

Grantee: Aurora, CO

Grant: B-08-MN-08-0001

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-MN-08-0001

Obligation Date:

03/04/2009

Grantee Name:

Aurora, CO

Award Date:**Grant Amount:**

\$4,474,097.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Jeff Hancock

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$4,474,097.00

Total CDBG Program Funds Budgeted

N/A

\$4,474,097.00

Program Funds Drawdown

\$0.00

\$3,508,554.98

Obligated CDBG DR Funds

\$122,614.34

\$4,474,097.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed	\$0.00	\$0.00
Program Income Received	\$184,213.00	\$2,051,597.00
Program Income Drawdown	\$232,660.50	\$1,668,011.63

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	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,118,524.25	\$1,386,640.90

Overall Progress Narrative:

Activity was fairly slow for the City of Aurora's NSP program during the third quarter of 2010. Three rehabilitated homes were sold to new homeowners and two additional properties were put under contract to sell at the end of October and end of November respectively. Aurora has increased its marketing efforts in an attempt to sell the remaining two rehabilitated homes currently available for purchase.

Aurora closed on the purchase of one vacant and foreclosed home at the end of the quarter, and now has a total of seven homes in varying stages of rehabilitation or construction planning. Construction on several of the homes should be completed during the fourth quarter of 2010 and listed for sale shortly thereafter. Rehabilitation has begun on the 24-unit apartment complex the City purchased in May 2010. Extensive rehabilitation will be required on these two buildings and the work will likely not be completed until late spring or early summer 2011.

With additional anticipated program income coming in during the fourth quarter of 2010 and first quarter of 2011, the City of Aurora will look to purchase several more vacant and foreclosed homes by year end for rehabilitation and eventual resale.

Please note that due to continued problems with the DRGR system, beneficiary performance measures such as number of owner units and race and ethnicity information are not showing properly for many activities in the quarterly performance report.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP0001, Acquisition/Rehabilitation and Resale Program	\$0.00	\$3,524,996.47	\$2,841,215.38
NSP0002, Homeownership Downpayment Assistance Financing	\$0.00	\$100,000.00	\$34,340.72

NSP003, Rental Acquisition and Rehabilitation/Demolition	\$0.00	\$401,691.53	\$347,205.36
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	\$285,793.52

Activities

Grantee Activity Number: NSP-013

Activity Title: NSP013 1391 Moline St

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

04/17/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

04/30/2010

Completed Activity Actual End Date:

10/07/2010

Responsible Organization:

City of Aurora Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$141,523.50
Total CDBG Program Funds Budgeted	N/A	\$141,523.50
Program Funds Drawdown	\$0.00	\$141,523.50
Obligated CDBG DR Funds	\$0.00	\$151,390.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$69,900.00	\$69,900.00
Program Income Drawdown	\$381.00	\$22,566.00

Activity Description:

Acquisition and rehabilitation of a single family home at 1391 Moline Street, Aurora, Colorado. The property was purchased in April 2009.

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

Sewer line replacement, roof, gutter system, coil wrapping of fascia and soffit, front porch repairs, GEO exterior wall insulation, vinyl siding, E-star entry doors, E-star vinyl windows, perimeter drainage correction, concrete flat work, vinyl fencing, storage shed installation, front and rear landscaping, sprinkler system, crawlspace/cellar cover, crawlspace cellar supports, gas meter relocation, electrical service upgrades, miscellaneous exterior repairs, E-star 90% efficiency attic furnace, .62 energy factor water heater, interior doors and repairs, refinish hardwood floors, interior painting, kitchen cabinets and countertops, ceramic tile backsplash, kitchen stainless steel sink, 5/8 hp garbage disposal, exterior vented range hood, E-star dishwasher, E-star exhaust bath fan, water closet replacement, shower door replacement, tub/shower fixtures, sink and fixture replacement, plumbing upgrades and repairs, miscellaneous interior repairs, and lead based paint reduction work.

Location Description:

1391 Moline Street, Aurora, Colorado 80010

Activity Progress Narrative:

This 2 bedroom 1 bathroom home was completely rehabilitated and construction was completed in March 2010. The property was sold to a new homeowner in August 2010.

Please note that this activity has been completed as of the first week in October. The City of Aurora is still "locked out" of making changes to obligations in the DRGR system, and thus has not been able to reduce the program funds budget for this activity to the final actual number and close out the activity properly.

