

City of Aurora, Colorado



**Community Development
Division**

2020 Consolidated Annual Performance and Evaluation Report (CAPER)

City of Aurora
Neighborhood Services
Department Community
Development Division

February 17, 2021

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This report provides an overview of community development and housing activities undertaken in the city of Aurora, Colorado during the 2020 program year. 2020 was the first year of the 2020-2024 Consolidated Plan. A summary chart of 2020 accomplishments is attached under "Attachments". There were many significant projects and programs carried out in 2020 that will have a positive, long-lasting effect on the community. Some of these initiatives were funded in whole or in part with federal grants provided by the CDBG, HOME, and ESG programs.

The following homeless initiatives were continued:

Aurora @ Home: A@H is Aurora's strategic plan to address homelessness among families with dependent children developed by a collaborative of organizations serving Aurora since 2012. The collaborative consists of over 19 participating organizations representing the city of Aurora, Adams County, Arapahoe County, government and quasi-governmental agencies, nonprofit organizations, school districts, and community representatives. The program provides housing and services to families who are homeless or who are at-risk of becoming homeless.

The initial pilot of the program was completed in 2016 and continues as an ongoing program of the A@H Plan. Aurora @ Home has made great strides in 2018. A@H has increased its funding and the diversity of the funding sources.

A@H is undergoing a strategic planning process in 2021-2022 to look at a more comprehensive way to address homelessness in the City of Aurora.

Sheltering: The city of Aurora's Homeless Services Director and city funds are being used to address homeless issues in addition to grant funded activities. Details of the accomplishments can be found in Section CR-25.

Housing Pipeline: A major initiative that continued was support for the development of affordable and/or permanent supportive housing projects and programs. One development was completed in 2018 adding 74 new affordable housing units. An additional 287 affordable housing units were under construction in 2018 and are expected to be completed during the 2019 program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Arapahoe House/East Metro Detox - ESG	Homeless	ESG: \$48,210	Homeless Person Overnight Shelter	Persons Assisted	750	267		35.60%	0	125
Aurora Cultural Arts District (ACAD) in NRSA-CDBG	Non-Housing Community Development	CDBG : \$0	Jobs created/retained	Jobs	1	1		100.00%	0	0
Aurora@Home-Rapid Rehousing/Homeless Prevention	Homeless	CDBG : \$22,000 HOME : \$50,000 ESG:	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	123		164.00%	16	16

		\$78,344								
CDBG Administration	Administration	CDBG : \$594,847	Other	Other	1	1		100.00%	1	1
CDBG Unprogrammed	Affordable Housing									
Homeless										
Non-Homeless Special Needs										
Non-Housing Community Development	CDBG: \$224,892	Other	Other	3893	3893		100.00%	1	59	
Comitis Crisis Center - ESG	Homeless	ESG: \$48,210	Homeless Person Overnight Shelter	Persons Assisted	6000	5447		90.78%	2000	1394

Commercial Renovation Program in NRSA - CDBG	Non-Housing Community Development	CDBG : \$675,000	Facade treatment/business building rehabilitation	Business	8	3		37.50%	2	2
Community Housing Development Organization (CHDO)	Affordable Housing	HOME : \$185,822	Other	Other	0	0		1	0	Funding applied to Paris Street Apts.
Emergency Repairs Grant Program - CDBG	Affordable Housing	CDBG : \$125,000	Homeowner Housing Rehabilitated	Household Housing Unit	150	118		78.67%	15	37
ESG Administration	Administration	ESG: \$18,078	Other	Other	1	1		100.00%	1	1
Fox Theater Accessibility Improvements - CDBG	Non-Housing Community Development	CDBG : \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income	Persons Assisted	44425	44425		100.00%	0	0

			Housing Benefit							
Gateway Battered Women's Services - ESG	Homeless	ESG: \$48,210	Homeless Person Overnight Shelter	Persons Assisted	1500	1349		89.93%	430	430
Handicap Accessibility Grant Program - CBDG	Affordable Housing									
Non-Homeless Special Needs	CDBG: \$75,000	Homeowner Housing Rehabilitated	Household Housing Unit	40	34		85.00%	5	5	
HOAP Homeownership Assistance Loans - HOME	Affordable Housing	HOME : \$150,000	Direct Financial Assistance to Homebuyers	Households Assisted	150	75		50.00%	3	5
HOME Administration	Administration of HOME	HOME : \$183,881	Other	Other	1	1		100.00%	1	1

Home of Our Own - HOOO - HOME	Affordable Housing									
Homeless	HOME: \$10,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	29		145.00%	4	7	
HOME Unprogrammed	Affordable Housing									
Homeless	HOME: \$337,841	Other	Other	0	0		1	0		0.00%
Housing Counseling - HOAP Program - CDBG	Affordable Housing	CDBG : \$275,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1200	3201		266.75%	600	578

Lead Based Paint Program - HOAP - CDBG	Affordable Housing	CDBG : \$0	Direct Financial Assistance to Homebuyers	Households Assisted	75	4		5.33 %	0	0
Lighting Program in NRSA - CDBG	Non-Housing Community Development	CDBG : \$74,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	44425	44425		100.00%	0	0
Neighborhood Support in NRSA - CDBG	Affordable Housing									
Non-Housing Community Development	CDBG: \$135,500	Housing Code Enforcement /Foreclosed Property Care	Household Housing Unit	44425	44425		100.00%	44425	44425	

Northwest Alley Paving in NRSA - CDBG	Non-Housing Community Development	CDBG : \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	11265		28.16%	2000	11265
Original Aurora Renewal (OAR) in NRSA - CDBG	Non-Housing Community Development	CDBG : \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	44425	44425		100.00%	0	0
Radon Mitigation Grant Program - CDBG	Affordable Housing	CDBG : \$75,000	Homeowner Housing Rehabilitated	Household Housing Unit	80	80		100.00%	13	15

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Narrative:

East Metro Detox numbers are included with the Arapahoe House goal. Both activities are shelters. East Metro assisted 125 persons during the program year.

Under the CDBG Unprogrammed Goal, Project Angel Heart was funded. The agency is a nonprofit that provides meals to critically ill patients in their homes. A total of 59 people were served.

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 3 highest priorities identified in public meetings during the 2020-2024 Consolidated Plan citizen participation process were Provide a suitable living environment, Provide decent housing, and Expand economic opportunities. The following actions were taken during the 2018 program year to address these priorities:

1. Provide a suitable living environment

In addition to the homeless initiatives discussed in Section CR-25, ESG funding provided \$144,630 to Comitis Crisis Center, East Metro Detox and Recovery Center and Gateway Domestic Violence Services. Aurora @ Home's RRH/HP Program received \$78,344 to address the priority of rapidly rehousing households; the HOME program provided TBRA funds, \$50,000 to provide rental assistance for Aurora @ Home participants. Other activities included the provision of CDBG funds in the amount of \$25,000 for Aurora Warms the Night's Motel Voucher program, \$22,000 for Aurora @ Home’s RRH/HP for case management, and \$18,000 for Aurora Mental Health’s PATH program to fund Street Outreach. \$289,296 was awarded to Aurora Interfaith for repairs to their facility which were completed in 2018. Aurora Interfaith assists approximately 4,000 people annually with food and clothing.

