

Grantee: Aurora, CO

Grant: B-08-MN-08-0001

April 1, 2011 thru June 30, 2011 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 PI/RL Funds:

\$2,838,621.70

Total Budget:

\$7,312,718.70

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The city of Aurora continues to focus its NSP 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 seven homes Aurora has rehabilitated and resold thus far have been 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 has acquired a total of 28 single family properties for rehabilitation and resale. Twenty seven of the properties have been sold to new homeowners. One multi-family property consisting of two 12-unit buildings has been purchased and is undergoing rehabilitation. 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.

Program income has been used to acquire and rehabilitate additional single family properties. Going forward, most of the city of Aurora's future program income will be used to complete the rehabilitation of its 16th Avenue multi-family property.

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 spent over \$1.7 million, or 38% of its NSP1 grant, on activities benefitting individuals or families at or below 50% AMI. The \$1.7 million has come from a combination of program funds and program income. That number will continue to increase as additional expenses are incurred on the rehabilitation of Aurora's 16th Avenue multi-family property.

Acquisition and Relocation:

No tenants were relocated from any city of Aurora NSP property during the third quarter of 2011. Five tenants previously relocated from the NSP property at 11762 and 11792 E. 16th Avenue continue to live in their temporary homes and will be moved back once construction is complete in November.

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	\$6,852,125.91
Total Budget	\$0.00	\$6,852,125.91
Total Obligated	\$0.00	\$4,474,097.00
Total Funds Drawdown	\$150,636.84	\$6,016,246.85
Program Funds Drawdown	\$149,026.99	\$3,849,918.77
Program Income Drawdown	\$1,609.85	\$2,166,328.08
Program Income Received	\$149,331.51	\$2,321,343.55
Total Funds Expended	\$302,995.35	\$4,093,799.35
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	\$1,945,171.37

Overall Progress Narrative:

The city of Aurora sold one rehabilitated NSP property in the second quarter of 2011 and currently has two additional properties on the market and available for purchase. Rehabilitation is underway on three additional single family homes with expected completion dates scheduled for August and October 2011. The large rehabilitation project on Aurora's multi-family project has also begun and will be completed by November 2011.

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	\$7,665.25	\$3,411,352.07	\$2,988,823.69
NSP0002, Homeownership Downpayment Assistance Financing	\$0.00	\$100,000.00	\$49,340.72
NSP0003, Rental Acquisition and Rehabilitation/Demolition	\$141,361.74	\$515,335.93	\$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	\$447,409.00	\$320,496.46



Activities

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	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$170,530.32
Total Budget	\$0.00	\$170,530.32
Total Obligated	\$0.00	\$59,812.96
Total Funds Drawdown	\$1,609.85	\$164,401.62
Program Funds Drawdown	\$0.00	\$52,604.73
Program Income Drawdown	\$1,609.85	\$111,796.89
Program Income Received	\$0.00	\$87,832.42
Total Funds Expended	\$1,085.00	\$52,604.73
City of Aurora Community Development	\$1,085.00	\$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:

This 3 bedroom 1 bathroom home was completely rehabilitated and construction was completed in February 2010. The property was sold to a new homeowner in March of 2011. The property was on the market for an extended period of time due to the slow real estate market and its location.



Accomplishments Performance Measures

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

Address	City	County	State	Zip	Status / Accept
1684 Clinton Street	Aurora	NA	NA	80010	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: NSP-022
Activity Title: NSP-022 1771 Norfolk St B

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

02/22/2010

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:

02/28/2011

Completed Activity Actual End Date:

01/18/2011

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$86,023.31
Total Budget	\$0.00	\$86,023.31
Total Obligated	\$0.00	\$5,639.90
Total Funds Drawdown	\$0.00	\$86,023.31
Program Funds Drawdown	\$0.00	\$5,639.90
Program Income Drawdown	\$0.00	\$80,383.41
Program Income Received	\$0.00	\$39,607.90
Total Funds Expended	\$0.00	\$5,639.90
City of Aurora Community Development	\$0.00	\$5,639.90
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a townhouse at 1771 Norfolk Street Unit B, Aurora, Colorado. The property was purchased in February 2010.