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	1	1/1

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	1	-1	0	1/1	0/0	1/1	100.00

Activity Locations

Address	City	State	Zip
1391 Moline Street	Aurora	NA	80010

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-015

Activity Title: NSP015 1740 Oakland St

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

04/17/2009

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:

08/06/2010

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$63,861.86
Total CDBG Program Funds Budgeted	N/A	\$63,861.86
Program Funds Drawdown	\$0.00	\$63,861.86
Obligated CDBG DR Funds	(\$8,628.14)	\$63,861.86
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$130,000.00
Program Income Drawdown	\$9,325.90	\$98,302.94

Activity Description:

Acquisition and rehabilitation of a single family home at 1740 Oakland Street, Aurora, Colorado. The property was purchased in April 2009.

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

Correct exterior slope and perimeter drainage around home, install new front and rear landscaping and sprinkler system, remove shed from back yard, install wood privacy fence, replace roof and gutter system, install new vinyl siding, repair foundation, replace sidewalks, replace front and rear concrete patios, install front patio railing, install vinyl windows, replace exterior doors, replace garage door, replace crawlspace access panel, remove rear addition to home and rebuild new addition, reconvert bedroom back to garage, replace garage entry door, install new interior doors, relocate and repair kitchen walls, upgrade electrical service, repair plumbing, replace kitchen cabinets and countertops, install kitchen appliances, install interior light fixtures, paint interior of home, refinish hardwood floors, install carpet and vinyl flooring, replace toilet, bath tub, sink and vanity in main bathroom, replace furnace and water heater with 90% efficiency furnace and 0.62 energy factor water heater, add attic and exterior wall insulation.

Location Description:

1740 Oakland Street, Aurora, Colorado 80010

Activity Progress Narrative:

This 3 bedroom 1 bathroom home was completely rehabilitated and construction was completed in March 2010. The property was sold to a new homeowner in July 2010.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	1/1
# of Singlefamily Units	1	1/1

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	-1	0	-1	0/0	1/1	1/1	100.00

Activity Locations

Address	City	State	Zip
1740 Oakland Street	Aurora	NA	80010

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-018
Activity Title: NSP018 1260 Hillside St

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

05/08/2009

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:

08/13/2010

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$90,633.88
Total CDBG Program Funds Budgeted	N/A	\$90,633.88
Program Funds Drawdown	\$0.00	\$90,633.88
Obligated CDBG DR Funds	(\$18,561.12)	\$90,633.88
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$102,000.00	\$102,000.00
Program Income Drawdown	\$5,259.90	\$53,394.94

Activity Description:

Acquisition and rehabilitation of a single family home at 1260 Hillside Street, Aurora, Colorado. The property was purchased in May 2009.

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

Replace front porch enclosure, remove unsafe additions previously made to home and storage sheds, replace entry doors and roof, install new vinyl siding, vinyl shutters vinyl windows, and exterior wall insulation, replace gutter system, correct perimeter drainage, replace concrete front walk and driveway, install wood privacy fence, new landscaping and sprinkler system, trim trees on property, upgrade electrical service, convert bedroom and utility room back to a garage, replace garage entry door, convert bathroom off garage bedroom to utility room, install new interior doors, replace baseboard through home, replace furnace and water heater with 90% efficiency furnace and .62 energy factor water heater, repair plumbing, paint interior of home, replace kitchen cabinets and countertops, install kitchen appliances, replace bathtub, shower fixtures, toilet and sink/vanity, replace floor joists, install carpet and vinyl flooring, add attic crawl space insulation.

Location Description:

1260 Hillside Street, Aurora, Colorado 80010

Activity Progress Narrative:

This 2 bedroom 1 bathroom home was completely rehabilitated and construction was completed in March 2010. The property was sold to a new homeowner in July 2010.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1260 Hillside Street	Aurora	NA	80010

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-020

Activity Title: NSP020 2265 Kingston St

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

05/08/2009

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

05/31/2010

Completed Activity Actual End Date:

07/12/2010

Responsible Organization:

City of Aurora Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$113,727.47
Total CDBG Program Funds Budgeted	N/A	\$113,727.47
Program Funds Drawdown	\$0.00	\$113,727.47
Obligated CDBG DR Funds	(\$23,196.53)	\$113,727.47
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$144,000.00
Program Income Drawdown	\$7,319.90	\$63,646.94

Activity Description:

Acquisition and rehabilitation of a single family home at 2265 Kingston Street, Aurora, Colorado. The property was purchased in May 2009.