2. Provide decent housing

The city continued to support the development of new affordable rentals. A total of 361 new affordable housing units were under construction in 2018. Details of the developments are included below:

Multi-Family (Rental) Affordable Housing Projects Completed-

- Village @ Westerly Creek Phase III – 24 units of new affordable senior housing and 50 units of family housing - \$600,000

Multi-Family (Rental) Affordable Housing Projects Under Construction-

- Paris St. Apartments - 39 units of new affordable housing located at 1702 Paris Street - \$1,449,900
- Alameda View Apartments - 116 units of new affordable housing located at Alameda Parkway and Chambers - \$975,000
- Peoria Crossing – 82 units of new affordable housing located at 30th and Peoria - \$700,000

- Residences at Hoffman Heights - 85 units of new affordable senior housing located at 1348 Xanadu Street - \$300,000
- Nine Mile Station Senior Living - 50 units of new affordable senior housing located at 12251 E. Cornell Avenue - \$250,000

3. Expand economic opportunities

The city addressed Economic Opportunities by allocating funding for Storefront Renovation Loans in the NRSA. Storefront Improvements encourage business development adding additional jobs within the NRSA. Other activities to continue in 2019 will be Phase 2 of the NRSA lighting project. Additional lighting has deterred crime and increased evening activities in the NRSA further benefiting the economic climate in the area.

Other activities in Table 1 continued from previous years expending older grant funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	ESG
White	2,437	37	0
Black or African American	1,472	21	0
Asian	227	6	0
American Indian or American Native	57	0	0

Native Hawaiian or Other Pacific Islander	24	0	0
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Total	4,217	64	

Hispanic	1,171	15	0
Not Hispanic	3,046	49	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

While programs are available to all eligible, low/mod income families within the city of Aurora, efforts focus on assisting the city's minority and special needs populations. Based on the data entered above, 42% of CDBG beneficiaries were minorities and 42% of HOME program beneficiaries were minorities. This data does not include other multi-racial categories nor does it provide for recipients that chose not to respond. With regards to ethnicity, 28% of CDBG beneficiaries reported as Hispanic and 23% of HOME beneficiaries identified as Hispanic.

An attached diagram provides the demographics for the city of Aurora and percentages of program participants based on race and ethnicity. See "Attachments".

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	3,044,239	2,888,581
HOME	HOME	2,238,811	4,087,000
HOPW A	HOPW A		0
ESG	ESG	241,052	208,832
Other	Other		0

Table 3 - Resources Made Available

Narrative

HOME expenditures exceeded the resources made available due to program income received in 2020.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage	Actual Percentage	Narrative Description

	of Allocation	of Allocation	
ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	33	38	

Table 4 – Identify the geographic distribution and location of investments

Narrative

THE ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA's) population totals 44,425 to 45,320, of which 36,570 are low-moderate income. The NRSA is 80.7% low-moderate income. The attached maps show the NRSA boundaries, as well as overall city Low-Moderate Income areas, and Racially/Ethnically Concentrated Areas of Poverty (RCAP).

The following activities targeted the city's Original Aurora NRSA, totaling **\$2,711,235**:

- **\$139,047** in CDBG: The Neighborhood Support Team 1 completed 16,397 enforcement actions during 2018 which included: 4,236 zoning and multi-family housing inspections and 3,986 re-inspections. They wrote 2,776 Notices of Violation, performed 211 abatements, issued 84 summons into court, removed 49 illegal signs, performed 1,805 assists, issued 97 Parking Citations and made personal contact and/or provided information to citizens 3,250 times.
- **\$278,798** in CDBG: The on-going alley paving program paved four alleys.
- **\$26,506**: Phase II of the NRSA Lighting Program.

The city's core housing rehabilitation program served the following households in the NRSA target area:

- **Apx. \$8,770 for 1 handicap accessibility project**

- Apx. \$72,154 for 12 emergency repairs
- Apx. \$167,052 for 4 major rehabilitations
- Apx. \$2,230 for radon mitigation in 1 home
- Apx. \$17,519 for 5 hazardous tree removals

One multi-family rental development was underway in the NRSA area:

-**\$1,449,900** in HOME funds was expended for Paris Street Apartments, a 39 unit affordable housing development. The project began construction in 2017 and is expected to be completed May 2019.

-Commercial Renovations **\$531,068** for two commercial projects.

An NRSA Accomplishment Report is attached under "Other Attachments". Much of the ESG funding is also expended in the NRSA for local shelters and the higher concentration of homeless individuals.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The city of Aurora provides cash match each year to meet the HOME match requirement. No publicly owned land was used. ESG is matched 100% by the subrecipients. Leveraged funds totaled over **\$924,180** provided from City General Funds and NEXUS dollars. The funds were provided for the following:

- Aurora @ Home = **\$60,000** (additional capacity and landlord recruitment efforts).
- Metro Community Provider Network (MCPN) = **\$56,595**
- Mile High Behavioral Healthcare/Comitis Crisis Center = **\$287,940**
- Aurora Mental Health Center = \$144,450 + \$119,310 (Triage Programs and Social Detox Operations) = **\$263,760**
- Sungate Kids = **\$58,000**
- Gateway Battered Women's Services (GBWS) = **\$119,885**

- Aurora Mental Health Center (ACOT, AWTN, MCT and CIT) = **\$78,000**

OTHER SOURCES:

- Many of the agencies that the city funded also receive other federal, state, and local public and private sources too.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	460,423
2. Match contributed during current Federal fiscal year	278,733
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	739,156
4. Match liability for current Federal fiscal year	423,812
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	315,344

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
5328	09/30/2018	278,733	0	0	0	0	0	278,733

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
1,897,052	1,236,656	996,819	0	2,136,889

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Dollar Amount	787,298	0	0	274,508	0	512,790
Number	19	0	0	8	0	11

Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprise s	Male
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Contracts			
Dollar Amount	787,298	128,205	659,093
Number	19	4	15

Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

	Number	Cost
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0

Households Temporarily Relocated, not Displaced	0	0
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Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
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Number of Homeless households to be provided affordable housing units	20	
Number of Non-Homeless households to be provided affordable housing units	135	
Number of Special-Needs households to be provided affordable housing units	5	
Total	160	

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	23
Number of households supported through The Production of New Units	74	74
Number of households supported through Rehab of Existing Units	63	76

Number of households supported through Acquisition of Existing Units	3	5
Total	160	178

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Outcomes met or exceeded goals during the 2018 program year.

Discuss how these outcomes will impact future annual action plans.

Efforts will continue as proposed to meet the goals and objectives established within the city's five-year Consolidated Plan. High rent levels confirm the need for the development of additional affordable housing. Several projects were underway in 2018 with one being completed adding 74 new affordable units. 113 units in 2018 and another 198 planned to begin construction in 2018.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	163	2
Low-income	47	13
Moderate-income	26	16

Total	236	31
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Table 13 – Number of Households Served

Narrative Information

The CDBG program serves a higher number of low and extremely low income persons. HOME programs require higher incomes for home purchases and other activities funded under the program therefore, a higher number of low to moderate income persons are assisted.

Worst Case Needs individuals and families are assisted by the city through several efforts. Public Service providers funded with CDBG offer a number of programs to aid low income families and persons with disabilities. The providers assist with meals for disabled persons, clothing and other food assistance, educational programs, and housing counseling. Other housing needs are funded with HOME funds through the city's Home of Our Own Program and to our Subrecipient, the Aurora Housing Authority, who provides Tenant Based Rental Assistance to low income persons and families.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City funds 3 outreach programs that target different populations. All three programs are working to connect individuals and families living unsheltered with housing support services. The funded programs are: Aurora Mental Health Center's PATH Program (\$18,000 CDBG funds), Colfax Community Center (family-focused, motels and street outreach (\$220,000

Homelessness Program Funds), and the Aurora Street Outreach Team (through the Aurora Day Resource Center, \$95,000 Homelessness Program Funds).

