

# Action Plan

## Grantee: Colorado

### Grant: B-08-DN-08-0001

---

<b>LOCCS Authorized Amount:</b>	\$ 37,918,555.00
<b>Grant Award Amount:</b>	\$ 37,918,555.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 13,800,000.00
<b>Total Budget:</b>	\$ 51,718,555.00

---

### Funding Sources

Funding Source	Funding Type
HOME	State Funds
Neighborhood Stabilization Program	Other Federal Funds
Bank Finance Loan	Financial Institution Money
CDBG	Other Local Government Funds
Tax Credit	Business Investment

### Narratives

#### Areas of Greatest Need:

Colorado began to experience significant foreclosure increases in the fall of 2005. From 2005 to 2006, new foreclosure filings increased 30 percent, and from 2006 to 2007, new filings increased 40 percent. Foreclosure activity fell slightly during 2008 as compared to 2007, but since the first quarter of 2009, foreclosure activity has increased, with new foreclosure filings hitting new highs with 13,000 new filings during the third quarter of 2009.

As of January 2010, foreclosure counseling and an improved real estate market contributed to declines in single family foreclosures in the state. Home prices and home sales totals have improved in recent months, as the private sector has aggressively invested in the market, having a positive impact in stabilizing property values. Completed foreclosures fell for the second year in a row as more homeowners were able to take advantage of loss mitigation services in Colorado. Unemployment has moderated in the past year and vacancy rates have increased as job losses and negative income growth have driven down occupancy levels and average rents. The result has been increased financial pressure on small apartment owners who are more likely to foreclose or allow properties to become blighted as they deteriorate. The demand for rental housing as a substitute for for sale housing increases as job growth and income levels stagnate in Colorado, yet in the highest areas, average rents have fallen, and vacancy rates have risen.

In December 2009 CDOH evaluated the overall state foreclosure and abandonment data, and determined that a shift in focus of NSP activities (from a predominance of single family to multi-family projects) would best utilize the program dollars to stabilize Colorado communities in the existing, recovering market. The State of Colorado is adjusting its strategy and priorities for activity use of NSP dollars, shifting to work directly with lenders to identify troubled and foreclosing properties, particularly in the multi family market. The State and its grantees will work through lenders to restructure ownership and financing, investing minimal NSP dollars in acquiring and rehabilitating, instead leveraging new debt where needed and feasible.

On March 31, 2010, CDOH will conduct the first in a series of quarterly assessments of progress for each NSP contract to ensure 100% obligation of allocated NSP funds prior to the 18 month deadline of September 10, 2010. Accomplishment of



sufficient progress at this time will be demonstrated by obligation of no less than 30% of contracted grant funds through execution of property purchase or rehabilitation contracts, or pro forma analyses demonstrating project carrying costs. This assessment will utilize pay requests or copies of executed purchase or rehabilitation contracts submitted to CDOH by this date to demonstrate fund obligation.

Grantees not having accomplished sufficient progress on March 31, 2010 must have secured by April 30, 2010 purchase contracts closing by June 30, 2010, or be subject to recapture on April 30, 2010. Funds not obligated prior to the June 30, 2010 deadline are subject to recapture and redistribution. Action Plan Activities will continue to reflect currently proposed projects until the March assessment is completed, after which progressive modifications to the Action Plan will be made as funds are recaptured and redistributed.

**Distribution and and Uses of Funds:**

1. Assist in stabilizing the property values in targeted communities by decreasing the rate of decline in property values in the nine of the twelve counties with the highest foreclosure rates.
2. Quickly purchase and rehabilitate housing in the most highly impacted areas to reduce the extended negative impact of foreclosed and blighted properties in neighborhoods.
3. Acquire foreclosed properties to provide housing for the most severely cost burdened households and maintain affordability for the greatest period of time.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
01	Multi-family Acquisition and Rehab	09-302 Jefferson County (25%)	Use B - Acquisition and Rehab MF	
		09-302 Jefferson County (LMMI)		
		09-303 City of Pueblo (25%)	Use B - Purchase and Rehab MF	
		09-311 Adams County (25%)	Use B - Purchase and Rehab MF	
		09-314 Greeley Urban Renewal Authority (25%)	Activity B Acquisition and Rehab MF	
		10-321 Greccio Housing Unlimited Inc (25%)	Use B - Purchase and Rehabilitation MF	
		10-321 Greccio Housing Unlimited Inc (LMMI)		
		10-322 Greccio Housing Unlimited Inc (25%)	Use B - Acquisition and Rehab MF	
		10-325 Arapahoe Mental Health Center, Inc. (25%)	Use B - Purchase and Rehab MF	
		10-325 Arapahoe Mental Health Center, Inc. (LMMI)	Use B - Acquisition and Rehab MF	
		10-327 Arapahoe Douglas Mental Health (25%)		
		10-327 Arapahoe Douglas Mental Health (LMMI)		
		10-328 Jefferson County Housing Authority (25%)		
		12-064 PHVW LLLP - Park Hill Village West (LH25)	Use E - Redevelopment	



13-034 Empowerment Program - Odyssey Apts (LH25)	
13-038 Del Norte NDC - Village by the Park (LH25)	Use B - Purchase and Rehab MF
14-050 CRHDC - Overland Trail (LH25)	
14-050 CRHDC - Overland Trail (LMMH)	
14-050 CRHDC - Overland Trail (LMMH) - LOAN	Use B - Purchase and Rehab MF
14-050 CRHDC - Overland Trail - (LH25) - LOAN	
14-064 Tabor Grand LLLP - Tabor Grand Apts (LH25)	Use B - Purchase and Rehab MF
14-064 Tabor Grand LLLP - Tabor Grand Apts (LMMH)	Use B - Purchase and Rehab MF
15-013 CRHDC - Sol Naciente (LMMI)	Use E - Redevelopment
16-049 Aurora HA - Westerly Creek 3 (LH25)	
16-049 Aurora HA - Westerly Creek 3 (LMMH)	
17-025 VAPPA LP - Vistas at Panorama Pointe (LH25)	The Vistas at Panorama Pointe
17-025 VAPPA LP- Vistas at Panorama Pointe (LMMI)	Vistas at Panorama Pointe (LMMI)
17-041 HACP - Uplands Apts(LH25)	Housing Auth. of the City of Pueblo - Uplands Apts
17-069 BRI - Paris Family Housing (LH25)	Use E - Redevelopment
18-027 Marycrest Apartments LLC (LH25)	
20-066 Greyhound Park Apartments, LLLP (LH25)	
Holding for Reprogrammable PI (LH25)	Eligible Uses B and E
Holding for Reprogrammable PI (LMMH)	
09-301 City of Aurora (25%)	Use B - Acquisition and Rehab SF
09-301 City of Aurora (LMMI)	Use B - Acquisition and Rehab SF
09-305 Douglas County LMMI	Use B - Acquisition and Rehab SF
09-306 Adams County (LMMI)	Use B - Acquisition and Rehab SF
09-307 Rocky Mountain Community Land Trust (LMMI)	Use B - Acquisition and Rehab SF
09-308 City of Englewood (25%)	
09-308 City of Englewood (LMMI)	
09-309 Jefferson County (25%)	Use B - Acquisition and Rehab SF
09-309 Jefferson County (LMMI)	
09-310 City and County of Denver (25%)	Use B - Single Family Acquisition/Rehab/Resale
09-310 City and County of Denver (LMMI)	
09-312 Greeley Urban Renewal Authority (25%)	Use B - Acquisition and Rehab SF
09-312 Greeley Urban Renewal Authority (LMMI)	Use B - Acquisition and Rehab SF
09-318 City of Pueblo (LMMI)	Use B - Acquisition and Rehab SF

