

Grantee: Aurora, CO

Grant: B-11-MN-08-0001

April 1, 2011 thru June 30, 2011 Performance Report



Grant Number:

B-11-MN-08-0001

Obligation Date:**Award Date:****Grantee Name:**

Aurora, CO

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,445,282.00

Grant Status:

Active

QPR Contact:

Jeff Hancock

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$2,445,282.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The city of Aurora designed its NSP3 program with HUD's goal in mind of making targeted investments in a smaller number of neighborhoods to produce the greatest impact possible. HUD's NSP3 mapping tool was utilized to identify those potential target areas with NSP3 Need Scores (risk scores) of 17-20. Because the foreclosure crisis has hit Aurora so hard, a large number of neighborhoods had Need Scores of 17 or above. Additional research was performed on those neighborhoods to narrow the list of target areas down to a manageable number. A review of new foreclosure filings, discussion with local realtors, examination of HUD impact numbers, and physical inspection by Aurora's Community Development staff eventually led to three final NSP3 target areas in Aurora. All three target areas have Need Scores of 20, and consist of two single family areas and one area that is predominantly made up of multi-family properties. All three target areas are located in north Aurora and will help to continue the stabilizing effects begun with the city's NSP1 program in those same neighborhoods.

The city of Aurora has budgeted 61% of its NSP3 grant, or \$1,489,433.30, for the acquisition, rehabilitation, and resale of foreclosed and abandoned single family homes within two target areas. While it is possible that some of these rehabilitated homes will be sold to buyers at or below 50% AMI and thus help Aurora meet the 25% set aside requirement, we are not assuming that will be the case.

Another 25% of Aurora's NSP3 grant, or \$611,320.50, has been budgeted for the acquisition, rehabilitation, and rental of multi-family units that have been foreclosed and abandoned. The city of Aurora may potentially partner with a local non-profit organization to provide permanent housing to its clients while receiving services. It is anticipated that all units rehabilitated via this activity will house renters at or below 50% AMI, thus satisfying the 25% set aside requirement.

The city of Aurora will provide homebuyer assistance financing in the amount of \$100,000 to income eligible homebuyers. This represents 4% of Aurora's total NSP3 grant.

The remaining 10% of the grant, or \$244,528.20, will be used to administer Aurora's NSP3 program.

How Fund Use Addresses Market Conditions:

Aurora continues to suffer from the effects of the foreclosure crisis. While the number of estimated foreclosures in Aurora has declined slightly over the last few years, vacant and abandoned properties remain a problem within the city. Aurora used the majority of its NSP1 funding to combat blight and property decay in the northern portion of the city by acquiring and rehabilitating homes in poor condition and turning them into high quality properties that became a source of pride for those particular neighborhoods. In many cases, homeowners of neighboring properties began to improve their own homes after seeing the work done by the city of Aurora on its NSP1 properties.

We believe the city of Aurora has played some role in helping to stop the decay of neighborhoods in those areas where we have invested NSP funds, both in terms of physical appearance and property values, when compared to two years ago. Home values in north Aurora on the low end of the existing market, generally considered to be those homes valued at or below \$125,000, have seen prices stabilize. Homes below \$100,000 have actually seen values increase in some neighborhoods.

The city of Aurora intends to run its NSP3 program similarly to its NSP1 program, and anticipates achieving even more success in combating negative market conditions by building upon the work already done with NSP1.

Ensuring Continued Affordability:

Aurora's NSP3 program affordability will be structured as mandated under the HOME program rule, and will depend on the type of activity (rental or homeowner) and level of NSP funding. Continued affordability will be governed through adherence to the specific HOME monitoring requirements as defined in 24 CFR Part 92. Depending on the type of project and level of assistance provided under NSP an appropriate covenant will be recorded on the property title for a period of time as required under HOME.

The minimum affordability period is listed below:



Assistance up to \$15,000 = 5 years

\$15,001 to \$40,000 = 10 years

Above \$40,000 = 15 years

For those projects with a direct NSP homebuyer subsidy, we will follow Recapture policy.

Definition of Blighted Structure:

The city of Aurora utilizes local ordinances as guidance for determining whether a property is deemed appropriate for demolition. Local code stipulates the following criteria for dilapidated, unsafe or uninhabitable structures:

City of Aurora staff from the Community Development Division and the Code Enforcement Division within the Neighborhood Services Department collectively deem a property blighted and/or a nuisance to a neighborhood when there exists any partially or uncompleted structure or abandoned or un-maintained property, which may include parking garages or residential buildings, that substantially annoys and/or endangers the comfort, health, repose, or safety of the public by reason of vandalism, inadequate maintenance, or abandonment. This may include boarded up buildings with no signs of construction or remodeling activity, and/or unsecured openings. In addition, any property can be deemed blighted if it is determined to have created an attractive nuisance that may be detrimental to children, to include basements or excavations, lumber, and/or trash and debris, which may be hazardous to minors.

