

Grantee: Aurora, CO

Grant: B-08-MN-08-0001

July 1, 2012 thru September 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:

\$3,467,892.00

Total Budget:

\$7,941,989.00

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.

Final numbers have now been reconciled and we are in the process of making our final draws. Those draws should be completed by early November. Plans are being discussed for the small amount of NSP1 funds that will remain. One option being considered is to combine the remaining NSP1 money with NSP3 money to fund the acquisition and rehabilitation of an additional single family home in our NSP3 program.

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 \$3 million, or almost 65% of its original NSP1 grant, on activities benefitting individuals or families at or below 50% AMI. The \$3 million in 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 third quarter of 2012.

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	\$7,915,842.33
Total Budget	\$39,619.58	\$7,915,842.33
Total Obligated	\$39,619.58	\$6,725,828.79
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	\$400,000.00	\$5,610,064.16
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	\$2,796,256.34

Overall Progress Narrative:

All activity in Aurora's NSP1 program is now complete and final draws are in the process of being made. Final obligations and expenditures by activity are being adjusted in DRGR in October 2012 and will report correctly on the 4th quarter 2012 quarterly performance report. The current quarter QPR is showing funds drawn as greater than funds expended, which is not accurate. In addition, the total projected budget from all sources is reporting incorrectly.

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	\$5,535,151.16	\$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-001
Activity Title: NSP-001 1201 Elmira St

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

03/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

01/31/2010

Completed Activity Actual End Date:

03/25/2010

Responsible Organization:

City of Aurora Community Development

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$168,315.39
Total Budget	\$0.00	\$168,315.39
Total Obligated	\$0.00	\$168,315.39
Total Funds Drawdown	\$0.00	\$168,315.39
Program Funds Drawdown	\$0.00	\$168,315.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$97,944.62
Total Funds Expended	\$0.00	\$168,315.39
City of Aurora Community Development	\$0.00	\$168,315.39
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a single family home at 1201 Elmira Street, Aurora, Colorado. The property was purchased in March 2009.

The following items were repaired, replaced or installed as part of this project:

Sprinkler system, plumbing, front and rear landscaping, wood fence, roof, gutter system, vinyl siding, coil wrapping of fascia and soffit, sidewalk and driveway replacement, E-star vinyl windows, overhead garage door, E-star entry doors, crawlspace access panel, refinish hardwood floors, interior doors, electrical service upgrade, replacement of water main, kitchen cabinets and countertops, stainless steel sink with fixtures, 1/2 hp garbage disposal, E-star dishwasher, interior light fixtures with E-star bulbs, interior doors, interior painting, sheet vinyl flooring, water closet replacement, tub/shower tile surround, tub/shower fixtures, bathtub, sink and vanity with fixtures, bath mirror with light fixtures, E-star exhaust fan, E-star 90% efficiency furnace, .62 energy factor water heater, GEO rated attic insulation, GEO rated exterior wall insulation, crawlspace joist and wall insulation, sewer line, and lead based paint reduction work.

Location Description:

1201 Elmira Street, Aurora, Colorado 80010

Activity Progress Narrative:



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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: NSP-011
Activity Title: NSP011 1684 Clinton St

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

04/17/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

04/30/2010

Completed Activity Actual End Date:

07/13/2011

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$170,530.32
Total Budget	\$0.00	\$170,530.32
Total Obligated	\$0.00	\$164,401.62
Total Funds Drawdown	\$0.00	\$164,401.62
Program Funds Drawdown	\$0.00	\$52,604.73
Program Income Drawdown	\$0.00	\$111,796.89
Program Income Received	\$0.00	\$87,832.42
Total Funds Expended	\$0.00	\$52,604.73
City of Aurora Community Development	\$0.00	\$52,604.73
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a single family home at 1684 Clinton Street, Aurora, Colorado. The property was purchased in April 2009.

The following items were replaced, repaired or installed as part of this project:

Sewer line replacement, removal and reconstruction of additions to home, garage alterations, garage door replacement, roof, coil wrapping of fascia and soffit, vinyl siding, gutter system, E-star entry doors, concrete flat work, front porch reconstruction, wood fence, front and rear landscaping, sprinkler system, E-star vinyl windows, electrical service upgrades, miscellaneous exterior repairs, attic access panel, basement and wall finish including wall insulation, E-star 90% efficiency furnace, interior doors, refinish hardwood floors, interior painting, kitchen cabinets and countertops, stainless steel sink, 5/8 hp garbage disposal, exterior vented range hood, E-star dishwasher, E-star exhaust fan, bathtub, tub/shower fixtures, tub/shower surround, water closet replacement, sink and vanity with fixtures, bath accessories, plumbing upgrades and repairs, .62 energy factor water heater, interior light fixtures with E-star bulbs, carpet, miscellaneous interior repairs, and lead based paint reduction work.