02 Single Family Acquisition and



		10-323 El Paso County (25%)	Use B - Acquisition and Rehab SF
		10-323 El Paso County (LMMI)	
03	Land Banking	10-324 City and County of Broomfield (25%)	Use B - Acquisition and Rehab SF
		09-313 Greeley Urban Renewal Authority (LMMI)	Use C - Acquisition and Demo of Blighted
		09-317 City of Aurora (LMMI)	
04	Homeownership Assistance	09-305 Douglas County (Homeowner Asst)	Use B - Homeowner Assistance
		09-312 Greeley Urban Renewal Authority (Homeowner)	
		09-318 City of Pueblo (Homeowner Asst)	
05	Funding Mechanisms	<i>No activities in this project</i>	
06	Program Administration	09-301 City of Aurora (Admin)	Use - Administration
		09-302 Jefferson County (Admin)	
		09-303 City of Pueblo (Admin)	
		09-305 Douglas County (Admin)	
		09-306 Adams County (Admin)	
		09-308 City of Englewood (Admin)	
		09-309 Jefferson County (Admin)	
		09-310 City and County of Denver (Admin)	
		09-311 Adams County (Admin)	
		09-312 Greeley Urban Renewal Authority (Admin)	
		09-313 Greeley Urban Renewal Authority (Admin)	
		09-314 Greeley Urban Renewal Authority (Admin)	
		09-317 City of Aurora (Admin)	
		09-318 City of Pueblo (Admin)	
		10-323 El Paso County (Admin)	
		10-324 City and County of Broomfield (Admin)	
		10-325 Arapahoe Mental Health Center, Inc. (Admin)	
		10-327 Arapahoe Douglas Mental Health (Admin)	Use- Administration
		State Administration	Use - Administration
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # /** 01 / Multi-family Acquisition and Rehab

**Grantee Activity Number:** 09-302 Jefferson County (25%)

**Activity Title:** Use B - Acquisition and Rehab MF

**Activity Type:**

Acquisition - general

**Project Number:**

01

**Projected Start Date:**

08/20/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 770,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 770,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	36	36		100.00
# of Households	36	36		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	36
# of Housing Units	36
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Jefferson County	Unknown	\$ 770,000.00

**Location Description:**

2200 Jackson Street, Golden, CO 80401

**Activity Description:**

Jefferson County is requesting a \$1,109,092 NSP grant to assist in the purchase of a vacant property zoned for multi-family residential development located in Golden, Colorado. At acquisition, Jefferson County will convey the ownership to the property to Jefferson County Housing Authority (JCHA). It is anticipated that JCHA will redevelop and manage the property within 2 to 4 years, creating an estimated 50 units of affordable rental housing serving seniors < 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: 09-302 Jefferson County (LMMI)

### Activity Title: Use B - Acquisition and Rehab MF

**Activity Type:**

Acquisition - general

**Project Number:**

01

**Projected Start Date:**

08/20/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 330,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 330,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

**Total**

**Low**

**Mod**

**Low/Mod%**

14

14

100.00

# of Households

14

14

100.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

14

# of Housing Units

14

# of Properties

1

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Jefferson County

**Organization Type**

Unknown

**Proposed Budget**

\$ 330,000.00

**Location Description:**

2200 Jackson St, Golden, CO 80401

**Activity Description:**

Jefferson County is requesting a \$1,109,092 NSP grant to assist in the purchase of a vacant property zoned for multi-family residential development located in Golden, Colorado. At acquisition, Jefferson County will convey



the ownership to the property to Jefferson County Housing Authority (JCHA). It is anticipated that JCHA will redevelop and manage the property within 2 to 4 years, creating an estimated 50 units of affordable rental housing serving seniors < 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





## Grantee Activity Number: 09-303 City of Pueblo (25%)

### Activity Title: Use B - Purchase and Rehab MF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,835,059.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,835,059.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
--	-------	-----	-----	----------

16	16		100.00
----	----	--	--------

# of Households

16	16		100.00
----	----	--	--------

**Proposed Accomplishments**

# of Multifamily Units

Total
-------

16
----

# of Housing Units

16
----

# ELI Households (0-30% AMI)

# of Properties

3
---

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Pueblo

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,835,059.00

**Location Description:**

815, 823 and 827 East 4th Street, Pueblo, Colorado

**Activity Description:**

The City of Pueblo is requesting a \$1,834,059 NSP grant to assist in the purchase and rehabilitation of three (3) multi-family buildings in the 800 block of East Fourth Street, Pueblo, Colorado for use as permanent affordable rental housing for Veterans at 50% AMI or below (rent level set at 25% AMI). The properties are currently abandoned and vacant and are in need of extensive rehabilitation. The City of Pueblo will complete the acquisition and rehabilitation and then convey the ownership of this affordable rental project to Posada, Inc. Posada Inc. is a Community Housing Development Organization (CHDO) that currently owns and manages a number of affordable rental projects. In addition, Posada, Inc. will provide a range of services to these Veteran households including access to medical and dental assistance, mental health treatment, and job training programs.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-311 Adams County (25%)**

**Activity Title: Use B - Purchase and Rehab MF**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
01

**Projected Start Date:**  
12/23/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Under Way  
**Project Title:**  
Multi-family Acquisition and Rehab

**Projected End Date:**  
03/10/2013  
**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 802,451.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 802,451.00

**Program Income Account:**  
State of Colorado - Returned Program Income

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	16	16		100.00
# of Households	16	16		100.00
<b>Proposed Accomplishments</b>				
# of Multifamily Units	16			
# of Housing Units	16			
# ELI Households (0-30% AMI)				
# of Properties	1			

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Adams County	Local Government	\$ 816,200.00

**Location Description:**  
Susan Kay Apartments, 3145 Craft Way, Westminster, CO 80030

**Activity Description:**



Adams County, through the Adams County Housing Authority will allocate \$816,200.00 in NSP funding to purchase Suusan Kay Apartments, a multi-family rental property in Westminster, an impacted area in Adams County. The Adams County Housing Authority will be lead developer for this project and will partner with local non-profit housing organizations for the long-term property ownership and management. The purchase and rehabilitation of distressed multi-family property in Adams County permits foreclosed property to return to the rental inventory in the community and provide long-term affordable rental property for residents of the community.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-314 Greeley Urban Renewal Authority (25%)**

**Activity Title: Activity B Acquisition and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

11/17/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,000,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,000,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	13	13		100.00
# of Households	13	13		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

13

# of Housing Units

13

# ELI Households (0-30% AMI)

# of Properties

2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greeley Urban Renewal Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,000,000.00

**Location Description:**

To be identified. The property will be located in Weld County including the cities of Greeley, Evans and Ft. Lupton



**Activity Description:**

Weld County will use \$1,000,000 in NSP funding to purchase one multi-family rental property in Greeley or another location in Weld County. The applicant's goal would be to purchase an 8-12 unit rental property. Once the property has been purchased, title to the property will be transferred to the Greeley-Weld Housing Authority who will be the owner as well as the manager of the property. The purchase and rehabilitation of a multi-family property will allow the GWHA to achieve two goals: First, to return a foreclosed property to the rental inventory in the community, and, second, to provide a long-term affordable rental property for residents of the community.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 10-321 Greccio Housing Unlimited Inc (25%)**

**Activity Title: Use B - Purchase and Rehabilitation MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

09/03/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,025,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,025,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	12	12		100.00
# of Households	12	12		100.00

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# ELI Households (0-30% AMI)

# of Properties

**Total**

12

12

2

1

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greccio Housing Unlimited, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,025,000.00

**Location Description:**

Bentley Commons Apartments  
2610 - 2770 Bentley Point, Colorado Springs, Colorado 80910

**Activity Description:**



Greccio Housing Unlimited, Inc. (Greccio) is requesting a NSP grant of \$2,050,000 to purchase and rehabilitate the Bentley Commons Apartments located just southeast of the intersection of the Sand Creek and Hancock Expressway in Colorado Springs, Colorado. Greccio will partner with Partners In Housing (PIH) and Rocky Mountain Community Land Trust (RMCLT) to form a single asset entity called GPR Properties II, LLC. By partnering in this endeavor, the three entities expect to draw on specific expertise within each organization for various components of the long term use of the property.

