

**Grantee: Aurora, CO**

**Grant: B-08-MN-08-0001**

**January 1, 2013 thru March 31, 2013 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:**

Submitted - Await for Review

**Grant Amount:**

\$4,474,097.00

**Grant Status:**

Active

**QPR Contact:**

Jeff Hancock

**Estimated P/RL Funds:**

\$3,467,892.00

**Total Budget:**

\$7,941,989.00

## 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 one of the twenty eight 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 28 single family properties for rehabilitation and resale. All twenty eight 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. All expenses incurred to date in the NSP1 program have now been drawn. We anticipate spending and drawing down the small remaining balance of NSP1 grant funds in the second quarter of 2013.

**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 spent nearly \$2.8 million, or almost 65% of its original NSP1 grant, on activities benefitting individuals or families at or below 50% AMI. Those expenses came from funds available in both the original grant 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 first quarter of 2013.

**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**

<b>Total Projected Budget from All Sources</b>	N/A	\$7,941,989.00
<b>Total Budget</b>	\$0.00	\$7,941,989.00
<b>Total Obligated</b>	\$0.00	\$7,941,989.00
<b>Total Funds Drawdown</b>	\$68,653.70	\$7,941,694.85
<b>Program Funds Drawdown</b>	\$68,653.70	\$4,473,802.85
<b>Program Income Drawdown</b>	\$0.00	\$3,467,892.00
<b>Program Income Received</b>	\$0.00	\$3,467,892.00
<b>Total Funds Expended</b>	\$68,653.70	\$7,941,694.85
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

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

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,118,524.25	\$2,750,706.87

## Overall Progress Narrative:

The City of Aurora acquired one new vacant and foreclosed property in the first quarter of 2013. This acquisition was financed with a combination of Aurora's remaining available NSP1 program funds and available NSP3 program funds. Per guidance we have received from HUD, once the property is rehabilitated and sold to a new homeowner, a proportionate share of the program income from the sale will be returned to Aurora's NSP1 program.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP0001, Acquisition/Rehabilitation and Resale Program	\$65,317.41	\$5,087,689.22	\$3,135,477.89
NSP0002, Homeownership Downpayment Assistance Financing	\$0.00	\$280,410.02	\$104,247.81
NSP003, Rental Acquisition and Rehabilitation/Demolition	\$0.00	\$1,829,001.27	\$824,151.63



NSP004, Rental Acquisition and Demolition	\$0.00	\$0.00	\$0.00
NSP005, Acquisition and Demolition - Homeownership	\$0.00	\$0.00	\$0.00
NSP006, Administration	\$3,336.29	\$744,888.49	\$409,925.52



## Activities

<b>Grantee Activity Number:</b>	<b>NSP-031</b>
<b>Activity Title:</b>	<b>3175 Worchester Street</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP0001

**Projected Start Date:**

01/31/2013

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation and Resale Program

**Projected End Date:**

12/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Aurora

Overall	Jan 1 thru Mar 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$65,353.89
<b>Total Budget</b>	\$0.00	\$65,353.89
<b>Total Obligated</b>	\$0.00	\$65,353.89
<b>Total Funds Drawdown</b>	\$65,317.41	\$65,317.41
<b>Program Funds Drawdown</b>	\$65,317.41	\$65,317.41
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$65,317.41	\$65,317.41
City of Aurora	\$65,317.41	\$65,317.41
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This property was acquired with a combination of Aurora's remaining NSP1 program funds and available NSP3 funds. The property will be rehabilitated and then resold to a new homeowner sometime in the fall of 2013.

**Location Description:**

3175 Worchester Street Aurora, Colorado 80011

**Activity Progress Narrative:**

The City of Aurora acquired this property in February 2013 for eventual rehabilitation and resale to a new homeowner. Once construction is complete, the home will have 4 bedrooms and 2 bathrooms with a 1 car attached garage. A description of work for the rehabilitation of the home is being finalized and the project will be put out to bid in April. Construction should be complete by the end of August.

**Accomplishments Performance Measures**

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	0/1



# of Parcels acquired voluntarily	0	0/1
-----------------------------------	---	-----

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	County	State	Zip	Status / Accept
3175 Worchester St	Aurora		Colorado	80011-2026	Match / Y

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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



**Grantee Activity Number:** NSP006

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP006

**Projected Start Date:**

01/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Aurora Community Development

**Overall**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$744,888.49
<b>Total Budget</b>	\$0.00	\$744,888.49
<b>Total Obligated</b>	\$0.00	\$744,888.49
<b>Total Funds Drawdown</b>	\$3,336.29	\$744,630.82
<b>Program Funds Drawdown</b>	\$3,336.29	\$409,925.52
<b>Program Income Drawdown</b>	\$0.00	\$334,705.30
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,336.29	\$744,630.82
City of Aurora Community Development	\$3,336.29	\$744,630.82
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity pertains to program administration only.

**Location Description:**

9898 E. Colfax Avenue  
Aurora, CO 80010

**Activity Progress Narrative:**

The City of Aurora continues to incur minimal administrative expenses with respect to its NSP1 program for items such as monitoring completed projects and updating quarterly performance reports. We anticipate all available administrative funds to be spent and drawn in the second quarter of 2013.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Colorado	-	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---

