

**Grantee: Aurora, CO**

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

**January 1, 2012 thru March 31, 2012 Performance Report**

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**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 invoices are received and paid, 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 invoices related to the rehabilitation of Aurora's 16th Avenue multi-family property have been received, paid and entered in DRGR.

**Acquisition and Relocation:**

No tenants were relocated from any city of Aurora NSP properties during the first 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**

<b>Total Projected Budget from All Sources</b>	N/A	\$6,686,209.21
<b>Total Budget</b>	\$0.00	\$6,686,209.21
<b>Total Obligated</b>	\$0.00	\$6,686,209.21
<b>Total Funds Drawdown</b>	\$117,970.94	\$6,345,918.62
<b>Program Funds Drawdown</b>	\$0.00	\$3,849,918.77
<b>Program Income Drawdown</b>	\$117,970.94	\$2,495,999.85
<b>Program Income Received</b>	\$0.00	\$2,838,621.70
<b>Total Funds Expended</b>	\$988,639.64	\$5,210,064.16
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<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	\$527,597.81
<b>Limit on State Admin</b>	\$0.00	\$527,597.81

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$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 rehabilitation of Aurora's 24 unit multi-family property is complete and the transfer of that property to a local non-profit agency should be finalized in April of 2012. Several small expenses related to the maintenance of the multi-family property are still being incurred until the transfer of the property is complete. We expect to perform final draws related to that property in the second quarter of 2012.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
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
NSP0003, 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

<b>Grantee Activity Number:</b>	<b>NSP-001</b>
<b>Activity Title:</b>	<b>NSP-001 1201 Elmira St</b>

**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:**

01/31/2010

**Responsible Organization:**

City of Aurora Community Development

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$168,315.39
<b>Total Budget</b>	\$0.00	\$168,315.39
<b>Total Obligated</b>	\$0.00	\$168,315.39
<b>Total Funds Drawdown</b>	\$0.00	\$168,315.39
<b>Program Funds Drawdown</b>	\$0.00	\$168,315.39
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$97,944.62
<b>Total Funds Expended</b>	\$0.00	\$168,315.39
City of Aurora Community Development	\$0.00	\$168,315.39
<b>Match Contributed</b>	\$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	



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

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,734,450.53
<b>Total Budget</b>	\$0.00	\$1,734,450.53
<b>Total Obligated</b>	\$0.00	\$762,998.33
<b>Total Funds Drawdown</b>	\$0.00	\$591,495.86
<b>Program Funds Drawdown</b>	\$0.00	\$425,579.16
<b>Program Income Drawdown</b>	\$0.00	\$165,916.70
<b>Program Income Received</b>	\$0.00	\$36,681.00
<b>Total Funds Expended</b>	\$700,000.00	\$1,462,998.33
City of Aurora Community Development	\$700,000.00	\$1,462,998.33
<b>Match Contributed</b>	\$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:**



## 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	





<b>Grantee Activity Number:</b>	<b>NSP-030</b>
<b>Activity Title:</b>	<b>12056 E. Alaska Avenue</b>

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$238,817.31
<b>Total Budget</b>	\$9,275.79	\$238,817.31
<b>Total Obligated</b>	\$9,275.79	\$228,552.61
<b>Total Funds Drawdown</b>	\$117,970.94	\$228,552.61
<b>Program Funds Drawdown</b>	\$0.00	\$75.00
<b>Program Income Drawdown</b>	\$117,970.94	\$228,477.61
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$228,552.61	\$228,552.61
City of Aurora Community Development	\$228,552.61	\$228,552.61
<b>Match Contributed</b>	\$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:**

This 4 bedroom 2.5 bathroom was completely rehabilitated and construction was completed in October 2011. The home was sold to a new homeowner in December 2011.



## 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	1	0	1	1/0	0/1	1/1	100.00
# Owner Households	1	0	1	1/0	0/1	1/1	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
12056 E Alaska Ave	Aurora		Colorado	80012-2223	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	



<b>Grantee Activity Number:</b>	<b>NSP002</b>
<b>Activity Title:</b>	<b>HomeOwnership Downpayment Assistance Financing</b>

**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**

**Jan 1 thru Mar 31, 2012**

N/A

**To Date**

\$280,410.02

**Total Budget**

(\$9,275.79)

\$280,410.02

**Total Obligated**

(\$9,275.79)

\$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

**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	

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**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**

	<b>Jan 1 thru Mar 31, 2012</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	\$654,510.35
<b>Total Funds Drawdown</b>	\$0.00	\$527,597.81
<b>Program Funds Drawdown</b>	\$0.00	\$320,496.46
<b>Program Income Drawdown</b>	\$0.00	\$207,101.35
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$60,087.03	\$404,392.82
City of Aurora Community Development	\$60,087.03	\$404,392.82
<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:**

This activity pertains to program administration only.

**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	

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