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

Replace driveway and roof, install vinyl windows, replace gutter system, install basement egress windows, replace front porch posts and railings, replace concrete on front sidewalk and front stoop, install new front and back landscaping and sprinkler system, install wood privacy fence, repair plumbing, replace front entry door, install new storm door, upgrade electrical service, replace kitchen cabinets and countertops, install kitchen appliances, repair bedroom walls in basement, 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, refinish hardwood floors, install additional attic insulation, replace furnace and water heater with 90% efficiency furnace and .62 energy factor water heater, paint exterior garage door, remove rear covered porch.

Location Description:

2265 Kingston Street, Aurora, Colorado 80010

Activity Progress Narrative:

This 3 bedroom 2 bath home was completely rehabilitated and construction was completed in April 2010. The property was sold to a new homeowner in June 2010.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	1/1
# of Singlefamily Units	1	1/1

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	-1	-1	0/0	1/1	1/1	100.00
# of Owner Units	0	1	1	0/0	1/1	1/1	100.00

Activity Locations

Address	City	State	Zip
2265 Kingston Street	Aurora	NA	80010

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-021
Activity Title:	815 KENTON ST

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

06/12/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

05/31/2010

Completed Activity Actual End Date:

07/12/2010

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$125,392.38
Total CDBG Program Funds Budgeted	N/A	\$125,392.38
Program Funds Drawdown	\$0.00	\$125,392.38
Obligated CDBG DR Funds	(\$14,607.62)	\$125,392.38
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$149,000.00
Program Income Drawdown	\$10,247.90	\$57,131.94

Activity Description:

Acquisition and rehabilitation of a single family home at 815 Kenton Street, Aurora, Colorado. The property was purchased in June 2009.

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

Correct exterior perimeter drainage, install new front and rear landscaping and sprinkler system, install wood privacy fence, replace roof, replace flat roof on rear patio overhang, replace gutter system, install vinyl siding, repair foundation, replace concrete sidewalk and stoop, install concrete patio in front of home, replace rear patio overhang, install gable entry patio overhang, install new vinyl windows, replace exterior doors, install new garage door, upgrade electrical service, repair plumbing, install interior doors, install interior light fixtures, paint interior of home, install vinyl flooring and carpet, refinish hardwood floors, install new kitchen cabinets and countertops, install kitchen appliances, replace toilet, bathtub, sink and vanity in both bathrooms, replace furnace and water heater with 90% efficiency furnace and .62 energy factor water heater, add attic, crawlspace and exterior wall insulation, replace crawl space access panel.

Location Description:

815 Kenton Street, Aurora, Colorado 80010

Activity Progress Narrative:

This 4 bedroom 2 bathroom home was completely rehabilitated and construction was completed in March 2010. The property was sold to a new homeowner in June 2010.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	-1	1/1
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	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-1	1/1
# of Singlefamily Units	1	1/1

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: NSP-022

Activity Title: NSP-022 1771 Norfolk St B

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

02/22/2010

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

02/28/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Aurora Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$100,570.13
Total CDBG Program Funds Budgeted	N/A	\$100,570.13
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$100,570.13
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$5,954.00	\$48,737.37

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 will be 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 1.5 bathroom condominium is being completely rehabilitated. Construction should be complete by mid-October, after which the property will be listed for sale.

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:	NSP-023
Activity Title:	NSP023 1119 S. Waco St. Unit F

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

03/03/2010

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

02/28/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$58,580.37
Obligated CDBG DR Funds	\$20,000.00	\$100,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 will be 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:

This 2 bedroom 2.5 bathroom condominium is being completely rehabilitated. Construction is scheduled to be completed by the end of December.

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: NSP-024

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

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

03/19/2010

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

02/28/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$161,139.81
Total CDBG Program Funds Budgeted	N/A	\$161,139.81
Program Funds Drawdown	\$0.00	\$106,643.36
Obligated CDBG DR Funds	\$51,139.81	\$161,139.81
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$5,310.00	\$5,310.00

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 will be 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:

This 4 bedroom 2 bathroom home is being completely rehabilitated. Construction is scheduled to be completed by the end of December.

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:	NSP-025
Activity Title:	14764 E. Florida Avenue

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

06/01/2010

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

05/31/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$110,827.06
Total CDBG Program Funds Budgeted	N/A	\$110,827.06
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$110,827.06
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$102,922.97

Activity Description:

Acquisition and rehabilitation of a single family home at 14764 E. Florida Avenue, Aurora, Colorado. The description of work for the rehabilitation of this property is still being completed. Details of the rehabilitation will be provided in the next quarterly performance report.