The 24-unit bank-owned property was developed in 2006 and intended for sale as condominiums but was never occupied. All units are approximately 1,100 square feet with two bedrooms and two bathrooms. The site also includes a 2,000 square foot clubhouse and a swimming pool and hot tub (to be filled in to build a playground). Slightly more than half of the site remains vacant land and is expected to ultimately be developed into additional affordable housing when the market allows.

Greccio will limit 2 units (5%) to 30%AMI, 5 each to 40%, 50% and 60%AMI, and 7 units to 120% AMI. However, given that the average rent in the project's market area is \$550/month (approximately 40%AMI levels), the rents are expected to stay well below maximum rent levels for the foreseeable future. The current proforma is projecting actual rents to be at 2 bedroom 30% and 40% AMI rents. Greccio also intends to lease all or a portion of the clubhouse space to a compatible nonprofit service provider, though the proforma is not dependent on this lease income.

The \$2,265,500 total project budget includes minor unit repairs, extensive energy efficiency upgrades, landscaping, fencing, and the fill and re-design of the swimming pool and hot-tub into a playground. Greccio anticipates a \$15,500 grant from the City of Colorado Springs to pay for a guard rail that will allow pedestrian traffic to cross Sand Creek and the organization will seek a \$200,000 loan from the El Paso County Housing Authority (EPCHA) to offset the acquisition cost and leverage the \$2,050,000 NSP investment.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





**Grantee Activity Number: 10-321 Greccio Housing Unlimited Inc (LMMI)****Activity Title: Use B - Purchase and Rehabilitation MF****Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Completed

**Project Number:**

01

**Project Title:**

Multi-family Acquisition and Rehab

**Projected Start Date:**

09/03/2009

**Projected End Date:**

03/10/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 1,025,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,025,000.00**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	12		5	41.67
# of Households	12		5	41.67

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	12
# of Housing Units	12
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Greccio Housing Unlimited, Inc.	Non-Profit	\$ 1,025,000.00

**Location Description:**Bentley Commons Apartments  
2610 - 2770 Bentley Point, Colorado Springs, Colorado 80910**Activity Description:**

Greccio Housing Unlimited, Inc. (Greccio) is requesting a NSP grant of \$2,050,000 to purchase and rehabilitate the Bentley Commons Apartments located just southeast of the intersection of the Sand Creek and Hancock



Expressway in Colorado Springs, Colorado. Greccio will partner with Partners In Housing (PIH) and Rocky Mountain Community Land Trust (RMCLT) to form a single asset entity called GPR Properties II, LLC. By partnering in this endeavor, the three entities expect to draw on specific expertise within each organization for various components of the long term use of the property.

The 24-unit bank-owned property was developed in 2006 and intended for sale as condominiums but was never occupied. All units are approximately 1,100 square feet with two bedrooms and two bathrooms. The site also includes a 2,000 square foot clubhouse and a swimming pool and hot tub (to be filled in to build a playground). Slightly more than half of the site remains vacant land and is expected to ultimately be developed into additional affordable housing when the market allows.

Greccio will limit 2 units (5%) to 30%AMI, 5 each to 40%, 50% and 60%AMI, and 7 units to 120%AMI. However, given that the average rent in the project's market area is \$550/month (approximately 40%AMI levels), the rents are expected to stay well below maximum rent levels for the foreseeable future. The current proforma is projecting actual rents to be at 2 bedroom 30% and 40% AMI rents. Greccio also intends to lease all or a portion of the clubhouse space to a compatible nonprofit service provider, though the proforma is not dependent on this lease income.

The \$2,265,500 total project budget includes minor unit repairs, extensive energy efficiency upgrades, landscaping, fencing, and the fill and re-design of the swimming pool and hot-tub into a playground. Greccio anticipates a \$15,500 grant from the City of Colorado Springs to pay for a guard rail that will allow pedestrian traffic to cross Sand Creek and the organization will seek a \$200,000 loan from the El Paso County Housing Authority (EPCHA) to offset the acquisition cost and leverage the \$2,050,000 NSP investment.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: 10-322 Greccio Housing Unlimited Inc (25%)**

**Activity Title: Use B - Acquisition and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

07/24/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 625,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 625,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	21	21		100.00
# of Households	21	21		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	21
# of Housing Units	21
# ELI Households (0-30% AMI)	
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Greccio Housing Unlimited, Inc.	Non-Profit	\$ 625,000.00

**Location Description:**

Citadel Arms Apartments. 3631 Marion Drive, Colorado Springs 80909-4253.

**Activity Description:**



Greccio Housing Unlimited, Inc. (Greccio) is requesting a NSP grant of \$625,000 to purchase and rehabilitate the Citadel Arms Apartments located at 3631 Marion Drive Colorado Springs, Colorado 80904. In addition, HUD Supportive Housing funds will be used to assist with the acquisition of this twenty-one (21) unit apartment property with fifteen one bedroom and six two bedroom units. Greccio intends to contract with the Pikes Peak Partnership for case management services for the chronically homeless households. Rehabilitation of the property includes extensive energy performance improvements and general unit upgrades (paint, carpet, etc.)

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 10-325 Arapahoe Mental Health Center, Inc. (25%)**

**Activity Title: Use B - Purchase and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 827,924.61

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 827,924.61

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
11	11		100.00
11	11		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

11

# of Housing Units

11

# ELI Households (0-30% AMI)

# of Properties

1

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Arapahoe Mental Health Center, Inc.

**Organization Type**

Unknown

**Proposed Budget**

\$ 827,924.61

**Location Description:**

10288 East 6th Avenue, Aurora, Colorado 80010

**Activity Description:**



Arapahoe/Douglas Mental Health Network (ADMHN), a Colorado nonprofit corporation, is requesting \$900,000 in Neighborhood Stabilization Funding (NSP) on behalf of Arapahoe County for the acquisition and rehabilitation of a 12 unit multi-family rental property in Aurora, Colorado. ADMHN is a community mental health center than provides professional, comprehensive mental health care and substance abuse treatment mainly to communities of Arapahoe and Douglas counties. Founded in 1955, the organization offers adult out-patient services; child and family services; residential treatment services; substance abuse treatment services for adults and adolescents; recovery/rehabilitation services; case management; medication services and a pharmacy. Additionally, ADMHN has staff dedicated to management of the organization's residential facilities and independent living apartments. Their in-house property management provides services such as administration of the Section 8 program, screening of potential residents, and on-going maintenance and repairs of the facilities owned by the organization.

Community Housing Development Association (CHDA), a Colorado nonprofit corporation, is the development entity in this property. CHDA is a partnership among Arapahoe/Douglas Mental Health Network; Arapahoe Housing which provides alcohol and drug treatments services; and Developmental Pathways which provides community-based alternatives to persons with developmental disabilities. CHDA had developed three residential rental properties and their housing model provides for a set-aside of 20% of the units for clients of the three organizations and the balance of the units are available to income qualified households.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 10-325 Arapahoe Mental Health Center, Inc. (LMMI)**

**Activity Title: Use B - Acquisition and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 71,993.45

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 71,993.45

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

1

# of Housing Units

1

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Arapahoe Mental Health Center, Inc.

**Organization Type**

Unknown

**Proposed Budget**

\$ 71,993.45

**Location Description:**

10288 East 6th Avenue, Aurora, Colorado 80010

**Activity Description:**

Arapahoe/Douglas Mental Health Network (ADMHN), a Colorado nonprofit corporation, is requesting \$900,000 in Neighborhood Stabilization Funding (NSP) on behalf of Arapahoe County for the acquisition and rehabilitation of a 12 unit multi-family rental property in Aurora, Colorado. ADMHN is a community mental health center than



provides professional, comprehensive mental health care and substance abuse treatment mainly to communities of Arapahoe and Douglas counties. Founded in 1955, the organization offers adult out-patient services; child and family services; residential treatment services; substance abuse treatment services for adults and adolescents; recovery/rehabilitation services; case management; medication services and a pharmacy. Additionally, ADMHN has staff dedicated to management of the organization's residential facilities and independent living apartments. Their in-house property management provides services such as administration of the Section 8 program, screening of potential residents, and on-going maintenance and repairs of the facilities owned by the organization.