In 2018, PATH connected with 352 individuals. The numbers served, reflected the program's deliberate move toward implementing a more robust "street to housing model" by providing: (1) more intense services during outreach, which included an outreach therapist and access to a syringe exchange program and (2) devoting extensive time to each individual during street outreach contacts. When individuals are engaged on the street they are also assessed through the VI-SPDAT and referred into the MDHI OneHome Coordinated Entry System.

The city of Aurora funded the Aurora Cold Weather Outreach Team (ACOT) van to locate unsheltered persons in the community. ACOT goes out on nights that the temperature is predicted to drop below 20 degrees looking for unsheltered persons at risk of hypothermia. Individuals contacted are offered a ride to cold-weather overflow shelter, medical and mental health services are available on the spot. Individuals are also transported to the ER, detox or crisis mental health care if deemed appropriate.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city of Aurora, in partnership with Mile High Behavioral Healthcare, opened the Aurora Day Resource Center (ADRC) in July 2017. The center provides adults experiencing homelessness a place to be during the day, and access to basic needs and longer-term services such as meals, showers, laundry, medical, mental health services, workforce development and housing assistance. The ADRC is having 150-300 persons per day accessing their services. In addition, the ADRC is now acting as the City's cold weather shelter increasing our capacity to shelter individuals and families from 70 overnight beds (at Comitis Crisis Center) to 240 emergency shelter beds on cold weather nights. Their model is very low barrier with partners, pets, and possessions (the 3 P's) welcome.

Comitis has continued offering emergency shelter space, and has changed their sheltering model from a nightly lottery to a 3-week stay model in order to support client progress toward full employment and housing resources. Aurora Warms the Night (AWTN) received \$25,000 in CDBG funds to provide motel vouchers on cold weather nights. From January 1 through December 31, 2018, 316 persons were served.

The city of Aurora has completed the initial 3 years of funding totally \$4,500,000 dedicated to homeless services. In July 2017, City Council approved an additional increase in General Funds. These new monies will be dedicated to homelessness into the future, with a projected \$2.1 million in revenue annually. This will allow the continuance of homeless services that provide, as their primary outcome, exits to permanent housing.

The Aurora @ Home collaborative continued to provide assistance for Rapid ReHousing through various funding sources, including State ESG funds, City ESG funds, City CDBG funds,

City HOME TBRA funds, City General Funds, private foundation grants, SAMHSA grants, and HUD CoC grants.

Finally, in 2017 the City's Homelessness Program started the *House Aurora Partnership (HAP)*, offering eviction prevention and rehousing assistance for those facing housing loss, or experiencing homelessness. This program has been successful with the following outcomes during the June 2017 through December 2018 timeframe: 300 households experiencing homelessness leased-up with HAP assistance. Two thousand fourteen households were assisted with eviction prevention funds and their evictions were prevented. One hundred twenty nine households were supported in receiving transportation home or to a location where they had identified housing and sometimes employment. In total, the average cost of preventing or ending a household's homelessness was \$1,139. Six hundred thirty three unique households were assisted, which were comprised of 887 adults and 664 children. This program is a collaborative effort with Aurora@Home partners as well as Children's Hospital, University Hospital and the Veterans Administration (VA).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Arapahoe County Department of Human Services and Department of Community Resources, provided \$93,972 in HOME Tenant Based Rental Assistance (TBRA) funding to Aurora@Home (A@H), serving 7-8 households in 2018. In addition, Arapahoe County through Arapahoe Douglas Works! Maintains a .75 FTE Work Force Specialist onsite at Aurora Housing Authority (AHA) to assist A@H participants in accessing mainstream benefits, employment skill trainings, finding or improving their employment opportunities, and transportation assistance.

A@H AHA is finishing one grant award with Colorado Department of Housing HOME TBRA and has received a second 2 year grant award. Aurora Public Schools and Cherry Creek Schools refers families who are experiencing homelessness to A@H AHA for intake and eligibility to this TBRA program. Each quarter, student performance is tracked with the hope that housing stability will contribute to student success. Fifteen households have been housed in the program. The 2018-2020 grant will serve 9 families per quarter for a 3-9 month rapid re-housing program.

Metro Denver Homeless Initiative (MDHI) Continuum of Care (CoC), sponsored VISTA members who participated with A@H. AHA, Aurora Mental Health Center (AuMHC) and the City of Aurora Homeless Programs hosted a VISTA member from November 2017 to November 2018. SuperNOFA funding through MDHI's CoC was renewed in 2018. AuMHC, on behalf of A@H and in partnership with the AHA applied for and was awarded \$392,572. This funding will

serve approximately 18 families with dependent children. In addition, AuMHC on behalf of A@H also received MDHI-ESG (CoC) funding to serve adult only households. These funds marked the first expansion of services beyond families with dependent children for A@H. Referrals will come through the OneHome coordinated entry system.

City of Aurora General Funds (\$45,000) pays for half of the Landlord Recruiter who serves the A@H collaborative. In 2018, A@H an average of 22 owners/property managers were willing to work with A@H participants. Several of these owners/property managers notify the Landlord Recruiter prior to publicizing available units. City general funds (\$60,000) are used to pay the balance of the Landlord Recruiter costs, case management, emergency assistance, transportation assistance and some overhead costs (e.g., professional liability insurance for the case managers).

City of Aurora, Community Development federal grants provided CDBG funding to A@H - \$22,000 for case management for three grants. CDBG funding provided to AWtN - \$25,000 for cold weather motel vouchers. CDBG funding provided to AuMHC PATH - \$18,000 for homeless outreach services. HOME TBRA funding to A@H - \$50,000 for application fees, security deposit assistance and rental assistance. ESG RRH/HP funding to CHP through A@H - \$79,726 for rental assistance and services. And ESG Emergency Shelter funding to Mile High Behavioral Healthcare/Comitis Crisis Center and Gateway Domestic Violence Shelter – \$147,180 for shelter needs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Aurora City Council continues to prioritize addressing homelessness as one of its top ten priorities, and alongside its collaborative partners, continues to grow and expand homelessness initiatives and programs.

The city and A@H's collaborative partners are active with Metro Denver Homeless Initiative (MDHI), which is HUD's designated Continuum of Care (CoC) for the region. The city's Homelessness Program Director is the current MDHI Board President. MDHI has continued to develop and implement the OneHome Coordinated System. OneHome is maturing and becoming more effective. In addition, MDHI has just completed an HMIS vendor change and this new system will enable OneHome to reach its potential. Aurora residents experiencing homelessness, even those sleeping rough, are now being placed into Rapid ReHousing and Permanent Supportive Housing programs across the region.

Additionally, the Second Chance Center received 9% tax credits and 49 project-based vouchers to build a new 50-unit PSH building that will receive 100% of its referrals through OneHome.

This project has an emphasis on the re-entry population with 24/7 supportive services on-site planned. The program broke ground in December and should open sometime in 2019.