Location Description:

1684 Clinton Street, Aurora, Colorado 80010

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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: NSP-023

Activity Title: NSP023 1119 S. Waco St. Unit F

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

03/03/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

04/30/2011

Responsible Organization:

City of Aurora Community Development

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$131,153.01
Total Budget	\$0.00	\$131,153.01
Total Obligated	\$0.00	\$126,016.31
Total Funds Drawdown	\$0.00	\$126,016.31
Program Funds Drawdown	\$0.00	\$107,511.41
Program Income Drawdown	\$0.00	\$18,504.90
Program Income Received	\$0.00	\$71,434.16
Total Funds Expended	\$0.00	\$107,511.41
City of Aurora Community Development	\$0.00	\$107,511.41
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a townhouse at 1119 S. Waco Street Unit F, Aurora, Colorado. The property was purchased in March 2010.

The following items were repaired, replaced or installed as part of this project:

Improve landscaping on exterior of home, replace deck at rear of home, install new vinyl windows, replace exterior and patio doors, install new storm door, replace existing air conditioning unit with energy star rated unit, replace interior doors, upgrade electrical service, install new interior light fixtures, replace furnace with new 90% efficient unit, upgrade and repair plumbing, replace water heater with .62 energy factor unit, repair drywall in interior of home, replace existing fireplace, paint interior of home, install new vinyl flooring, install new carpet, replace baseboards, replace kitchen cabinets and countertops, install new kitchen appliances, replace bathroom toilet, shower, bathtub, sink and vanity, add crawlspace insulation.

Location Description:

1119 S. Waco Street Unit F, Aurora, CO 80017

Activity Progress Narrative:

Accomplishments Performance Measures

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



# of Parcels acquired voluntarily	0	1/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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: NSP-024

Activity Title: NSP-024 1593 S. Tucson St.

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

03/19/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

04/30/2011

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$221,656.52
Total Budget	\$0.00	\$221,656.52
Total Obligated	\$0.00	\$211,068.82
Total Funds Drawdown	\$0.00	\$211,068.82
Program Funds Drawdown	\$0.00	\$158,719.92
Program Income Drawdown	\$0.00	\$52,348.90
Program Income Received	\$0.00	\$169,480.47
Total Funds Expended	\$0.00	\$158,719.92
City of Aurora Community Development	\$0.00	\$158,719.92
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a single family home at 1593 S. Tucson Street, Aurora, Colorado. The property was purchased in March 2010.

The following items were repaired, replaced or installed as part of this project:

Replace garage door, replace roof, add new front porch to exterior of home, install new vinyl siding, install new fascia and soffit coil wrap, replace gutter system, install new vinyl windows, replace entry doors, install new storm door, replace patio door, replace existing deck at back of home, install new wood privacy fence gate, replace existing damaged concrete on driveway and walkway to rear of home, install new landscaping and sprinkler system, upgrade electrical system, add attic insulation, upgrade and repair plumbing, install new carpet, replace baseboards, replace interior doors and closet doors, install new vinyl flooring, replace kitchen cabinets and countertops, install new kitchen appliances, replace bathroom shower and tub, toilet, sink and vanity, install new interior light fixtures, replace water heater, replace furnace with 90% efficiency unit, paint interior of home, install/replace damaged drywall in interior of home.

Location Description:

1593 S. Tucson Street, Aurora, Colorado 80012

Activity Progress Narrative:

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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: NSP-025
Activity Title: 14764 E. Florida Avenue

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

06/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

09/30/2011

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$218,357.57
Total Budget	\$0.00	\$218,357.57
Total Obligated	\$0.00	\$209,762.87
Total Funds Drawdown	\$0.00	\$209,762.87
Program Funds Drawdown	\$0.00	\$4,650.00
Program Income Drawdown	\$0.00	\$205,112.87
Program Income Received	\$0.00	\$129,567.89
Total Funds Expended	\$0.00	\$4,650.00
City of Aurora Community Development	\$0.00	\$4,650.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a single family home at 14764 E. Florida Avenue, Aurora, Colorado.