Community Housing Development Association (CHDA), a Colorado nonprofit corporation, is the development entity in this property. CHDA is a partnership among Arapahoe/Douglas Mental Health Network; Arapahoe Housing which provides alcohol and drug treatments services; and Developmental Pathways which provides community-based alternatives to persons with developmental disabilities. CHDA had developed three residential rental properties and their housing model provides for a set-aside of 20% of the units for clients of the three organizations and the balance of the units are available to income qualified households.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





**Grantee Activity Number: 10-327 Arapahoe Douglas Mental Health (25%)**

**Activity Title: Use B - Acquisition and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

07/02/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,588,944.25

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,588,944.25

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
16	16		100.00
16	16		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

16

# of Housing Units

16

# ELI Households (0-30% AMI)

# of Properties

2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Arapahoe Douglas Mental Health Network

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,588,944.25

**Location Description:**

5386-5388 S. Fox Street  
Littleton, CO 80120



**Activity Description:**

Arapahoe/Douglas Mental Health Network (ADMHN) received a grant of \$1,609,675 in Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate Fox Street Apartments. The property is located at 5386-5388 S. Fox Street in Littleton, Arapahoe County. It has 2 buildings with 8 units each, with 8 one bedroom apartments and 8 two bedroom apartments. One unit will be set aside for an on-site manager earning up to 120% AMI, and the other 15 units will serve households at 50% AMI or lower. Some of these apartments will be available to those who receive services at ADMHN and who have demonstrated their readiness for independent living. ADMHN management will provide building supervision, and in particular, support for ADMHN clients to ensure their success in this environment. Rehab work will include new boilers and new windows to improve the buildings' energy efficiency. This contract is undertaken as a State's Direct Action per the Housing and Economic Recovery Act, 2008 [HERA] (Pub. L. 110-289), Division B, Part III, Vol. 73., No. 194, G. State's Direct Action.

01/25/2013: Activity was originally funded with intention for 1 of the 16 units in this property to be utilized as a management unit. At completion of rehab the property had a large wait list and ADMHI determined to lease all 16 units to LH25 households, leaving no LMMI unit for on site management. Funds previously drawn on LMMI aktiviky have all been recategorized into LH25 activity to reflect the correct end beneficiaries.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 10-327 Arapahoe Douglas Mental Health (LMMI)**

**Activity Title: Use B - Acquisition and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

07/02/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Proposed Beneficiaries**

# Renter Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Arapahoe Douglas Mental Health Network

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 0.00

**Location Description:**

5386 - 5388 S. Fox Street  
Littleton, CO 80120

**Activity Description:**



Arapahoe/Douglas Mental Health Network (ADMHN) received a grant of \$1,609,675 in Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate Fox Street Apartments. The property is located at 5386-5388 S. Fox Street in Littleton, Arapahoe County. It has 2 buildings with 8 units each, with 8 one bedroom apartments and 8 two bedroom apartments. One unit will be set aside for an on-site manager earning up to 120% AMI, and the other 15 units will serve households at 50% AMI or lower. Some of these apartments will be available to those who receive services at ADMHN and who have demonstrated their readiness for independent living. ADMHN management will provide building supervision, and in particular, support for ADMHN clients to ensure their success in this environment. Rehab work will include new boilers and new windows to improve the buildings' energy efficiency. This contract is undertaken as a State's Direct Action per the Housing and Economic Recovery Act, 2008 [HERA] (Pub. L. 110-289), Division B, Part III, Vol. 73., No. 194, G. State's Direct Action.

01/25/2013: Activity was originally funded with intention for 1 of the 16 units in this property to be utilized as a management unit. At completion of rehab the property had a large wait list and ADMHN determined to lease all 16 units to LH25 households, leaving no LMMI unit for on site management. Funds previously drawn on LMMI activity have been recategorized into LH25 activity to reflect the correct end beneficiaries.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 10-328 Jefferson County Housing Authority (25%)**

**Activity Title: Use B - Acquisition and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

08/03/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,035,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 1,035,000.00

**Total Funds:** \$ 2,070,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	21	21		100.00
# of Households	21	21		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	21
# of Housing Units	21
# ELI Households (0-30% AMI)	
# of Properties	7

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Jefferson County Housing Authority	Non-Profit	\$ 1,035,000.00

<b>Funding Source Name</b>	<b>Matching Funds</b>	<b>Funding Amount</b>
Neighborhood Stabilization Program	No	\$ 1,035,000.00

**Location Description:**

3905, 3915, 3925, 4005, 4015, 4025, 4035 Kendall St, Wheat Ridge, CO 80033



**Activity Description:**

Jefferson County Housing Authority (JCHA) received a grant of \$1,035,000 in Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate Kendall Street Apartments. The property is located at 3905-4035 Kendall Street in Wheat Ridge, Jefferson County. It has 7 buildings with 3 units each, and all are one bedroom apartments with individual entrances. All 21 units will serve households at or below 50% AMI and some of these apartments will be available to people who receive services at Jefferson Center for Mental Health and that have demonstrated their readiness for independent living. JCHA management will provide building supervision, and JCMH will support their consumers to ensure their success in this environment. Rehabilitation work will include new furnaces, windows and doors to improve the buildings' energy efficiency. This contract is undertaken as a State's Direct Action per the Housing and Economic Recovery Act, 2008 [HERA] (Pub. L. 110-289), Division B, Part III, Vol. 73., No. 194, G. State's Direct Action

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 12-064 PHVW LLLP - Park Hill Village West (LH25)**

**Activity Title: Use E - Redevelopment**

**Activity Type:**

Construction of new housing

**Project Number:**

01

**Projected Start Date:**

07/29/2014

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

07/01/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,150,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,150,000.00

**Program Income Account:**

09-309 Jefferson County - Program Income

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
6	6		100.00
6	6		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

6

# of Housing Units

6

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

PHVW LLLP

**Organization Type**

For Profit

**Proposed Budget**

\$ 1,150,000.00

**Location Description:**

4050 Albion Street  
Denver, CO 80216

**Activity Description:**

Park Hill Village West LLLP was awarded \$1,150,000 NSP to assist in the development of Park Hill Village West - Phase I, a 156 unit project that will become part of a larger transit oriented community at the commuter rail



stop just west of Colorado Boulevard scheduled for completion in 2016. The development will serve families in 1, 2 and 3 bedroom units that are energy efficient and designed to provide many amenities. Units will have individual laundry hookups and the development will have a community room and exercise facility. The NSP contract is for a \$ 1,150,000 permanent loan at 4.0% compounding interest with a 40 year term. The loan will be structured as a cash flow loan to comply with HUD loan requirements. The cash flow payments to the State and City will be from 50% of excess cash flow. In the event cash flow generated is not sufficient to pay State cash flow loan, deferred developer fee payment will be reduced to allow for payment of State cash flow loan. When complete the development will serve families at 30%, 40%, 50% and 60% of area median income. The Denver Housing Authority has committed 33 project based vouchers to the development and will serve as co general partner. CHFA has provided a preliminary reservation on 4% LIHTC's to the development.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





**Grantee Activity Number: 13-034 Empowerment Program - Odyssey Apts (LH25)**

**Activity Title: Use E - Redevelopment**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

04/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Cancelled

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

22

# of Housing Units

22

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

The Empowerment Program, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 0.00

**Location Description:**

4725 High Street  
Denver, Colorado 80216

**Activity Description:**

NOTE dated 2/7/2014:

The activity herein described, originally budgeted to be funded out of BOTH NSP1 funds (here) and NSP3 funds



(separate DRGR action plan and activity) has been revised to allow ALL of the awarded NSP funds for the activity to be funded out of NSP3 only. Thus, this activity is canceled in NSP1. HUD and public will find the \$189,107.94 de-obligated from this activity in NSP1 program has been replaced with \$189,107.94 of NSP3 dollars originally budgeted for administrative use.