During 2018, Aurora@Home (A@H) continued to grow and develop. One way growth was evident is through funding. Since inception, funding for A@H has increased from \$125,283 in 2012 to \$1,001,234 in 2018, an 87.5% increase. Funding is also more diverse since inception. In the first few years, A@H was dependent on HUD funding. While HUD funding still supports most of the housing provided to families who are homeless or who are in imminent danger of becoming homeless, A@H now receives City General Funds, City Tax Funds, State Tax Funds and private foundation funding. Another area of growth is in the number of organizations that form the A@H collaborative. In 2017, A@H consisted of 16 partner organizations. During 2018, three new partner organizations joined the collaborative. While the number of fiscal agents is contingent upon funding, A@H increased from 3 fiscal agents in 2017 to 4 in 2018. Finally, at its inception, A@H had zero landlords/property managers willing to serve Aurora@Home participants. Today, there are 22 landlords/property managers who are willing to serve A@H households. One outcome of this base of landlords/property managers is reduced housing search time. When A@H began serving families in 2013, it took an average of 40 days to get families housed. Today, the Landlord Recruiter averages 8 days.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In 2014, Aurora Housing Authority (AHA) submitted its 2015-2019 Five Year Plan to HUD anticipating the demolition and disposition of all Public Housing units. However, in 2016 AHA submitted a revised Five Year Plan indicating that 4 Public Housing units would be retained for Phase 3 of the redevelopment of the former Buckingham Gardens. These 4 units have been retained in the 2017 and 2018 Annual Plans. Phase 3 is completed and the 4 Public Housing units are leased up. Phase 1 and 2 of the redevelopment is called *Village at Westerly Creek 1 and 2* and provides housing to seniors. The third and final phase of the redevelopment includes 24 senior units (4 of which will be Public Housing) and 50 family units. The 50 family units of Phase 3 are called *Exponent* and the 24 senior units are called *Village at Westerly Creek 3*.

AHA administers 1,167 Housing Choice Vouchers (HCV), 107 Veterans Administration Supportive Housing (VASH), 75 Near Elderly Disabled (NED) vouchers, 120 Project-Based vouchers (PBV), 50 Family Unification Program (FUP) vouchers (35 for families to re-unite and 15 for youth exiting foster care) and, as of December 2018, 172 relocation vouchers for a total of 1,691 vouchers. AHA had an average of 572 portable vouchers in 2017 or an average of 51% of the voucher program at AHA consists of portables. AHA maintains a waiting list for its Section 8 vouchers; the wait list has been closed since 2005. In 2013, AHA staff contacted those still on the waiting list, and the resulting responses reduced the waiting list to just over 100 households. While AHA's HCV program was in shortfall in 2017, which was the direct result of a significant increase in FMR's without proportional increases in the Budget Authority, AHA was

not in shortfall in 2018. AHA had to strategically increase utilization in 2018 after experiencing shortfall in 2017. It is a fine balance to lift utilization rates while preventing another shortfall scenario in the following year. Currently, AHA is not expecting to be in shortfall during 2019. AHA remains a high performer on Section Eight Management Assessment Program (SEMAP). When vouchers are available, AHA invites families exiting homeless housing programs associated with Aurora@Home (the City of Aurora's plan to address homelessness) to apply for eligibility for an HCV. AHA also maintains the wait list for Mod-Rehab units in Aurora. Between 2016 and 2018, four property owners in the Mod-Rehab program opted out of the program. At the end of 2018, there were 143 Mod-Rehab units remaining in Aurora. AHA's Section 8 program continues to be designated a "High Performer" by HUD for their Housing Choice Voucher program.

In all, AHA has ownership and management of 727 units of affordable rental housing in Aurora. Of those units, 697 are subsidized or income restricted and 30 are conventional rate housing units. Currently, all waitlists are closed and properties are not accepting applications. All other waitlists were closed at the end of 2017 and applications were not being accepted. In 2018, applications were accepted at Exponent and Village at Westerly Creek 3. Summersong waitlist opened in 2018. In 2019, the waitlist for Willow Park will open.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

As noted above, AHA submitted for disposition and demolition of all Public Housing units at Buckingham Gardens with the redevelopment, Village at Westerly Creek Phase 1, 2 and 3. The 2015-2019 Five Year Plan noted the disposition of Public Housing units but in 2016 a Revised Five Year Plan was submitted retaining 4 units of Public Housing for Phase 3 of the Village at Westerly Creek redevelopment. Phase 3 construction was completed in 2018 and the 4 Public Housing units are leased.

AHA has a Resident Advisory Council (not to be confused with a Public Housing Resident Advisory Board) that meets 2-3 times per year and consists of Resident Council representatives from 4 family properties and 2 senior properties. In addition to Resident Council representatives, the Resident Advisory Council also includes representatives from the FUP and VASH programs. Finally, AHA also maintains a Participant Advisory Board which has representatives from FUP, VASH, and all Aurora@Home AHA administered homeless programs.

AHA continues to support the financial development of their residents through on-going counseling. AHA encourages continued self-improvement with the goal of being independent and becoming future homeowners. AHA shares information regarding homebuyer assistance programs offered through several agencies, including the city of Aurora.

Actions taken to provide assistance to troubled PHAs

Not Applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Development fees, architectural standards and parking requirements are a large expense for affordable housing developers. The city is currently revising its Unified Development Ordinance to add incentives for affordable housing developments. Those incentives include the reduction of architectural standards for affordable structures, reduction in parking requirements for affordable structures and allowing mixed use, cottage housing, tiny housing and new neighborhood layouts.

Community Development staff continues to provide recommendations and strategies from the 2015 Analysis of Impediments to Fair Housing Choice and has provided input on changes to local policies. The city has also completed a new Analysis of Impediments to Fair Housing. The new AI will be submitted to HUD along with our 2020-2024 Consolidated Plan for review and approval.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In addition to all of the city-wide housing and homeless/at-risk services already described, the following activities carried out by the city addressed underserved needs:

Neighborhood Support Division

During 2018, there were 2 Code Enforcement Officers paid with CDBG funds in income eligible areas. Code personnel provided monthly trainings at the city's Home Ownership Assistance Program (HOAP). In 2018, 1,024 potential home owners were educated on City ordinances related to property ownership. In addition, Code personnel provides a Code Academy class to interested residents and instructs on code requirements, procedures used to enforce codes, and how residents can be involved in their community to ensure a healthy and safe environment. The Academy is an organized approach to help interested residents better understand city ordinances and, if they desire, share this information with fellow neighbors to maintain the quality of life residents expect.

Code Enforcement Officers assigned to CDBG eligible geographic areas perform a variety of duties specific to code enforcement. They conduct systematic multi-family housing inspections, mobile home inspections, site plan inspections, and zoning inspections within the Original Aurora area. They also provided organizational development assistance in the Neighborhood Revitalization Strategy Area (NRSA). They secure vacant buildings to ensure the integrity of the

area and to diminish opportunities for criminal activity and they work alongside the Aurora Police Department, Aurora Fire Department, the Homelessness Program Director and Building Department to provide a safe living environment for those that call the Original Aurora area their home.

The 2 Code Enforcement Officers completed 16,397 enforcement actions during 2018 which included: 4,236 zoning and multi-family housing inspections and 3,986 re-inspections. They wrote 2,776 Notices of Violation, performed 211 abatements, issued 84 summons into court, removed 49 illegal signs, performed 1,805 assists, issued 97 Parking Citations and made personal contact and/or provided information to citizens 3,250 times.

Code personnel performed the following enhanced Code Enforcement activities in income eligible geographic areas in 2018:

Additionally, the Code Enforcement Officers performed the following actions to improve the area:

- Represented the city's Neighborhood Services Department at Community Development events and meetings.
- Participated in Town Hall Meetings hosted by City Council Member Crystal Murillo.
- Conducted annual Systematic Housing Inspections of all Hotel/Motels along the Colfax Corridor within the CDBG area.
- Participated in two Point in Time Homelessness Counts, to help identify the number of individuals affected by Homelessness.
- Participated in two multi-departmental sweeps within the 2200 and 2300 blocks of N. Dallas Street and N. Dayton Street and two single business inspections at 11500 E. Colfax Avenue and 9600 E. Colfax Avenue.
- Provided monthly training relating to city ordinances and new property ownership to 1,024 participants at the city's Home Ownership Assistance Program (HOAP).

