

Grantee: Aurora, CO

Grant: B-08-MN-08-0001

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-08-MN-08-0001

Obligation Date:

03/04/2009

Award Date:**Grantee Name:**

Aurora, CO

Contract End Date:

03/04/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$4,474,097.00

Grant Status:

Active

QPR Contact:

Jeff Hancock

Estimated P/RL Funds:

\$2,840,000.00

Total Budget:

\$7,314,097.00

Disasters:

Declaration Number

No Disasters Found

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. Once final numbers are reconciled and several pending drawdowns are made, Aurora's NSP1 program will essentially be complete.

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:

When the final numbers are in, the city of Aurora will have spent well over \$2 million, or 45% of its NSP1 grant, on activities benefitting individuals or families at or below 50% AMI. The \$2 million has come from a combination of program funds and program income. That number will be finalized once all expenses are reconciled and entered in DRGR.

Acquisition and Relocation:

No tenants were relocated from any city of Aurora NSP1 properties during the second quarter of 2012.

Public Comment:

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

Overall**Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$6,686,209.21



Total Budget	\$0.00	\$6,686,209.21
Total Obligated	\$0.00	\$6,686,209.21
Total Funds Drawdown	\$0.00	\$6,345,918.62
Program Funds Drawdown	\$0.00	\$3,849,918.77
Program Income Drawdown	\$0.00	\$2,495,999.85
Program Income Received	\$0.00	\$2,838,621.70
Total Funds Expended	\$0.00	\$5,210,064.16
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	\$527,597.81
Limit on State Admin	\$0.00	\$527,597.81

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,118,524.25	\$1,779,254.67

Overall Progress Narrative:

At this time all activity in Aurora's NSP1 program is essentially complete. The final activity in the program, the rehabilitation of a 24 unit multi-family property in north Aurora, is complete and the transfer of that property to a local non-profit agency occurred in April 2012. Once final numbers for the program are reconciled and remaining draws are performed, the program will be closed out.

Some of the numbers for activities NSP-026 and NSP006 continue to report incorrectly (activity budget, funds expended, etc.). All numbers will be reconciled and corrected in conjunction with final draws and the submission of the final QPR.

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	\$4,907,263.37	\$2,988,823.69
NSP0002, Homeownership Downpayment Assistance Financing	\$0.00	\$266,886.42	\$49,340.72
NSP003, Rental Acquisition and Rehabilitation/Demolition	\$0.00	\$857,549.07	\$491,257.90



NSP004, Rental Acquisition and Demolition	\$0.00	\$0.00	\$0.00
NSP005, Acquisition and Demolition - Homeownership	\$0.00	\$0.00	\$0.00
NSP006, Administration	\$0.00	\$654,510.35	\$320,496.46



Activities

Grantee Activity Number:	NSP-026
Activity Title:	11762 and 11792 E. 16th Avenue

Activity Category:

Acquisition - general

Project Number:

NSP003

Projected Start Date:

04/26/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rental Acquisition and Rehabilitation/Demolition

Projected End Date:

11/30/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,734,450.53
Total Budget	\$0.00	\$1,734,450.53
Total Obligated	\$0.00	\$762,998.33
Total Funds Drawdown	\$0.00	\$591,495.86
Program Funds Drawdown	\$0.00	\$425,579.16
Program Income Drawdown	\$0.00	\$165,916.70
Program Income Received	\$0.00	\$36,681.00
Total Funds Expended	\$0.00	\$1,462,998.33
City of Aurora Community Development	\$0.00	\$1,462,998.33
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a multi-family property at 11762 and 11792 E. 16th Avenue, Aurora, Colorado. The property was purchased in May 2010.

All units in both buildings will be completely rehabilitated. Aurora plans to partner with a local non-profit agency once construction is complete to provide housing for that agency's clients at or below 50% of area median income.

The following items will be repaired, replaced or installed as part of this project in both buildings:

Upgrade electrical service and wiring throughout buildings, install new plumbing, heating and hot water systems, replace subfloors, repair concrete floors, repair and replace wall framing, insulate all perimeter walls and ceilings, install sound insulation between ceiling joists, install drywall through buildings, install new interior doors, install new bathtubs, tub and shower fixtures, ceramic tile, sinks, and toilets in all units, install new cabinets and countertops, sinks, garbage disposals, and range hoods in all kitchen units, install new baseboard in all units, paint entire interior of buildings, install vinyl plank flooring in all units, install entry tile at building entrances and new rubber treads on all common stairways, install carpet in all common areas, install new Energy Star Rated appliances in kitchen units, install new light fixtures in units and common areas, install air conditioners in all units, install window blinds in all units, install new interior stair rails, install new E-Star and Low E windows in all units, install new windows and entry doors at front and rear of both buildings, replace existing parking lot, provide new landscaping of entire property, install new lawn and shrub sprinkler system, install new exterior stair rails at entrance to buildings, and install new steel fence at property lines.

Location Description:

11762 and 11792 E. 16th Avenue, Aurora, Colorado 80010.



Activity Progress Narrative:

The rehabilitation of this property was completed in December 2011. The property was turned over to a local non-profit for the use of their clients in April 2012. The non-profit will own and operate the property going forward.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/2	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired voluntarily	0		0/2	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	24/24	0/0	24/24	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	24/24	0/0	24/24	100.00

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	



Grantee Activity Number:	NSP006
Activity Title:	Administration

Activity Category:

Administration

Project Number:

NSP006

Projected Start Date:

01/01/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

01/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora Community Development

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$744,888.49
Total Budget	\$0.00	\$744,888.49
Total Obligated	\$0.00	\$654,510.35
Total Funds Drawdown	\$0.00	\$527,597.81
Program Funds Drawdown	\$0.00	\$320,496.46
Program Income Drawdown	\$0.00	\$207,101.35
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$404,392.82
Match Contributed	\$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:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



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