Where possible, the State of Colorado uses its administration funds conservatively throughout the grant period, allowing for remaining unused administrative funds near the end of the grant period to be reprogrammed into program activities, using the greatest percentage of awarded funds possible for program costs.

The Empowerment Program will receive a NSP grant to assist with the pay down of a bridge loan used for building permit fees, tap fees, construction insurance and construction loan origination fee. The Odyssey Family Residence is located in the Elyria-Swansea neighborhood in northeast Denver. Odyssey Family Residences will be a service-enriched permanent supportive housing community that will contain 36 units. The property will be a three story woodframe elevator building and will be built adjacent to the renovated old school, which will contain 6,000 square feet to be used for Empowerment's programs. The renovation will be financed separately from the apartments. Unit amenities include air conditioning, internet access, security cameras, limited access entry, a community room, picnic/BBQ area, playground, on-site manager, laundry room, computer room, common patio and perimeter fence. Odyssey will be built according to Enterprise Green Communities standards. Community amenities include proximity to public transportation, including a future light rail station, and on-site services. Empowerment will offer services to all residents which include programs such as adult education classes, job search and resume writing assistance, social activities, an on-site social worker, GED assistance, life skills and job readiness programs. This Project is eligible for NSP as a vacant property and will benefit the State by stabilizing communities through redevelopment activities. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: 13-038 Del Norte NDC - Village by the Park (LH25)**

**Activity Title: Use B - Purchase and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

08/28/2014

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,000,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,000,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	15	15		100.00
# of Households	15	15		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

15

# of Housing Units

15

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Del Norte Neighborhood Development Corporation

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,000,000.00

**Location Description:**

Village By the Park Apartments  
10701 Pecos St.  
Northglenn, CO 80234

**Activity Description:**



Del Norte Neighborhood Development Corporation (“Del Norte”) is awarded an NSP grant of \$1,000,000 for the rehabilitation of Village by the Park Apartments, a 287 unit apartment complex located at 10701 Pecos Street in Northglenn. The property was built in 1971 and consists of 144 1-BR and 143 2-BR units configured in 24 three-story wood frame and brick buildings. The aggregator recently invested \$1.5 million in rehabilitation, including all new boiler systems, roofing of 16 buildings, plus air conditioning, windows and siding on each building. Each unit has new flooring and a refurbished balcony or patio space. The property also had lead based paint and asbestos abated. 48 units have been upgraded with new countertops, cabinets, appliances and fixtures.

The proposed scope of rehab includes replacing the remaining eight (8) roofs, replacing the remaining 216 air handlers, repairing all of the exterior stairs, the parking lot, renovation of the laundry facilities, leasing office and landscaping, as well as specific unit repairs. The remaining units shall be upgraded according to the reserve schedule of capital needs assessment. All work shall conform to the rehabilitation standard of Enterprise Green Communities.

Unit amenities include two swimming pools, a play fountain, a playground, a dog park and on-site laundry facilities. The property is located across the street from an elementary school, a child care center and an open space park, and is otherwise surrounded by single family homes.

This Project is eligible for NSP as a foreclosed property and will benefit the State by stabilizing communities through the purchase, rehabilitation and rental of foreclosed properties. The units are located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a). DOH funds would be used for rehabilitation.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: 14-050 CRHDC - Overland Trail (LH25)

### Activity Title: Use B - Purchase and Rehab MF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

05/13/2014

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

05/31/2015

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 273,600.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 273,600.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

4

4

1

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Community Resources and Housing Development Corporation

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 273,600.00

**Location Description:**

1307 & 1415 Platte Street  
Sterling, CO 80751  
Logan County

**Activity Description:**

Community Resources and Housing Development Corporation (CRHDC) has been awarded a grant of \$480,000 and a loan of \$432,198 to assist in the renovation of forty-seven (47) units of multi-family rental housing and a management office at the Overland Trail Apartments located in the City of Sterling, Logan County. The property was constructed in 1996 and consists of townhome and flat style units in six buildings located on 3.8 acres of land. CRHDC purchased the property from CHFA (using NSP2 funds through the Chicanos Por La Causa national consortium) in April of 2013. All the units have either two or three bedrooms. Planned renovations include installing energy-efficient heating and cooling systems, new water heaters, new double-paned windows, and improvements to site drainage and landscaping.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 14-050 CRHDC - Overland Trail (LMMH)**

**Activity Title: Use B - Purchase and Rehab MF**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
01

**Projected Start Date:**  
05/13/2014

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
Completed

**Project Title:**  
Multi-family Acquisition and Rehab

**Projected End Date:**  
05/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 206,400.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 206,400.00

**Benefit Report Type:**  
Direct (Households)

**Program Income Account:**  
State of Colorado - Returned Program Income

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	3		2	66.67
# of Households	3		2	66.67

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Multifamily Units	3
# of Housing Units	3
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Community Resources and Housing Development Corporation	Non-Profit	\$ 206,400.00

**Location Description:**  
1307 & 1415 Platte Street  
Sterling, CO 80751  
Logan County

**Activity Description:**



Community Resources and Housing Development Corporation (CRHDC) has been awarded a grant of \$480,000 and a loan of \$432,198 to assist in the renovation of forty-seven (47) units of multi-family rental housing and a management office at the Overland Trail Apartments located in the City of Sterling, Logan County. The property was constructed in 1996 and consists of townhome and flat style units in six buildings located on 3.8 acres of land. CRHDC purchased the property from CHFA (using NSP2 funds through the Chicanos Por La Causa national consortium) in April of 2013. All the units have either two or three bedrooms. Planned renovations include installing energy-efficient heating and cooling systems, new water heaters, new double-paned windows, and improvements to site drainage and landscaping.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





**Grantee Activity Number: 14-050 CRHDC - Overland Trail (LMMH) - LOAN**

**Activity Title: Use B - Purchase and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

01/08/2015

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

05/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 185,845.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 185,845.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	3		2	66.67
# of Households	3		2	66.67

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	3
# of Housing Units	3
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Community Resources and Housing Development Corporation	Non-Profit	\$ 185,845.00

**Location Description:**

1307 & 1415 Platte Street  
Sterling, CO 80751  
Logan County



**Activity Description:**

Community Resources and Housing Development Corporation (CRHDC) has been awarded a grant of \$480,000 and a loan of \$432,198 to assist in the renovation of forty-seven (47) units of multi-family rental housing and a management office at the Overland Trail Apartments located in the City of Sterling, Logan County. The property was constructed in 1996 and consists of townhome and flat style units in six buildings located on 3.8 acres of land. CRHDC purchased the property from CHFA (using NSP2 funds through the Chicanos Por La Causa national consortium) in April of 2013. All the units have either two or three bedrooms. Planned renovations include installing energy-efficient heating and cooling systems, new water heaters, new double-paned windows, and improvements to site drainage and landscaping.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 14-050 CRHDC - Overland Trail - (LH25) - LOAN**

**Activity Title: Use B - Purchase and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

01/08/2015

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

05/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 246,353.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 246,353.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	4	4		100.00
# of Households	4	4		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

4

# of Housing Units

4

# of Properties

1

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Community Resources and Housing Development Corporation

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 246,353.00

**Location Description:**

1307 & 1415 Platte Street  
Sterling, CO 80751

**Activity Description:**



Community Resources and Housing Development Corporation (CRHDC) has been awarded a grant of \$480,000 and a loan of \$432,198 to assist in the renovation of forty-seven (47) units of multi-family rental housing and a management office at the Overland Trail Apartments located in the City of Sterling, Logan County. The property was constructed in 1996 and consists of townhome and flat style units in six buildings located on 3.8 acres of land. CRHDC purchased the property from CHFA (using NSP2 funds through the Chicanos Por La Causa national consortium) in April of 2013. All the units have either two or three bedrooms. Planned renovations include installing energy-efficient heating and cooling systems, new water heaters, new double-paned windows, and improvements to site drainage and landscaping.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 14-064 Tabor Grand LLLP - Tabor Grand Apts (LH25)**