In cases where the city may proceed with demolition, the following general steps will be followed:

1. Determination of blight made for a property and submitted to file.
2. Request bids from qualified contractors for demolition.
3. Demolition completed.
4. City of Aurora or eligible partner redevelops site as housing within the NSP3 grant period, or in the case of land banking, holds the property for future development for no longer than 10 years.

Definition of Affordable Rents:

For the purposes of Aurora's NSP3 program, affordable rents shall be defined as low HOME rents applicable to households at or below 50% of AMI and high HOME rents applicable to households between 50% and 80% of AMI. For households between 80% and 120% of AMI, HUD's Fair Market Rents shall apply.

Housing Rehabilitation/New Construction Standards:

The city of Aurora's Community Development Division has existing rehabilitation standards that are utilized in the daily administration of the Single Family and Multi-Family Rehabilitation programs. These standards have been structured to satisfy the requirements of the HOME program. The rehabilitation standards also meet NSP3 requirements. In most circumstances, staff will analyze properties and complete rehabilitation work write-ups with specific attention paid to energy efficiencies. Staff intends to build in significant energy efficiency measures for each property, as appropriate, in order to ensure long-term cost savings for homeowners that purchase NSP rehabilitated homes.

Vicinity Hiring:

The city of Aurora will to the greatest extent feasible ensure vicinity hiring by adding language to the contracts of general contractors selected to rehabilitate our NSP3 properties that requires they attempt to hire workers and sub-contract small businesses from the immediate area where projects are located.

Procedures for Preferences for Affordable Rental Dev.:

- When determining local priorities for the development of affordable rental housing under the NSP3 program, the city of Aurora will follow the goals, objectives and strategies outlined in Aurora's HUD-approved Consolidated Plan and Neighborhood Revitalization Strategy for the years 2010-2014.

Grantee Contact Information:

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Paul Andrus, Community Development Planner pandrus@auroragov.org 303-739-7938

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,445,282.00
Total Budget	\$0.00	\$2,445,282.00
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	\$135,122.87	\$135,122.87
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	\$366,792.30	\$0.00
Limit on Admin/Planning	\$244,528.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$244,528.20	\$244,528.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$611,320.50	\$611,320.50

Overall Progress Narrative:

The city of Aurora began to ramp up its NSP3 program in the second quarter after receiving its signed grant documents for NSP3 on March 10, 2011. Aurora put five vacant and foreclosed single family homes under contract during the quarter and closed on the purchase of two of the five homes in July. The other three acquisitions are scheduled to close by mid-August.

We continue to look for additional properties within our target areas for future acquisition and rehabilitation.

Please note that \$456,922.87 has been obligated in DRGR for activity NSP3-001 but is not showing as such in the QPR.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3001, Single Family Acquisition/Rehabilitation/Resale	\$0.00	\$1,489,433.30	\$0.00
NSP3002, Multi-Family Acquisition/Rehabilitation	\$0.00	\$611,320.50	\$0.00
NSP3003, Homebuyer Assistance Financing	\$0.00	\$100,000.00	\$0.00
NSP3004, Administration	\$0.00	\$244,528.20	\$0.00



Activities

Grantee Activity Number:	NSP3-001
Activity Title:	Acquisition/Rehab/Resale

Activity Category:

Acquisition - general

Project Number:

NSP3001

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Single Family Acquisition/Rehabilitation/Resale

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,682,752.32
Total Budget	\$0.00	\$2,682,752.32
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	\$135,122.87	\$135,122.87
City of Aurora	\$135,122.87	\$135,122.87
Match Contributed	\$0.00	\$0.00

Activity Description:

Foreclosed and abandoned single family homes will be acquired, rehabilitated, and sold to income-eligible homeowners.

Location Description:

All properties acquired will be located in north Aurora in target areas #1 and #2 as described in Aurora's NSP3 action plan.

Activity Progress Narrative:

The description of work for the rehabilitation of two single family homes acquired in July is being prepared. Those construction projects will be put out to bid sometime in September with rehabilitation to start shortly thereafter. Aurora will close on three additional single family homes by mid-August. After bidding those projects, construction should begin on each home in the October/November timeframe.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9
# of Parcels acquired voluntarily	0	0/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

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	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	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	