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

Replace entry doors, install new storm door, replace patio door, install new vinyl windows, convert open basement room to legal bedroom, install new basement bedroom egress window, install new concrete patio and step at rear door, upgrade electrical service, install new wood privacy fence, replace kitchen cabinets and countertops, install kitchen appliances, install new vinyl flooring, replace bathtub, shower, toilet, vanity and sink, install new carpet, replace interior doors, paint interior of home, replace light fixtures, replace existing water heater with new .62 energy factor water heater, replace existing furnace with new 90% efficiency furnace, add new attic insulation.

Location Description:

1771 Norfolk Street Unit B, Aurora, Colorado 80011

Activity Progress Narrative:

This 3 bedroom 2.5 bathroom townhouse was completely rehabilitated and construction was completed in October 2010. The property was sold to a new homeowner in December 2010.

Accomplishments Performance Measures

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



# of Parcels acquired voluntarily	1	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	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1771 Norfolk Street Unit B	Aurora	NA	NA	80011	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: 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:

Responsible Organization:

City of Aurora Community Development

Overall

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$131,153.01
Total Budget	\$0.00	\$131,153.01
Total Obligated	\$0.00	\$107,511.41
Total Funds Drawdown	\$0.00	\$122,496.41
Program Funds Drawdown	\$0.00	\$107,511.41
Program Income Drawdown	\$0.00	\$14,985.00
Program Income Received	\$0.00	\$0.00
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:

Construction on this two bedroom two bathroom townhouse was completed in January 2011. The property is currently listed for sale. The home has drawn a great deal of interest from potential buyers but we have not yet received an offer on the property.

Accomplishments Performance Measures

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



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

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:

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$221,656.52
Total Budget	\$0.00	\$221,656.52
Total Obligated	\$0.00	\$158,719.92
Total Funds Drawdown	\$0.00	\$209,488.92
Program Funds Drawdown	\$0.00	\$158,719.92
Program Income Drawdown	\$0.00	\$50,769.00
Program Income Received	\$0.00	\$0.00
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:

Construction on this 4 bedroom 2 bathroom home was completed in January 2011. The property is currently listed for sale. The home is the largest and most expensive single family property we have rehabilitated, and is taking longer to sell than we anticipated.



Accomplishments Performance Measures

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

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:

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$218,357.57
Total Budget	\$0.00	\$218,357.57
Total Obligated	(\$13,242.06)	\$97,585.00
Total Funds Drawdown	\$4,650.00	\$107,572.97
Program Funds Drawdown	\$4,650.00	\$4,650.00
Program Income Drawdown	\$0.00	\$102,922.97
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$46,579.00	\$46,579.00
City of Aurora Community Development	\$46,579.00	\$46,579.00
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:

This 4 bedroom 2 bathroom home is being completely rehabilitated and construction is scheduled to be completed in August 2011. The property will be listed for sale by the end of September.



Accomplishments Performance Measures

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

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	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,734,450.53
Total Budget	\$0.00	\$1,734,450.53
Total Obligated	\$27,719.16	\$449,657.19
Total Funds Drawdown	\$75,683.00	\$591,495.86
Program Funds Drawdown	\$75,683.00	\$425,579.16
Program Income Drawdown	\$0.00	\$165,916.70
Program Income Received	\$4,860.00	\$36,681.00
Total Funds Expended	\$186,623.00	\$536,519.16
City of Aurora Community Development	\$186,623.00	\$536,519.16
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:



Asbestos abatement on this property is finished. Major rehabilitation of both 12-unit buildings is now underway with an estimated completion date of November 2011.

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

Address	City	County	State	Zip	Status / Accept
11762 and 11792 E. 16th Avenue	Aurora	NA	NA	80010	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: 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:

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$224,526.36
Total Budget	\$0.00	\$224,526.36
Total Obligated	\$0.00	\$132,299.14
Total Funds Drawdown	\$0.00	\$213,322.96
Program Funds Drawdown	\$0.00	\$11,720.00
Program Income Drawdown	\$0.00	\$201,602.96
Program Income Received	\$144,471.51	\$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:

This 3 bedroom 2 bathroom home was completely rehabilitated and construction was completed in March 2011. The property was sold to a new homeowner in May 2011. This activity will be closed out in DRGR in early August.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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
12528 E. Alaska Place	Aurora	NA	NA	80012	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: 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:

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$212,271.11
Total Budget	\$0.00	\$212,271.11
Total Obligated	\$12,168.81	\$106,191.00
Total Funds Drawdown	\$0.00	\$99,805.18
Program Funds Drawdown	\$0.00	\$6,364.00
Program Income Drawdown	\$0.00	\$93,441.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$56,925.00	\$63,289.00
City of Aurora Community Development	\$56,925.00	\$63,289.00
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:

This 4 bedroom 2 bathroom home is being completely rehabilitated and construction is scheduled to be completed in August 2011. The property will be listed for sale by the end of September.