**Activity Title: Use B - Purchase and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

10/20/2014

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

08/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 258,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 258,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
16	16		100.00
16	16		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

16

# of Housing Units

16

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Tabor Grand LLLP

**Organization Type**

For Profit

**Proposed Budget**

\$ 258,000.00

**Location Description:**

Tabor Grand Apartments  
711 Harrison Ave  
Leadville, CO 80461

**Activity Description:**



The Tabor Grand LLLP will receive a \$600,000 loan to help pay off a bridge loan for the acquisition of the Tabor Grand Apartments. The loan will be at 5.25% for 30 years, with payments from available cash flow. The Tabor Grand is located in the middle of Leadville's historic downtown district. It was built in 1885 and operated as a hotel until 1992, when it was converted to 37 affordable apartments with Low Income Housing Tax Credits (LIHTC), a \$557,500 Urban Development Action Grant (UDAG) granted from HUD to the City of Leadville, (then loaned to the developer) and a \$300,000 CDBG grant from the State to the City (granted to the developer).

In 2012, the property was foreclosed; because the City had lent the UDAG funds to the project, it was able to redeem it out of foreclosure and sell it to a local developer. They secured an allocation of both LIHTC and Historic tax credits to fund the project, but will not continue to own it. They will instead sell it to a second developer, the Overland Properties Group, which will manage the substantial rehabilitation, plus own and operate it into the future. The scope of rehabilitation includes repairs to the roof, brick exterior, windows, and foundation. The central domestic hot water boiler will be replaced. Units will get new E-Star appliances, cabinets, sinks, doors (as needed), fixtures and flooring. They will also add an on-site management office, plus laundry facilities on each floor. There are some environmental issues that will be remediated, including asbestos and mold. Lead based paint will be encapsulated.

Of the 37 units, 5 will be at/below 40% AMI, 11 will be at/below 50% AMI, and the remaining 21 will be at/below 60% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: 14-064 Tabor Grand LLLP - Tabor Grand Apts (LMMH)**

**Activity Title: Use B - Purchase and Rehab MF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

10/20/2014

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

08/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 342,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 342,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
21		21	100.00
21		21	100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

21

# of Housing Units

21

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Tabor Grand LLLP

**Organization Type**

For Profit

**Proposed Budget**

\$ 342,000.00

**Location Description:**

Tabor Grand Apartments  
711 Harrison Ave  
Leadville, CO 80461

**Activity Description:**



The Tabor Grand LLLP will receive a \$600,000 loan to help pay off a bridge loan for the acquisition of the Tabor Grand Apartments. The loan will be at 5.25% for 30 years, with payments from available cash flow. The Tabor Grand is located in the middle of Leadville's historic downtown district. It was built in 1885 and operated as a hotel until 1992, when it was converted to 37 affordable apartments with Low Income Housing Tax Credits (LIHTC), a \$557,500 Urban Development Action Grant (UDAG) granted from HUD to the City of Leadville, (then loaned to the developer) and a \$300,000 CDBG grant from the State to the City (granted to the developer).

In 2012, the property was foreclosed; because the City had lent the UDAG funds to the project, it was able to redeem it out of foreclosure and sell it to a local developer. They secured an allocation of both LIHTC and Historic tax credits to fund the project, but will not continue to own it. They will instead sell it to a second developer, the Overland Properties Group, which will manage the substantial rehabilitation, plus own and operate it into the future. The scope of rehabilitation includes repairs to the roof, brick exterior, windows, and foundation. The central domestic hot water boiler will be replaced. Units will get new E-Star appliances, cabinets, sinks, doors (as needed), fixtures and flooring. They will also add an on-site management office, plus laundry facilities on each floor. There are some environmental issues that will be remediated, including asbestos and mold. Lead based paint will be encapsulated.

Of the 37 units, 5 will be at/below 40% AMI, 11 will be at/below 50% AMI, and the remaining 21 will be at/below 60% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: 15-013 CRHDC - Sol Naciente (LMMI)

### Activity Title: Use E - Redevelopment

**Activity Type:**

Construction of new housing

**Project Number:**

01

**Projected Start Date:**

02/06/2015

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

06/30/2016

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 500,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 500,000.00

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
-------	-----	-----	----------

3		3	100.00
---	--	---	--------

# of Households

3		3	100.00
---	--	---	--------

**Proposed Accomplishments**

# of Multifamily Units

Total
-------

3
---

# of Housing Units

3
---

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Community Resources and Housing Development Corporation

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 500,000.00

**Location Description:**

820 E Beaver Ave, Fort Morgan CO 80701

**Activity Description:**

Community Resources and Housing Development Corporation (CRHDC) will receive a NSP grant to assist with the construction of Sol Naciente Agricultural Worker Housing located in Fort Morgan, Colorado. Sol Naciente will consist of 50 units, with one unit set aside as a Manager's unit. The units are designed to accommodate large families. The 49 income-restricted units will be for agricultural workers earning less than 60% of Area Median



Income (AMI). USDA Rural Development will provide rental assistance for the 49 units and tenants will pay 30% of their household income for rent. Construction will meet Enterprise Green Communities standards. Other amenities provided on-site include a community center, laundry room, playground and storage area for tenants' use. The property is located close to shopping and services which include a grocery store, hardware store, the Salud Family Health Center, a Migrant Head Start school, and Morgan County Social Services. Employers such as Cargill Meat Solutions and other smaller agricultural employers are located within a mile or two of the property.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: 16-049 Aurora HA - Westerly Creek 3 (LH25)**

**Activity Title: Use E - Redevelopment**

**Activity Type:**

Construction of new housing

**Project Number:**

01

**Projected Start Date:**

01/23/2017

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

12/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 375,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 375,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# ELI Households (0-30% AMI)

**Total**

2

2

2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Aurora Housing Authority

**Organization Type**

Local Government

**Proposed Budget**

\$ 375,000.00

**Location Description:**

850 S. Ironton Street  
Aurora, Colorado 80012

**Activity Description:**

Housing Authority of City of Aurora will receive this Grant to assist with the construction of Villages at Westerly



Creek 3 (VWC3). The Project is the third and final Phase of the redevelopment of the former public housing development, Buckingham Gardens. VWC3 will include 24 senior one bedroom flats and 50 family townhomes and flat type rental units with one, two, three and four bedrooms around a park-like open space. The units will be affordable to households earning up to 60% of Area Median Income (AMI) and include six new public housing units for households earning up to 30% AMI. VWC3 is adjacent to the Westerly Creek walking/biking path that connects to Expo Park, with many outdoor recreational activities and community center. This activity contains funds for the LH25 portion of the VWC3 project; the LMMI portion is activity #16-049 Aurora Housing Authority - Westerly Creek 3 (LMMH).

