

Grantee: Aurora, CO

Grant: B-08-MN-08-0001

April 1, 2014 thru June 30, 2014 Performance Report



Grant Number:

B-08-MN-08-0001

Obligation Date:

03/04/2009

Award Date:**Grantee Name:**

Aurora, CO

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$4,474,097.00

Grant Status:

Active

QPR Contact:

Jeff Hancock

LOCCS Authorized Amount:

\$4,474,097.00

Estimated PI/RL Funds:

\$3,538,025.60

Total Budget:

\$8,012,122.60

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Aurora focused its NSP1 efforts in those areas described in its initial NSP1 application, particularly in the northern part of the city where the effects of the foreclosure crisis have been felt the most. Twenty two of the twenty nine homes Aurora rehabilitated and resold were located in "Original Aurora", an area located between 6th Avenue to the south and 26th Avenue to the north, and Yosemite Street to the west and Interstate 225 to the east.

Distribution and and Uses of Funds:

The City of Aurora acquired a total of 29 single family properties for rehabilitation and resale. All twenty nine properties were sold to new homeowners. One multi-family property consisting of two 12-unit buildings was purchased and completely rehabilitated. Construction work on that property was completed in December 2011. A second multi-family property was rehabilitated for use by a local non-profit organization with a combination of NSP funds from the city of Aurora and another Colorado NSP grantee.

One new single family home will be acquired with a combination of Aurora's NSP1 and NSP3 grant dollars at the end of July. Rehabilitation on the home will begin in late summer and we hope to have all work completed by the end of the year.

All of Aurora's NSP1 grant funds have been expended and drawn at this time. Recently received program income will be expended and drawn by early August.

Definitions and Descriptions:

The Neighborhood Stabilization Program requires that all households assisted with NSP funds have income no greater than 120% of the area median income (AMI). A minimum of 25% of the city of Aurora's NSP funds will be used to assist households with income no greater than 50% of AMI. HUD annually publishes income levels for households at the 50% and 120% AMI levels, adjusted for household size.

The City of Aurora's 2008 Community Development Annual Action Plan Substantial Plan Amendment defines blighted structures and affordable rents as they are applied in its Neighborhood Stabilization Program. The Plan also provides a description for continued affordability and housing rehabilitation standards.

Low Income Targeting:

The City of Aurora has exceeded the 25% set aside requirement of the NSP1 program. Aurora spent over \$2.5 million, or nearly 57% of its original NSP1 grant, on activities benefitting individuals or families at or below 50% AMI. In addition, the expenses represent 32% of Aurora's total NSP1 budget, which includes both original grant funds and program income received from the sale of properties.

Acquisition and Relocation:

No tenants were relocated from any City of Aurora NSP1 properties during the second quarter of 2014.



Public Comment:

The City of Aurora has received no public comments on its NSP1 program in the last three months.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,941,989.00
Total Budget	\$0.00	\$7,941,989.00
Total Obligated	\$0.00	\$7,941,989.00
Total Funds Drawdown	\$0.00	\$7,941,989.00
Program Funds Drawdown	\$0.00	\$4,474,097.00
Program Income Drawdown	\$0.00	\$3,467,892.00
Program Income Received	\$0.00	\$3,467,892.00
Total Funds Expended	\$0.00	\$7,941,989.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$671,114.55	\$0.00
Limit on Admin/Planning	\$447,409.70	\$744,630.82
Limit on State Admin	\$0.00	\$744,630.82

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,118,524.25	\$2,633,794.11

Overall Progress Narrative:

The second quarter of 2014 showed the first activity in the city of Aurora's NSP1 program in a year. During the quarter Aurora sold a rehabilitated single family home that had been acquired in 2013 with funds from both its NSP1 and NSP3 programs. Per guidance received from HUD, program income from that sale was split between the NSP1 and NSP3 programs based on the amount invested into the acquisition and rehabilitation of the home from each source. Program income received back into the NSP1 program from the sale of that property totaled \$61,842.80. Aurora also received full payment on a homebuyer assistance loan made in 2011 in the amount of \$8,290.80. Funds from those sources were not deposited until early July and thus will not show until the 3rd quarter 2014 QPR. Aurora will be closing on the purchase of another vacant and foreclosed home at the end of July and will again use funds from both its NSP1 and NSP3 programs to fund the acquisition. All available NSP1 program income will be used towards the acquisition, leaving Aurora's NSP1 program fully spent down



once again. That expense will be drawn in early August.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP0001, Acquisition/Rehabilitation and Resale Program	\$0.00	\$5,087,946.89	\$3,135,772.04
NSP0002, Homeownership Downpayment Assistance	\$0.00	\$280,410.02	\$104,247.81
NSP0003, Rental Acquisition and Rehabilitation/Demolition	\$0.00	\$1,829,001.27	\$824,151.63
NSP0004, Rental Acquisition and Demolition	\$0.00	\$0.00	\$0.00
NSP0005, Acquisition and Demolition - Homeownership	\$0.00	\$0.00	\$0.00
NSP0006, Administration	\$0.00	\$744,630.82	\$409,925.52



Activities

Project # / Title: NSP0001 / Acquisition/Rehabilitation and Resale Program

Grantee Activity Number: NSP-031
Activity Title: 3175 Worchester Street

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

01/31/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$65,611.56
Total Budget	\$0.00	\$65,611.56
Total Obligated	\$0.00	\$65,611.56
Total Funds Drawdown	\$0.00	\$65,611.56
Program Funds Drawdown	\$0.00	\$65,611.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$65,611.56
City of Aurora	\$0.00	\$65,611.56
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a single family home at 3175 Worchester Street, Aurora, Colorado. The property was purchased in February 2013.

The following items were replaced, repaired or installed as part of this project: removal of rear addition to home and reconstruction of rear porch, roof replacement, coil wrap of fascia and soffits, gutter system replacement, concrete flatwork, E-star vinyl window replacement, basement egress window installation, entry door replacement, patio door installation, perimeter drainage correction, sprinkler system replacement, drywall installation, electrical service upgrade, interior door replacement, attic insulation addition, sheet vinyl flooring installation, kitchen cabinet/countertop replacement, new kitchen sink, disposal, range hood, dishwasher and backsplash installation, bathtub and shower surround replacement, new bathroom sink and toilet installation, carpet installation and baseboard replacement, plumbing upgrades and repairs, E-star water heater installation, new 90% efficient furnace installation, garage door replacement, and exterior wall insulation.

Location Description:



Activity Progress Narrative:

The property at 3175 Worchester Street sold to a new homeowner during the second quarter of 2014. Program income was split between Aurora's NSP1 and NSP3 programs per guidance received from HUD. That program income was not deposited until early July and will not be reflected in Aurora's QPR until the third quarter report.

As has happened in the past, a glitch in the DRGR system is not allowing race and income information to be entered for the buyer of this property. The property was sold to buyers who reported their race and ethnicity to be white and hispanic. The buyers had income below 50% of the area median income. Aurora will continue to attempt to enter this information in the DRGR system during the 3rd quarter of 2014 so that it appears in the next QPR.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		1/1	
# of Parcels acquired voluntarily	1		1/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		1/1	
# of Singlefamily Units	1		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