Location Description:

14764 E. Florida Avenue Aurora, Colorado 80012.

Activity Progress Narrative:

This 3 bedroom 2 bathroom home will be completely rehabilitated. Construction is scheduled to be completed by early 2011.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/1	0/1	0

# of Owner Units	0	0	0	0/0	0/1	0/1	0
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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

Activity Status:

Under Way

Project Title:

Rental Acquisition and Rehabilitation/Demolition

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$393,972.37
Total CDBG Program Funds Budgeted	N/A	\$393,972.37
Program Funds Drawdown	\$0.00	\$347,205.36
Obligated CDBG DR Funds	\$46,767.01	\$393,972.37
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$12,313.00	\$18,267.00
Program Income Drawdown	\$7,700.00	\$157,942.20

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 description of work for the rehabilitation of this property is still being completed. Details of the rehabilitation will be provided in the next quarterly performance report.

Location Description:

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

Activity Progress Narrative:

This multi-family property consists of two buildings with twelve units in each building. All units will be completely rehabilitated. Constuction will most likely be complete by early summer 2011.

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: NSP-027

Activity Title: 12528 E. Alaska Place

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

06/01/2010

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

02/28/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Aurora Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$132,299.14
Total CDBG Program Funds Budgeted	N/A	\$132,299.14
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$132,299.14
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$5,235.00	\$96,911.92

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 will be 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 is being completely rehabilitated. Construction is scheduled to be completed by early December.

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: NSP-028

Activity Title: 322 S. Salem Street

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

06/01/2010

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

05/31/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Aurora Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$159,700.93
Total CDBG Program Funds Budgeted	N/A	\$159,700.93
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$69,700.93	\$159,700.93
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$93,441.18

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 description of work for the rehabilitation of this property is still being completed. Details of the rehabilitation will be provided in the next quarterly performance report.

Location Description:

322 S. Salem Street Aurora, Colorado 80012.

Activity Progress Narrative:

This 3 bedroom 1 bathroom home will be completely rehabilitated. Construction is scheduled to be completed by early 2011.

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:	NSP-030
Activity Title:	12056 E. Alaska Avenue

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

10/01/2010

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$9,866.50
Total CDBG Program Funds Budgeted	N/A	\$9,866.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 description of work for the rehabilitation of this property is currently being developed. Details of the rehabilitation will be provided in the next quarterly performance report.

The City of Aurora is currently "locked out" of making changes to obligations in the DRGR system. As a result, the proposed budget for this activity is incorrectly reporting as \$0.

Location Description:

12056 E. Alaska Avenue, Aurora, Colorado 80012

Activity Progress Narrative:

This 3 bedroom 2 bathroom home will be completely rehabilitated. Construction is scheduled to be completed by early 2010.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/1	0/1	0
# of Owner Units	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:	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

Activity Status:

Under Way

Project Title:

Homeownership Downpayment Assistance Financing

Projected End Date:

01/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$34,340.72
Obligated CDBG DR Funds	\$0.00	\$100,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$100.00
Program Income Drawdown	\$65,794.32	\$152,820.74

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 35% 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:

The City of Aurora has provided homebuyer assistance to each of the seventeen NSP homes sold thus far. Assistance amounts have ranged from \$3,727 to \$27,610. Most of that assistance has been paid with program income as opposed to NSP program funds.

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: NSP006
Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP006

Projected Start Date:

01/01/2009

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

01/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Aurora Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$447,409.00
Total CDBG Program Funds Budgeted	N/A	\$447,409.00
Program Funds Drawdown	\$0.00	\$285,793.52
Obligated CDBG DR Funds	\$0.00	\$447,409.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$61,316.03	\$142,203.61

Activity Description:

This activity pertains to program administration only.

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

Activity Status:
Under Way

Project Number:
NSP0001

Project Title:
Acquisition/Rehabilitation and Resale Program

Projected Start Date:
07/01/2009

Projected End Date:
01/31/2013

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Aurora Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$65,000.00
Total CDBG Program Funds Budgeted	N/A	\$65,000.00
Program Funds Drawdown	\$0.00	\$48,541.10
Obligated CDBG DR Funds	\$0.00	\$65,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$48,816.55	\$84,715.73

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