This Project is eligible for NSP as a vacant property and will benefit the State by stabilizing communities through redevelopment activities. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

# Grantee Activity Number: 16-049 Aurora HA - Westerly Creek 3 (LMMH)

## Activity Title: Use E - Redevelopment

### Activity Type:

Construction of new housing

### Project Number:

01

### Projected Start Date:

01/23/2017

### Project Draw Block by HUD:

Not Blocked

### Activity Draw Block by HUD:

Not Blocked

### Block Drawdown By Grantee:

Not Blocked

### National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

### Benefit Report Type:

Direct (Households)

### Activity Status:

Completed

### Project Title:

Multi-family Acquisition and Rehab

### Projected End Date:

12/31/2018

### Project Draw Block Date by HUD:

### Activity Draw Block Date by HUD:

**Total Budget:** \$ 375,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 375,000.00

### Program Income Account:

State of Colorado - Returned Program Income

### Proposed Beneficiaries

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

# of Households

### Proposed Accomplishments

# of Multifamily Units

#### Total

2

# of Housing Units

2

### Proposed budgets for organizations carrying out Activity:

#### Responsible Organization

Aurora Housing Authority

#### Organization Type

Local Government

#### Proposed Budget

\$ 375,000.00

### Location Description:

850 S. Ironton Street  
Aurora, Colorado 80012

### Activity Description:

Housing Authority of City of Aurora will receive this Grant to assist with the construction of Villages at Westerly Creek 3 (VWC3). The Project is the third and final Phase of the redevelopment of the former public housing development, Buckingham Gardens. VWC3 will include 24 senior one bedroom flats and 50 family townhomes



and flat type rental units with one, two, three and four bedrooms around a park-like open space. The units will be affordable to households earning up to 60% of Area Median Income (AMI) and include six new public housing units for households earning up to 30% AMI. VWC3 is adjacent to the Westerly Creek walking/biking path that connects to Expo Park, with many outdoor recreational activities and community center. This activity contains funds for the LMMI portion of the VWC3 project; the LH25 portion is activity #16-049 Aurora Housing Authority - Westerly Creek 3 (LH25). This Project is eligible for NSP as a vacant property and will benefit the State by stabilizing communities through redevelopment activities. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 17-025 VAPPA LP - Vistas at Panorama Pointe (LH25)**

**Activity Title: The Vistas at Panorama Pointe**

**Activity Type:**

Construction of new housing

**Project Number:**

01

**Projected Start Date:**

10/27/2017

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

09/30/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 552,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 552,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	4	4		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	4

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
The Vistas at Panorama Pointe LP	For Profit	\$ 552,000.00

**Location Description:**

8305 Alcott St. Westminster, Adams County, CO 80031

**Activity Description:**



Borrower has been awarded an NSP loan of \$690,000.00 (SIX HUNDRED AND NINETY THOUSAND and XX/100 DOLLARS) for permit and tap fees to develop the Vistas at Panorama Pointe, a 69 unit affordable senior rental housing development in Westminster. This activity qualifies under 24 CFR 570.202 and 570.201(a)

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





**Grantee Activity Number: 17-025 VAPPA LP- Vistas at Panorama Pointe (LMMI)**

**Activity Title: Vistas at Panorama Pointe (LMMI)**

**Activity Type:**

Construction of new housing

**Project Number:**

01

**Projected Start Date:**

10/27/2017

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

09/30/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 138,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 138,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	1		1	100.00
# of Households	1		1	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	1
# of Housing Units	1

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
The Vistas at Panorama Pointe LP	For Profit	\$ 138,000.00

**Location Description:**

8305 Alcott St, Westminster, Adams County, CO 80031

**Activity Description:**

Borrower has been awarded an NSP loan of \$690,000.00 (SIX HUNDRED AND NINETY THOUSAND and XX/100 DOLLARS) for permit and tap fees to



develop the Vistas at Panorama Pointe, a 69 unit affordable senior rental housing development in Westminster. This activity qualifies under 24 CFR 570.202 and 570.201(a).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 17-041 HACP - Uplands Apts(LH25)**  
**Activity Title: Housing Auth. of the City of Pueblo - Uplands Apts**

**Activity Type:**  
Construction of new housing

**Project Number:**  
01

**Projected Start Date:**  
12/01/2017

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Planned

**Project Title:**  
Multi-family Acquisition and Rehab

**Projected End Date:**  
09/30/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 720,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 720,000.00

**Program Income Account:**  
State of Colorado - Returned Program Income

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	4	4		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	2

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Housing Authority of the City of Pueblo	Non-Profit	\$ 720,000.00

**Location Description:**  
1400 Acero Avenue, Pueblo, CO 81004

**Activity Description:**

Grantee has received this grant to assist with the construction of Uplands townhomes, a 72-unit low-income housing development. This Project will consist of four 5-unit townhomes and thirteen 4-unit townhomes. Each unit will receive a Project Based Voucher via HUD's Rental Assistance Demonstration (RAD) Program. Uplands townhomes received an allocation of LIHTC and will be the first phase of three development to replace the Sangre de Cristo Apartments that is functionally obsolete. This Project is eligible for NSP as a vacant property and will benefit the State by stabilizing communities through redevelopment activities. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a)

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



# Grantee Activity Number: 17-069 BRI - Paris Family Housing (LH25)

## Activity Title: Use E - Redevelopment

**Activity Type:**

Construction of new housing

**Project Number:**

01

**Projected Start Date:**

10/06/2017

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/31/2019

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 490,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 490,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
6	6		100.00
6	6		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

6

6

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Brothers Redevelopment, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 490,000.00

**Location Description:**

1702 Paris Street  
Aurora, CO 80010

This location was previously acquired and land banked by the City of Aurora using NSP1 funds under the Land Bank activity number 09-317 City of Aurora (LMMI). See additional details in the activity description.

**Activity Description:**

Brothers Redevelopment, Inc. received an NSP grant to assist with the construction costs for Paris Family Housing (PFH), a 39-unit affordable rental property located in Aurora in close proximity to Anschutz Medical Campus. The Project will serve 30% - 50% of Area Median Income (AMI) households in two and three bedroom units, and will be a four story elevator serviced building with ground floor entrance and tuck under parking. Nine 30% AMI units will receive project based vouchers from the Aurora Housing Authority. The Project is located within 0.5 miles of medical facilities, schools, and grocery stores. This Project is eligible for NSP as a vacant property and will benefit the State by stabilizing communities through redevelopment activities. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a).

This project is being constructed on the site of property originally purchased in 2010 and land banked by the City of Aurora, using NSP funds from the State. The land is being donated to Brothers Redevelopment, Inc. by the City of Aurora for the development of this project, and constitutes the redevelopment plan for associated NSP activity 09-317 City of Aurora Land Bank (LMMI).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

# Grantee Activity Number: 18-027 Marycrest Apartments LLC (LH25)

## Activity Title: Use E - Redevelopment

### Activity Type:

Construction of new housing

### Project Number:

01

### Projected Start Date:

09/20/2021

### Project Draw Block by HUD:

Not Blocked

### Activity Draw Block by HUD:

Not Blocked

### Block Drawdown By Grantee:

Not Blocked

### National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

### Activity Status:

Under Way

### Project Title:

Multi-family Acquisition and Rehab

### Projected End Date:

01/01/2022

### Project Draw Block Date by HUD:

### Activity Draw Block Date by HUD:

**Total Budget:** \$ 547,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 547,000.00

### Benefit Report Type:

Direct (Households)

### Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# Owner Households				0.0
# of Households	3	3		100.00

### Proposed Accomplishments

	Total
# of Singlefamily Units	
# of Multifamily Units	3
# of Housing Units	3
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Elevated Structures	
# ELI Households (0-30% AMI)	3
Activity funds eligible for DREF (Ike Only)	
#Units with other green	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	



#Low flow toilets

#Units with solar panels

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Marycrest Apartments LLC	For Profit	\$ 547,000.00

**Location Description:**

2777 West Parkside Place  
Denver, CO 80221

**Activity Description:**

The Borrower is being awarded an NSP loan of \$547,000.00 to assist with the development of Marycrest Apartments, a 65-unit affordable rental development in the City and County of Denver, Colorado. The NSP loan funds will be used to pay a bridge loan for acquisition costs. The Project is the third phase of Aria Denver, a 17-acre master planned mixed use, mixed income infill development. The Project will consist of a mix of 1-bedroom and 2-bedroom units serving families earning no more than 30% of area median income ("AMI"), 40% AMI, 50% AMI, and 60% AMI. The Project is also supported by 9% Low Income Housing Tax Credits ("LIHTC"). This activity qualifies under 24 CFR 570.202 and 570.201(a).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes**

