords must agree to accept rental payment from the City on behalf of the tenant.

How do I know if I am located in an unincorporated area of Aurora?

From the City of Aurora's home page, enter your address into the "My Place" app (<https://gis.aurora-il.org/portal/apps/InformationLookup/index.html?appid=d2b24733bcb44d52a55b054d37e6116e>) to review your zoning status. A zoning status of "OUTSD" indicates that your address is located in an unincorporated area of Aurora.

What criteria will be utilized to select awardees? A lottery system will be utilized to determine the order applications are reviewed. After the lottery is completed, underwriting will take place to make awards until the funding is exhausted.

When will I be notified if I was selected? Following the application deadline, the City of Aurora will qualify applicants, ensure necessary documentation is received, and notify all awarded and denied applicants via email (or USPS if applicant does not have email) on a rolling basis until all funds have been exhausted.

Who do I contact with questions regarding the program? Please submit questions to cdbginfo@aurora-il.org or call 630-256-3320 and a program administrator will respond to your inquiry. For assistance in Spanish, please contact Aurora Customer Service at 630-256-4636(INFO).

Applicants can access all program information from the Neighborhood Redevelopment webpage on the City of Aurora's website at <https://www.aurora-il.org/1175/Neighborhood-Redevelopment>.