The city continuously monitors programs for any obstacles that may impede assisting the underserved. Additionally, programs and activities are designed to assist those most in need.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All staff members of CD Rehabilitation Programs maintained certification by the State of Colorado in Lead Based Paint Inspections/Risk Assessments. The CD Division included HUD-mandated lead based paint containment/abatement procedures in its standard rehabilitation programs.

Lead-Based Paint in Housing Rehabilitation Programs:

The Housing Rehabilitation Programs raised the awareness of private and non-profit housing providers of the 1992 Residential Lead-Based Paint Hazard Reduction Act and its implications. Recognizing that homes built prior to 1978 are more likely to contain lead-based paint, the

programs made determinations relating to lead based paint through testing. Positive tests resulted in appropriate mitigation by competent contractors.

In 2018, the Single-Family Rehabilitation Program performed lead hazard reduction work on 9 units. The total cost was \$35,590, which included staff and contractor training, supplies, initial and clearance testing, and other miscellaneous costs.

Lead-Based Paint in Homeownership Assistance Program (HOAP):

The HOAP program performed 3 lead hazard screenings at a total cost of \$900.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2018, each priority in this CAPER was designed and intended to reduce the number of persons living below the poverty level within Aurora. While striving to reduce poverty in the community, the city, to every extent possible, supported resources and programs to:

- Identify and pursue partnerships with the educational, business and faith-based communities that promote educational opportunities for Aurora low income residents and families.
- Work with agencies such as the Adams and Arapahoe County workforce development offices in linking lower income residents to jobs within the community.
- Develop job skills of the local workforce so that they can obtain higher paying employment with benefits and health care.
- Strengthen and expand local viable businesses that provide livable-wage jobs to Aurora residents.
- Pursue marketing strategies for the Commercial Renovation Program that will reduce or eliminate blighting influences and to assist in job creation and/or job retention.
- Support the recruitment of new viable businesses and increase the capacity of existing businesses that hire local residents as employees and provide livable-wage jobs with benefits.
- Support service agencies that seek to both stabilize households in a state of fragility and also to move families and individuals toward self-sufficiency.
- Strengthen the delivery and coordination of human and support services, including but not limited to: affordable health care, child care services, at-risk youth programs, mental health services; and public safety programs.
- Maintain and develop affordable and stable housing so that poverty-level families and individuals are able to concentrate on making better lives for themselves.

The city continued to help households through its community development programs that focused on providing decent and safe housing. The city continued to administer a set of programs that “proactively” provided financial opportunities and knowledge for poverty level

families to come out of poverty. They included the Pre-Purchase Counseling, Educational Seminars, Homeownership Assistance Loans, and many more previously described initiatives.

In addition to the programs described above, the city also administered a set of programs that assists those families that are in danger of falling into poverty by providing useful information and intermediary services with lenders and creditors. They included Foreclosure Prevention Counseling, Pre-Foreclosure Sale Counseling, Reverse Mortgage Counseling, and Educational Seminars such as Financial Fitness.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Community Development Division of Aurora's Neighborhood Services Department was the designated Lead Agency responsible for administering programs covered by the 2015-2019 Consolidated Plan and associated Action Plans. The CD Division ensured compliance with program and comprehensive planning requirements, as well as coordinated the public outreach.

CD maintains a hierarchy of staff who are responsible for meeting all federal, state and local regulations with respect to their individual program responsibilities. The manager, program supervisors, financial analyst, planner, and administrative technician meet at least twice per month to discuss these issues. Checklists, duplicate reviews and established policies and procedures were integrated into each project.

Aurora continued to implement priorities, objectives, and tasks outlined in the Consolidated and Action Plans with extensive consultation between citizens, the Housing Authority of the city of Aurora, housing and human service providers, and other city agencies. The agencies and organizations that coordinated activities and programs that addressed housing and community development needs supported and complemented each other in a proactive manner in order to overcome gaps in institutional structure and enhance coordination.

City agencies, including the CD Division, Development Services Division, Aurora Business Development Center and Neighborhood Support (Code Enforcement) Division, routinely participated in public forums to get resident feedback on neighborhood issues and concerns. These on-going outreach efforts assisted in the development of community priorities, identified neighborhood concerns and issues, and allowed city departments to market their programs and inform the public about city code and other policies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The city will continue to identify and pursue opportunities to strengthen communication and coordination between housing and human service providers. The primary cooperative is the Aurora @ Home Collaborative which is the city's ten year plan to address homelessness.

The Aurora @ Home program to Rapidly Re-house/Prevent Homelessness for families with children served as a pilot not only for how a program would work, but for how the collaborative

would work as a team effort. After testing the pilot, the Aurora @ Home Governing Board undertook strategic re-visioning and determined that they would expand the Plan to include all homeless and at-risk populations. The Plan has been to expand not just families with children, but also homeless individuals and couples.

More detailed actions taken to enhance coordination between public and private housing and social service agencies is described in the section CR-25: Homeless and Other Special Needs, and other sections.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

An Analysis of Impediments to Fair Housing Choice (AI) was prepared for Aurora by a consultant, EVStudio, in 2014, prior to the 2015-2019 Consolidated planning process in order to better inform the city on potential impediments before beginning the Housing Needs Assessment. The AI was then updated with the most recent housing data found in the 2015-2019 Consolidated Plan after the Consolidated Plan was finalized, in the summer of 2015, and submitted to HUD with the 2016 Action Plan. Staff awaited consultation comments from the National Fair Housing Association (NFHA) and the Denver Metro Fair Housing Center (DMFHC) before submitting it to HUD.

There were five impediments in the AI, of which actions taken for #1-4 are discussed below, while #5 is discussed at the beginning of this section.

IMPEDIMENT 1. LACK OF VARIETY OF AFFORDABLE RENTAL UNITS FOR VERY LOW, LOW AND MODERATE INCOME POPULATIONS: The new actions taken to increase the supply and variety of affordable rental units, especially larger units, is discussed throughout this CAPER.

IMPEDIMENT 2: AFFORDABLE UNITS ARE SUBSTANDARD AND LOCATED IN LESS DESIRABLE NEIGHBORHOODS: The city has continued to prioritize consistent funding for its core housing rehabilitation programs. The city also began a Radon Mitigation program, one of the first of its kind in the country to address this health issue. The city also funded three renovations for multi-family rental projects, and has several more planned to be completed during the 2015-2019 period.

IMPEDIMENT 3: NEED FOR ADDITIONAL SUPPORT FOR COUNSELING ON REQUIREMENTS TO OBTAIN HOUSING FOR AT-RISK POPULATIONS: The number of clients provided rental counseling in 2018 was 46. Seven received assistance and were placed in permanent housing. The HOAP staff also provided financial fitness classes in 2018, open to homeowners, homebuyers, and renters. Twenty-nine people attended these classes. HOAP seminars provided information to 995 participants regarding the home-buying process, including a session pertaining to Fair Housing rights. Participants of the HOAP seminars received a copy of the Fair Housing Guide and class instruction on who to call with a fair housing complaint.

Along with the provision of fair housing materials, the city provided over \$227,323 for housing counseling salaries to cover staff time spent on fair housing activities serving clients.