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

Replace existing driveway and front walk and stoop, replace existing roof, construct front entry pergola, install new vinyl siding, fascia and soffit coil wrap, replace existing gutters, install new E-Star vinyl windows, install new egress window in basement bedroom, replace entry doors, replace garage door, install new sprinkler system, add new landscaping, correct perimeter drainage around foundation, replace wood privacy fence, replace patio door with new E-Star door, install new garage entry door, upgrade electrical service, add attic insulation to R-49 rating, replace interior doors, install new sheet vinyl flooring, paint interior of home, install new kitchen cabinets and countertops, install new sink, garbage disposal, vented range hood, and dishwasher in kitchen, replace bath tub, install new ceramic tile tub and shower surround, replace shower door, install new toilet and sink/vanity in bathroom, install new electrical fixtures/lights/ceiling fans throughout home, install new carpet, baseboards and handrails, upgrade existing plumbing, install new energy star rated water heater, install new 90% efficiency furnace.

Location Description:

14764 E. Florida Avenue Aurora, Colorado 80012.

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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:	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	Jul 1 thru Sep 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	\$400,000.00	\$1,862,998.33
City of Aurora Community Development	\$400,000.00	\$1,862,998.33
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:



This activity is complete. We are in the process of making the last few draws for final expenditures on the activity.

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: NSP-027
Activity Title: 12528 E. Alaska Place

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

06/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

03/31/2011

Completed Activity Actual End Date:

03/31/2011

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$224,526.36
Total Budget	\$0.00	\$224,526.36
Total Obligated	\$0.00	\$214,887.86
Total Funds Drawdown	\$0.00	\$214,887.86
Program Funds Drawdown	\$0.00	\$11,720.00
Program Income Drawdown	\$0.00	\$203,167.86
Program Income Received	\$0.00	\$144,471.51
Total Funds Expended	\$0.00	\$11,720.00
City of Aurora Community Development	\$0.00	\$11,720.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a single family home at 12528 E. Alaska Place, Aurora, Colorado. The property was purchased in June 2010.

The following items were repaired, replaced or installed as part of this project:

Replace driveway and roof, install new vinyl windows, replace gutter system, add new front porch, remove patio cover at rear of house, install new front and back landscaping and sprinkler system, install wood privacy fence, replace deck on back of house, repair garage floor, replace garage door, replace vinyl siding on home, replace gutter system, install new vinyl shutters, replace all entry doors, install new patio door, correct perimeter drainage, prune existing trees on property, repair and upgrade plumbing, upgrade electrical service, replace damaged drywall in several areas of interior of home, replace baseboards, replace kitchen cabinets and countertops, install kitchen appliances, install new vinyl flooring and carpet, replace bathtub, shower fixtures, toilet, sink and vanity, install new interior doors, paint interior of home, replace bannister and hand rails, install additional attic insulation, replace furnace and water heater with 90% efficiency furnace and tankless water heater.

Location Description:

12528 E. Alaska Place Aurora, Colorado 80012.

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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:	NSP-028
Activity Title:	322 S. Salem Street

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

06/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

11/28/2011

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$212,271.11
Total Budget	\$0.00	\$212,271.11
Total Obligated	\$0.00	\$202,651.41
Total Funds Drawdown	\$0.00	\$202,651.41
Program Funds Drawdown	\$0.00	\$6,364.00
Program Income Drawdown	\$0.00	\$196,287.41
Program Income Received	\$0.00	\$146,795.63
Total Funds Expended	\$0.00	\$6,364.00
City of Aurora Community Development	\$0.00	\$6,364.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a single family home at 322 S. Salem Street, Aurora, Colorado. The property was purchased in June 2010.

The following items were repaired, replaced or installed as part of this project:

Remove front porch gable, install new front porch, replace garage door, replace existing roof, install new vinyl siding, fascia and soffit coil wrap, replace existing gutters, install new E-Star vinyl windows, install new egress window in basement bedroom, replace existing entry doors, replace wood privacy fence, correct negative perimeter drainage around foundation of home, replace existing concrete flatwork, install new landscaping and sprinkler system, upgrade electrical service, install exterior wall insulation, add attic insulation to R-49 rating, install new interior doors, refinish hardwood floors and install new baseboards, install new sheet vinyl flooring, paint interior of home, install new kitchen cabinets and countertops, install ceramic kitchen backsplash, install new sink, garbage disposal, vented range hood and dishwasher in kitchen, install new bath tub and ceramic tile tub and shower surround, install new toilet and sink/vanity in bathroom, install electrical fixtures including lights and ceiling fans throughout home, finish basement, install carpet in basement and on stairs, repair/upgrade existing plumbing, install new Energy Star rated water heater, install new 90% efficiency furnace.