Accomplishments Performance Measures

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

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-029
Activity Title:	10288 E. 6th Avenue

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Rental Acquisition and Rehabilitation/Demolition

Projected End Date:

11/15/2010

Completed Activity Actual End Date:

04/14/2011

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$94,550.74
Total Budget	\$0.00	\$94,550.74
Total Obligated	(\$7,719.16)	\$65,678.74
Total Funds Drawdown	\$65,678.74	\$94,550.74
Program Funds Drawdown	\$65,678.74	\$65,678.74
Program Income Drawdown	\$0.00	\$28,872.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$65,678.74
City of Aurora Community Development	\$0.00	\$65,678.74
Match Contributed	\$0.00	\$0.00

Activity Description:

Aurora is providing financial assistance to a local non-profit agency that purchased and is rehabilitating the multi-family property at 10288 E. 6th Avenue, Aurora, Colorado. Once construction is complete, the building will be used to house the agency's clients, all of whom will be at or below 50% AMI.

Aurora's NSP funds were used for the following items: asbestos abatement, installing a new fire alarm system and smoke detectors, new exterior security doors and card reader system, and repaving of the building's parking lot.

Location Description:

10288 E. 6th Avenue 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	12/12
# of Multifamily Units	0	12/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	11/11	1/1	12/12	100.00
# Renter Households	0	0	0	11/11	1/1	12/12	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:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$238,817.31
Total Budget	\$0.00	\$238,817.31
Total Obligated	(\$18,926.75)	\$101,561.92
Total Funds Drawdown	\$75.00	\$110,581.67
Program Funds Drawdown	\$75.00	\$75.00
Program Income Drawdown	\$0.00	\$110,506.67
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
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 will be 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:

A contractor was selected to perform the rehabilitation work on this property in May 2011 and construction is underway. This 4 bedroom, 2.5 bathroom home is being completely rehabilitated and is scheduled to be completed in October 2011. The property will be listed for sale by the end of November.



Accomplishments Performance Measures

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

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: NSP001

Activity Title: Acquisition/Rehabilitation and Resale Program

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

01/01/2009

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	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Aurora will acquire and rehabilitate foreclosed, abandoned single family units and sell them to income-eligible homebuyers. This will be done through a combination of leveraged and partnered purchase and direct purchases. The final sales price will be no greater than the initial acquisition and rehabilitation costs. Single acquisitions will be for at least 5% below an appraised value determined no more than 60 days prior to the date of purchase, and bulk, or multiple acquisition will be at least 15% below an appraised value, determined not more than 60 days prior to the date of purchase. Income-eligible homebuyers, described as low-moderate- and middle income purchasers, cannot have an annual income greater than 120% Area Median Income (AMI), adjusted for family size, as defined by HUD. The table at Exhibit B shows these income limits as adjusted for family size. The prospective buyers will be required to attend not less than eight hours of HUD-certified homebuyer counseling provided by Aurora's HUD-certified counselors. The principal, interest, taxes, insurance and (if applicable) homeowner association fees shall not exceed 35% of the household's adjusted gross income. A 3% down payment will be required of the home-buying family. Should a gap exist between the mortgage based on the sales price and 35% of the family's income, the gap may be filled with NSP funds in the form of a deferred loan, as described in detail under Funding Mechanisms above.

Location Description:

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

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

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$239,569.86
Total Budget	\$0.00	\$239,569.86
Total Obligated	\$0.00	\$65,000.00
Total Funds Drawdown	\$2,940.25	\$183,976.51
Program Funds Drawdown	\$2,940.25	\$64,507.91
Program Income Drawdown	\$0.00	\$119,468.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,783.35	\$74,860.16
City of Aurora Community Development	\$11,783.35	\$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