IMPEDIMENT 4: LACK OF VARIETY OF HOUSING OPTIONS FOR LOW TO MODERATE INCOME POPULATIONS AND AT-RISK POPULATIONS: Discussed throughout this CAPER.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The city administers many of its activities directly, such as the Housing Rehabilitation and Home Ownership Assistance Program (HOAP). Activities that are funded in other city departments are paid through a strict reimbursement basis, so they are monitored on an on-going basis, (ie., Public Works' Alley Paving program, and Code Enforcement).

The standards and procedures the city follows to monitor program activities carried out by agencies other than the city (i.e., subrecipients) to ensure long-term compliance with program and comprehensive planning requirements included:

- CAPER (Consolidated Annual Performance and Evaluation Report);
- Pre-Award Risk Assessment (2 CFR 200), quarterly and annual reports;
- Monitoring of city operations and files against changing OMB & HUD rules & CPD Notices;
- Perform monitoring of subrecipients; and/or
- Annual A-133 audit conducted by third party audit firm.

OMB 2 CFR 200 requires that staff conduct a subrecipient pre-award risk assessment and review current audits, through an executed agreement which governs the use of the federal funds. Construction activity funded with federal funds is inspected, and sometimes managed, by the city and documented accordingly; and non-construction activity is reviewed through quarterly reports and back-up documentation required for each draw down request and documented accordingly.

The city conducts on-site monitoring of appropriate subrecipients on an annual basis, after determining which subrecipients will require an in-depth review and which will require a limited review. The city will determine which subrecipients will receive on-site monitoring by analyzing program areas such as 1) Risk factors, including first time subrecipients; 2) Organizational change/turnover of key staff; 3) Amount of total grant award; 4) Past administrative history; 5) Past program performance; 6) Financial stability; 7) Projects of a complex nature; and 8) Projects recommended for monitoring by HUD.

In 2018, the city conducted risk assessments on existing subrecipients and selected one public service agency to monitor on-site. Additionally, 8 HOME funded multi-family affordable housing projects were also monitored.

For Minority-Owned and Women-Owned Business Enterprise (MBE-WBE) outreach, the city advertises all bids on projects over \$100,000 in the weekly Aurora Sentinel, as well as to the Division's established contractor bid list. This list is used for all programs/projects, which includes 3 WBE's (JO-D Enterprises, Inc., H & F Services, Inc., and Reliant Radon) and 5 MBE's (Lent Construction, LLC., J.C. Construction Builders, Rigid Construction, LLC., American West Roofing, and Kung Architecture). In 2018, there were 4 businesses certified as Section 3: C.S.I. Incorporated, JO-D Enterprises, Inc., Prairie Snow Enterprises, Inc. and American West Roofing. In 2019, staff will continue their marketing outreach for additional contractors, including MBE, WBE and Section 3, in order to increase the established bid list.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The city's Citizen Participation Plan requires that the CAPER be made available for public review and comment for a minimum of fifteen days. A Public Notice (copy included in "Other Attachments") announcing the CAPER availability for public review was published in both English and Spanish in the Thursday, March 7, 2019 edition of the Aurora Sentinel. Copies were also made available for review at the Community Development office located at 9898 East Colfax Avenue, Aurora, Colorado, as well as on the city's website at:

https://www.auroragov.org/residents/community_development/reports_stats_and_documents/

The English/Spanish Public Notice on the website can be translated into over 65 languages. In an effort to expand outreach and encourage participation by all of its citizens, including minorities, non-English speaking persons, and persons with disabilities, the city also posted the English/Spanish Public Notice at the Martin Luther King Jr. Library, the Moorhead Recreation Center, the Aurora Center for Active Adults, the Hoffman Heights Youth Center, and the Crawford Elementary School/Community Center all of which are in the NRSA area.

No public comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Community Development Division continued to collect Program Income from CDBG programs during the 2018 program year. Those additional resources were used to address its program objectives. There were no changes in overall objectives, just an increase in funding to meet priorities identified within the Consolidated Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

There are 15 multi-family projects that are subject to the HOME requirements. Annual Rental Housing Compliance Certifications were completed on all projects, and 4 of the 15 projects received on-site monitoring. The other 11 projects have inspections scheduled per HOME regulations. In addition to the required program monitoring for HOME funded units, the City of Aurora has a Systematic Housing Inspection Program for properties with 8 or more rental units to ensure compliance with minimum housing standards city-wide.

The following projects were monitored in 2018:

- 13th Avenue Apartments-10 units

- SIGN (Florence)-4 units
- SIGN (Montview)-4 units
- Village at Westerly Creek III-4 units

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All HOME funded developments are required to have an Affirmative Marketing Plan. The plans indicate the use of media, including newspapers, television stations, and radio stations, that target minority and underserved groups. The city of Aurora also posts notices in public buildings located in high minority concentrated areas as well as advertisements in the city's water bills which reach all populations.

Of the 4 multi-family developments monitored in 2018, 77% of the units were occupied by minority tenants.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During 2018, \$996,818.68 in program income was used for HOME activities. A total of 25 activities were funded with the program income. Twenty-three of the activities were single family projects including single family rehab, down payment assistance, or tenant assistance (TBRA). Of the 23 single family projects funded, 57% of the recipients were minority occupants. The remaining 2 projects funded in part with program income were large multi-family developments which were still under construction at the end of the program year and remained vacant. Statistically, the affordable housing developments within the city of Aurora have higher numbers of minority beneficiaries.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

HOAP staff, as HUD approved counselors, counseled 531 households in 2018 in the following areas:

Foreclosure Counseling = 65

HOAP staff assists clients with a detailed intake process and direct negotiation with their lender. HOAP has a standardized loss mitigation packet submission process which provides an honest assessment of every client's situation so that the lender can make a decision easily and without delay. HOAP also is a referral source for emergency services and job placement resources through the local workforce centers. HOAP staff continued their participation in the multi-jurisdictional Colorado Foreclosure Hotline.

Reverse Mortgage Counseling = 362

HOAP assisted many seniors with homeless prevention and improving their quality of life by providing counseling for Home Equity Conversion Mortgages (HECM, more commonly known as reverse equity mortgages).

Pre-purchase Counseling = 57 one-on-one sessions, in addition to 1,024 seminar attendees described below.

Rental Assistance/Counseling = 46 inquiries—resources and referrals given, with 7 clients assisted with rental assistance through the HOOO program.

In addition to the HOME funded HOAP loans, the city held homebuyer training seminars throughout the year which 1,024 persons attended: 629 persons attended the English seminars, 366 persons (36% of attendees**) attended the Spanish seminars and 29 participants attended Financial Fitness classes. The HOAP program also distributed fair housing information to HOAP seminar attendees and HOAP clients.

HOAP staff made it a priority to outreach to lenders and realtors and continuously updates its Affirmative Fair Housing Marketing Plan contact list to keep the community abreast of HOAP program and Fair Housing updates. This list of community organizations, realtors, lenders, and apartment managers currently totals 41 organizations and five libraries. HOAP also provides education and training to lenders, realtors and landlords on proper fair housing policies and practices.

The Community Development Division has partnered with the Colorado Housing and Finance Authority (CHFA) on the Home Access Program. This program provides fixed market interest rate financing to low income, first time homebuyers who are individuals with a permanent disability, or are the parent(s) of a child or children with a permanent disability.