Location Description:

322 S. Salem Street Aurora, Colorado 80012.

Activity Progress Narrative:



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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: NSP-030
Activity Title: 12056 E. Alaska Avenue

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

10/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

02/23/2012

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$238,817.31
Total Budget	\$0.00	\$238,817.31
Total Obligated	\$0.00	\$228,552.61
Total Funds Drawdown	\$0.00	\$228,552.61
Program Funds Drawdown	\$0.00	\$75.00
Program Income Drawdown	\$0.00	\$228,477.61
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$228,552.61
City of Aurora Community Development	\$0.00	\$228,552.61
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a single family home at 12056 Alaska Avenue, Aurora, Colorado. The property was purchased on the final day of September 2010.

The following items were repaired, replaced or installed as part of this project:

Install new vinyl siding, fascia and soffit coil wrap on exterior of home, replace existing roof, replace existing gutters, remove brick on south side of home, install new split rail fence on north side of home, install new wood privacy fence on west and south sides of home, replace front and back entry doors, install new E-Star rated patio door, reconstruct front porch, install new E-Star rated vinyl windows, install new egress window in basement bedroom, install new landscaping and sprinkler system, replace driveway, replace garage door, replace garage floor, install new 90% efficiency furnace, upgrade electrical system, add attic insulation to R-49 rating, repair/upgrade plumbing, refinish hardwood floors, level concrete floor in basement, install new carpet and baseboards, install new interior doors and closet doors, install new garage entry door, install new sheet vinyl flooring, replace kitchen cabinets and countertops, install new sink, garbage disposal, dishwasher, vented range hood and ceramic tile backsplash in kitchen, replace bath tub, install new ceramic tile tub/shower surround, toilet, and sink/vanity in bathroom, install light fixtures and ceiling fans throughout home, replace gas fireplace insert, install new .62 energy factor water heater, paint interior of home.

Location Description:

12056 E. Alaska Avenue, Aurora, Colorado 80012

Activity Progress Narrative:



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	1/0	0/1	1/1	100.00
# Owner Households	0	0	0	1/0	0/1	1/1	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:	NSP002
Activity Title:	HomeOwnership Downpayment Assistance Financing

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP0002

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homeownership Downpayment Assistance Financing

Projected End Date:

01/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora Community Development

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

N/A

To Date

\$280,410.02

Total Budget

\$0.00

\$280,410.02

Total Obligated

\$0.00

\$266,886.42

Total Funds Drawdown

\$0.00

\$225,502.93

Program Funds Drawdown

\$0.00

\$49,340.72

Program Income Drawdown

\$0.00

\$176,162.21

Program Income Received

\$0.00

\$100.00

Total Funds Expended

\$0.00

\$49,340.72

City of Aurora Community Development

\$0.00

\$49,340.72

Match Contributed

\$0.00

\$0.00

Activity Description:

Assistance in the form of a deferred "second" mortgage will be provided to eligible buyers of single family housing that is HUD or bank-owned as a result of foreclosure. To ensure affordability, the deferred second mortgage will carry interest at 3% per annum for a period of five years. The principal and five years' interest is due and payable when the property is sold, title changes, or the property is no longer the buyer's principal residence. The amount of the deferred second mortgage will vary, depending upon the cost of rehabilitation, the buyer's income, and the first mortgage amount. The first mortgage payments shall not be more than 32% of the buyer's gross income. All properties acquired with NSP assistance will be purchased for at least 1% below an appraised value determined no more than 60 days prior to the date of purchase. Other existing homebuyer programs may be utilized in conjunction with the NSP for buyers who qualify. NSP buyers whose income is 80% or less of AMI would also qualify for the city's Home Ownership Assistance Program (HOAP), wherein downpayment assistance up to \$10,000 is provided in the form of a deferred mortgage at 3% interest for five years, with the principal and 5 year's interest is due and payable upon the sale of the property, when title changes, or when the property is no longer the principal residence of the homebuyer.

Location Description:

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/45	0/40	0/85	0
# Owner Households	0	0	0	0/45	0/40	0/85	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



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

	Jul 1 thru Sep 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
City of Aurora Community Development	\$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

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	



Grantee Activity Number: NSPOPC
Activity Title: Property Maintenance

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP0001

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

01/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$239,569.86
Total Budget	\$39,619.58	\$239,569.86
Total Obligated	\$39,619.58	\$224,088.18
Total Funds Drawdown	\$0.00	\$183,976.51
Program Funds Drawdown	\$0.00	\$64,507.91
Program Income Drawdown	\$0.00	\$119,468.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$74,860.16
City of Aurora Community Development	\$0.00	\$74,860.16
Match Contributed	\$0.00	\$0.00

Activity Description:

Grass cutting, snow shoveling, and utilities for projects while undergoing rehabilitation.

Location Description:

Various City of Aurora NSP properties.

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