**Of particular note, the city's population of persons that are Spanish speaking with Limited English Proficiency (LEP) is 12.2%.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	AURORA
Organizational DUNS Number	623405909
EIN/TIN Number	846000564

Identify the Field Office DENVER

Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix Mrs
First Name Anita
Middle Name M
Last Name Burkhart
Suffix 0
Title Manger of Community Development

ESG Contact Address

Street Address 1 9898 East Colfax Ave
Street Address 2 0
City Aurora
State CO
ZIP Code -
Phone Number 3037397924
Extension 0
Fax Number 3037397925

Email Address

aburkhar@auroragov.org

2. Reporting Period—All Recipients Complete

Program Year Start Date

01/01/2018

Program Year End Date

12/31/2018

3 a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: GATEWAY BATTERED WOMEN'S SHELTER

City: ARAPAHOE COUNTY CONSORTIUM

State: CO

Zip Code: ,

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 49060

Subrecipient or Contractor Name: Aurora Mental Health Center

City: Aurora

State: CO

Zip Code: 80014, 2637

DUNS Number: 079954202

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 40600

Subrecipient or Contractor Name: Mile High Behavioral Healthcare and Comitis Crisis Center, Inc.

City: Aurora

State: CO

Zip Code: 80045, 7440

DUNS Number: 120619580

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 57520

Subrecipient or Contractor Name: Aurora Housing Corporation

City: Aurora

State: CO

Zip Code: 80014, 2684

DUNS Number: 831798025

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 54726

CR-65 - Persons Assisted (**ESG Persons Assisted is collected in SAGE reports and not entered in this section****)**

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total

Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0

Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0

25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0

Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0

Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	81,760
Total Number of bed-nights provided	61,675
Capacity Utilization	75.43%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The city of Aurora is one of the seven jurisdictions within the Metro Denver Homeless Initiative (MDHI) CoC. MDHI has begun developing a system in which to capture the Performance Measurements for the Denver Metro Area. The Coordinated Entry Program (called OneHome) has moved from its pilot stage and it prioritizing households most in need.

Coordinated Assessment: All A@H Programs have been using the VI-SPDAT to determine eligibility. In 2017, AuMHC’s proam piloted the OneHome process. In 2018, the OneHome process contes.

Aurora @ Home, Aurora's Ten-Year Plan to Prevent and End Homelessness captures the following data:

1. Reduce the unsheltered homeless population of the Aurora Area.

Outcomes:

- Aurora Mental Health’s PATH street outreach program provided intense services to 352 homeless individuals. They provide specially trained staff and extensive time and outreach with these individuals. In addition, they were able to house 2 individuals through the OneHome coordinated entry process.
- Aurora Warms the Night served 538 individuals.
- The Aurora Day Resource Center provided programs and services assisting homeless clients to obtain housing.

2. Reduce the recipient’s average length of times stayed for clients served in your program

Outcomes:

- These outcomes will need to be answered through the MDHI CoC Performance evaluation, which is being developed, data will be captured through HMIS.

3. Document the percentage of persons exiting the program who transition to permanent housing

Outcomes:

- Total Exited to Housing = 34 Families Exited to Permanent Housing (21 unsubsidized, 13 subsidized)

22 Owners/ Property Managers have been recruited since Program Inception.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020

Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	42,440	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	9,726	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	52,166	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	0	21,870	0
Operations	0	92,496	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	114,366	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	8,016	14,381

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2018	2019	2020
188,929	0	174,548	14,381

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	122,382	14,381
Private Funds	0	17,433	0
Other	0	0	0
Fees	0	34,733	0
Program Income	0	0	0
Total Match Amount	0	174,548	14,381

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
377,858	0	349,096	28,762

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachments

- 2020 Actual Accomplishments
- NRSA Map
- Areas of Concentrated Minority Poverty Map
- Low/Moderate Income Census Block Map
- Original Aurora Neighborhood Strategy Area (NRSA) 2018 Accomplishments
- PR-26
- Demographics
- Proof of Publication

Activity	2020 Actual Accomplishments (includes Prior Year Funding)
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HOAP seminar attendees	629 English
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366 Spanish	
29 Financial Fitness	
Pre-purchase counseling clients	57

<p>Emergency and transitional housing supportive services;</p> <p>Rapid rehousing/Homelessness Prevention (RRH/HP)</p>	<p>CDBG - AHA – Aurora @ Home RRH & HP – 120 persons in 29 households – provided case management</p> <p>CDBG - AuMHC/PATH – Street Outreach – 352 persons in 352 households – provided outreach</p> <p>CDBG - AWtN – Motel Voucher program – 316 persons in 316 households – provided motel vouchers</p> <p>CDBG – PAH – food for medically fragile – 59 persons in 59 households</p> <p>ESG - CHP - Aurora @ Home RRH-34 persons in 11 households, HP-0 – provided rental assistance and case management</p> <p>ESG - Comitis – Emergency Shelter – 1646 persons in 1241 households – provided emergency shelter</p> <p>ESG - Gateway – Emergency Shelter – 430 people in 280 households – provided emergency shelter</p> <p>HOME TBRA - AHA - Aurora @ Home RRH/HP – 20 people in 5 households (1 HH’s are HP, 4 HH’s are RRH) – provided rental assistance</p> <p>Total unduplicated assisted per 8 subrecipient grant agreements: 2977 unduplicated persons, 2293 unduplicated households</p> <p>Note: some persons participated in more than one grant program.</p> <p>Example: a household may have received rental assistance through one program and case management through another.</p> <p>Extracting the CDBG AHA A@H RRH & HP numbers (this is the grant that provides case management services to multiple grants), Total unduplicated assisted per the remaining 7 subrecipient grant agreements: 2857 unduplicated persons, 2264 unduplicated households.</p> <p>A@H RRH/HP Project provides Aurora grant funds – ESG/CHP, HOME-TBRA/AHA, to 54 people and 16 households.</p> <p>CDBG A@H provides case management for ESG/CHP & HOME TBRA) program: 120 unduplicated people, 29 unduplicated households</p>
<p>Northwest Alleyway Paving Program</p>	<p>4 Alleys paved</p>

Public Facilities Projects	2 completed (Aurora Interfaith, Ability Connects); Agencies provide assistance to 3,893 persons annually.
Commercial renovation projects	2 completed (Jubilee, 1475 Kingston St.)
Public Services	Project Angel Heart assisted a total of 59 persons.
Community Housing Development Organization (CHDO)	2018 CHDO funds were spent on Paris Street Apartments, an affordable housing development being developed by Brother's Redevelopment, a local CHDO. The 39 multi-family units were under construction in 2018.

Original Aurora Neighborhood Revitalization Strategy AREA (NRSA) – 2020 ACCOMPLISHMENTS

NRSA Goal 1: FOSTER A SUPPORTIVE BUSINESS ENVIRONMENT

Partners: Aurora Small Business Development Center (SBDC), Community Development Division, Development Services Division, commercial property owners, commercial/retail business owners, private-sector finance and development communities.

Task/Component	HUD Performance Indicators	2018 Projected Outputs	2018 Accomplishments

	Objective	Outcome		
Commercial Renovation	Creating Economic Opportunities	Sustainability	Complete 2 commercial renovation projects	<ul style="list-style-type: none"> · 2 completed · 3 underway

Funding Resources:

CDBG: \$531,068 – Building Storefront Renovations

Total: \$531,068

The Commercial Renovation program completed the renovation of two storefronts. The total CDBG grant and loan funding amounts to \$531,068 with additional owner cash. 3 additional projects were underway at the end of the 2018 program year.

The city met its NRSA Goal 1 activities through the renovation of the two storefronts as projected. Additionally, \$300,000 in funding has been reserved for additional parking in the NRSA. The parking lot is proposed for a future date if the need is determined.

NRSA Goal 2: PROMOTE HOMEOWNERSHIP

Partners: Community Development Division, Community Housing Development Organizations (CHDOs), Development Services Division, Colorado Housing and Finance Authority (CHFA), private-sector development community.

Task/Component	HUD Performance Indicators	2018 Projected Outputs	2018 Accomplishments

	Objective	Outcome	
Home Ownership Assistance	Decent Housing	Affordability	Target a portion (10% or 2-3 homes) of first-time homeownership assistance loans within Original Aurora. Due to housings costs a total of 3 citywide down payment assistance loans were projected.
			0 HOAP Loans

Funding Resources:

HOME: \$0 - Home
Ownership Assistance Program (HOAP)

Total: \$0

No HOAP assistance was provided to first-time homebuyers within the NRSA during the 2018 program year. Housing prices have exceeded what is affordable for low and moderate income families.

NRSA Goal 3: IMPROVE THE HOUSING STOCK

Partners: Community Development Division, Housing Authority of the City of Aurora, Community Housing Partners (formerly Aurora Housing Corporation), Habitat for Humanity, Archway Housing and Services, Inc., private-sector development community.

Task/Component	HUD Performance Indicators		2018 Projected Outputs	2018 Accomplishments
	Objective	Outcome		

Single Family Rehab	Decent Housing	Availability/ Accessibility	98 homes (total city-wide)	<ul style="list-style-type: none"> · 4 single family homes rehabbed · 12 emergency repairs · 1 handicapped accessibility projects · 1 radon mitigations · 5 Hazardous Tree Removals
Multi-family-Rehab	Decent Housing	Affordability	None proposed	<ul style="list-style-type: none"> · Units were under construction during program year.
Multi-family-New Construction	Decent Housing	Affordability	39 units	
Code Enforcement	Decent Housing	Sustainability	Complete 20,000 housing and other code inspections.	<ul style="list-style-type: none"> · 16,397 total code enforcement actions, including over 4,236 zoning and multi-family housing inspections

Funding Resources:

CDBG: \$139,047 - Code Enforcement

\$72,154 - Emergency Home Repair Program

\$8,770 - Handicap Accessibility Program

\$2,230 - Radon Mitigation Program

\$17,519 - Hazardous Tree Removal

HOME: \$185,243 - Single Family Housing Rehab

\$1,449,900 – Paris Street Apartments

Total: \$1,874,863

Four single family homes were rehabilitated (including lead abatement) in the NRSA area under this program during the 2018 program year for a total investment of \$185,243 in HOME program funding (average of \$46,311 per project). The program continued to attract low- and moderate-income homeowners who desired to rehabilitate their homes with Aurora's 0%-interest deferred loans.

Aurora performed 12 emergency single-family repairs in the NRSA area for a total of \$72,154 or an average of \$6,012.84 per home. The majority of work was performed on furnace, water heater, sewer line, and water line replacements on older homes.

The handicapped accessibility program assisted two households in the NRSA area with modifications that improved the quality of life by removing every day barriers to mobility. The total program cost was \$8,770.05 for the one home. Improvements included handicapped ramps, lifts and bathroom handicapped enhancements.

Code personnel in income eligible areas performed 16,397 enforcement actions during 2018, which includes 4,236 zoning and multi-family housing inspections and 3,986 re-inspections. The workgroup wrote 2,776 Notices of Violation, initiated 211 abatements, issued 84 summonses into court, removed 49 illegal signs, performed 1,805 assists, issued 97 parking citations and made personal contact and/or provided information to residents 3,250 times.

The city expended HOME funding in the amount of \$1,449,900 for the development of Paris Street Apartments. The development will include 39 units of affordable, workforce housing for households at 50% or below AMI. The development began construction in 2017 and expected to be completed in 2019.

The city closely met or exceeded its improving the housing stock goals.

NRSA Goal 4: IMPROVE THE NEIGHBORHOOD SETTING

Partners: Community Development Division, Original Aurora Renewal, Development Services Division, Public Works Department, neighborhood residents, property owners.

Task/Component	HUD Performance Indicators		2018 Projected Outputs	2018 Accomplishments
	Objective	Outcome		
Public Improvements	Suitable Living Environment	Sustainability	Pave 4 public alleyways, depending on material and labor costs.	<ul style="list-style-type: none"> · 4 alleys paved · Lighting program: Design plans for Phase II were completed in 2018. Phase II will be completed in 2019.
Lighting program	Suitable Living Environment	Sustainability	Implementation of lighting-Phase II.	

Funding Resources:

CDBG: \$278,798 - Northwest Aurora Alley Paving Program

\$26,506 – Lighting Program Phase

Total: \$305,304

The Northwest Aurora Alley Paving Program improved and upgraded accessibility, functionality and public safety of the neighborhoods adjacent to four alleys which were paved in 2018. The city spent \$278,798 in CDBG funds. This program is considered a high priority by area residents due to maintenance and dust problems that are created by the unpaved surfaces of alleys.

For the 2018 program year, progress with the lighting program included:

- 1) Design of Phase II. Completion of Phase II is expected in 2019.

The city exceeded its improving the neighborhood setting goals.

NRsA Goal 5: Strengthen the economic vitality of the community

Partners: Adams and Arapahoe County Workforce Centers, Aurora Small Business Development Center (SBDC), Aurora Public Schools (APS), Community College of Aurora (CCA), Original Aurora Renewal, Original Aurora business community, non-profit development agencies.

Task/Component	HUD Performance Indicators	2018 Projected Output	2018 Accomplishments
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	Objective	Outcome		
English Language Acquisition (ELA)	Creating Economic Opportunities	Sustainability	None projected.	No activity directly funded with CDBG during this program year
Job Skills Development	Creating Economic Opportunities	Sustainability	None projected.	
Employment Linkages	Creating Economic Opportunities	Sustainability	None projected.	

Funding Resources:

CDBG: \$0 – OAR
Community Outreach

The priority was not directly funded. Many local nonprofit agencies are working within the community to address these tasks.

NRSA Goal 6: ENGAGE AND EMPOWER THE COMMUNITY

Partners: Original Aurora Renewal, Community Development Division, area non-profit service agencies, arts-related organizations, City of Aurora Library and Cultural Services Department, Neighborhood Services Department, Neighborhood Support Division, Development Services Division, neighborhood organizations, residents, property owners, and business owners.

Task/Component	HUD Performance Indicators		2018 Projected Output	2018 Accomplishments
	Objective	Outcome		

Public Outreach and Communication	Suitable Living Environment	Sustainability	None projected.	See narrative.
Planning and Development	Suitable Living Environment	Sustainability	None projected.	

Funding Resources:

CDBG:
Outreach Programs

\$0 - OAR Community

The city of Aurora provides a Neighborhood Liaison to address community outreach. A liaison is designated for north Aurora, inclusive of the Neighborhood Revitalization Strategy Area (NRSA). The liaison is funded with city general funds.

NRSA Goal 1: FOSTER A SUPPORTIVE BUSINESS ENVIRONMENT: \$531,068

NRSA Goal 2: PROMOTE HOMEOWNERSHIP: \$0

**NRSA Goal 3: IMPROVE THE HOUSING STOCK:
\$1,874,863**

**NRSA Goal 4: IMPROVE THE NEIGHBORHOOD SETTING:
\$305,304**

**NRSA Goal 5: Strengthen the economic vitality of
the community: \$0**

NRSA Goal 6: ENGAGE AND EMPOWER THE COMMUNITY: \$0

**NRSA TOTAL:
\$2,711,235**