**Subject to Section 3 Requirements:** No

**Activity Supporting Documents:** None

---





**Grantee Activity Number: 20-066 Greyhound Park Apartments, LLLP (LH25)**  
**Activity Title: Use E - Redevelopment**

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 01

**Projected Start Date:**  
 11/19/2020

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way  
**Project Title:**  
 Multi-family Acquisition and Rehab

**Projected End Date:**  
 01/01/2024  
**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 770,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 770,000.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	4	4		100.00
# Owner Households				0.0
# of Households	4	4		100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	
# of Multifamily Units	4
# of Housing Units	4
# of Elevated Structures	
# ELI Households (0-30% AMI)	4
Activity funds eligible for DREF (Ike Only)	
#Units with other green	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Greyhound Park Apartments LLLP	For Profit	\$ 770,000.00

**Location Description:**

6220 Glencoe Street  
Commerce City, CO 80222

**Activity Description:**

Delwest Development Corp (Delwest), on behalf of Greyhound Park Apartments, LLLP received a cash flow loan of \$770,000 to assist with the development of the Greyhound Park Apartments - a new 4% Low-Income Housing Tax Credit (LIHTC) development in Commerce City. The Greyhound Park project includes new construction of a 4-story elevator serviced building on a 3.7-acre infill redevelopment site. The building will include 223 units of affordable one-, two-, and three-bedroom apartments. The property will feature a two-story community center with a demonstration kitchen, high speed wi-fi, fitness room, learning/business center with computer and printer access, individual case worker offices, large offices available for non-profit partners, and multi-purpose flex spaces. There will be two age specific playgrounds, a dog run, and picnic area onsite. Parking is provided with structured parking below the building as well as surface parking. The project is the first component of the Mile High Greyhound Park redevelopment, a 65-acre urban renewal area located in Commerce City. Delwest was granted the exclusive right and obligation to develop the area as master developer in June 2019. They intend to fulfill the community-supported vision for the site by developing a mixeduse, mixed-income neighborhood that at full build-out could have more than 650 multi-family units and 94 singlefamily homes, in addition to parks, and community-serving retail spaces.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: Holding for Reprogrammable PI (LH25)

### Activity Title: Eligible Uses B and E

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

04/26/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Planned

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/30/2014

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Colorado Department of Local Affairs, Division of Housing

**Organization Type**

State

**Proposed Budget**

\$ 0.00

**Location Description:**

TBD statewide

**Activity Description:**

This activity is a holding pool for Program Income funds returned to the State of Colorado by NSP1 grantees following the sale of single family homes in originally funded projects. Funds returned to the State will be reprogrammed into new activities following the completion of the standard DOH application process and



contracts are executed for the projects selected.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: Holding for Reprogrammable PI (LMMH)

### Activity Title: Eligible Uses B and E

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

04/26/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Planned

**Project Title:**

Multi-family Acquisition and Rehab

**Projected End Date:**

03/30/2014

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

# of Housing Units

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Colorado Department of Local Affairs, Division of Housing

**Organization Type**

State

**Proposed Budget**

\$ 0.00

**Location Description:**

TBD Statewide

**Activity Description:**

This activity is a holding pool for Program Income funds returned to the State of Colorado by NSP1 grantees following the sale of single family homes in originally funded projects. Funds returned to the State will be reprogrammed into new activities following the completion of the standard DOH application process and



contracts are executed for the projects selected.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Project # / 02 / Single Family Acquisition and Rehab**



## Grantee Activity Number: 09-301 City of Aurora (25%)

### Activity Title: Use B - Acquisition and Rehab SF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 777,296.73

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 777,296.73

**Program Income Account:**

09-301 City of Aurora - Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
8	8		100.00
8	8		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

# of Properties

**Total**

8

8

8

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Aurora

**Organization Type**

Unknown

**Proposed Budget**

\$ 743,365.00

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

Scattered sites



**Activity Description:**

The City of Aurora has been awarded and NSP grant in the amount of \$777,296.73 to purchase, rehabilitate, demolition, redevelopment and resale 11 homeownership units. Eight (8) of these units will be sold to households with incomes at or below 50% of Area Median Income (AMI). Up to three (3) of these units will serve households at or below 120% of AMI. 72% of these funds will serve households at or below 50% of AMI. This project will benefit the State by stabilizing communities through the purchase, rehabilitation, demolition, redevelopment and and resale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within the State. The properties will be purchased for an average discount of at least 1% from the appraised value. The City of Aurora will enter into a sub-recipient agreement with Habitat for Humanity of Metro Denver to carry out the project for no less than 8 of the units. Habitat for Humanity of Metro Denver will acquire up to 8 foreclosed or abandoned, vacant residential properties to acquire and rehabilitate, or demolish and construct new single family homes using the established sweat equity model by July 2013. The City of Aurora on behalf of Habitat for Humanity of Metro Denver has requested and was formally approved to be exempt from returning program income to the State. The justification for the waiver is that Habitat for Humanity of Metro Denver will provide first mortgages at a 0% interest rate for 23-30 years to households at or below 50% of AMI. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. Colorado Housing Assistance Corporation (CHAC) will provide the home buyer counseling. The acquisition and rehabilitation of the additional three (3) homes will be completed by Aurora’s in-house rehabilitation staff. These additional properties purchased will not be associated with Habitat for Humanity. Also, these additional funds may serve households up to 120% of AMI, as the City of Aurora will income-qualify the buyers when the homes are re-sold. This activity qualifies under 24 CFR 570.201(a) and 570.202.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





## Grantee Activity Number: 09-301 City of Aurora (LMMI)

### Activity Title: Use B - Acquisition and Rehab SF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,221,028.02

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,221,028.02

**Program Income Account:**

09-301 City of Aurora - Program Income

**Proposed Beneficiaries**

# Owner Households

**Total**

**Low**

**Mod**

**Low/Mod%**

5

0.00

# of Households

5

0.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

5

# of Housing Units

5

# of Properties

5

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Aurora

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,221,028.02

**Location Description:**

Scattered sites in high risk census block groups in original Aurora

**Activity Description:**

The City of Aurora has been awarded and NSP grant in the amount of \$1221028.02 to purchase, rehabilitate, demolition, redevelopment and resale 11 homeownership units. Eight (8) of these units will be sold to



households with incomes at or below 50% of Area Median Income (AMI). Up to three (3) of these units will serve households at or below 120% of AMI. 72% of these funds will serve households at or below 50% of AMI. This project will benefit the State by stabilizing communities through the purchase, rehabilitation, demolition, redevelopment and resale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within the State. The properties will be purchased for an average discount of at least 1% from the appraised value. The City of Aurora will enter into a sub-recipient agreement with Habitat for Humanity of Metro Denver to carry out the project for no less than 8 of the units. Habitat for Humanity of Metro Denver will acquire up to 8 foreclosed or abandoned, vacant residential properties to acquire and rehabilitate, or demolish and construct new single family homes using the established sweat equity model by July 2013. The City of Aurora on behalf of Habitat for Humanity of Metro Denver has requested and was formally approved to be exempt from returning program income to the State. The justification for the waiver is that Habitat for Humanity of Metro Denver will provide first mortgages at a 0% interest rate for 23-30 years to households at or below 50% of AMI. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. Colorado Housing Assistance Corporation (CHAC) will provide the home buyer counseling. The acquisition and rehabilitation of the additional three (3) homes will be completed by Aurora's in-house rehabilitation staff. These additional properties purchased will not be associated with Habitat for Humanity. Also, these additional funds may serve households up to 120% of AMI, as the City of Aurora will income-qualify the buyers when the homes are re-sold. This activity qualifies under 24 CFR 570.201(a) and 570.202.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: 09-305 Douglas County LMMI

### Activity Title: Use B - Acquisition and Rehab SF

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

02

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 118,312.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 118,312.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Douglas County

**Organization Type**

Unknown

**Proposed Budget**

\$ 118,312.00

**Location Description:**

Varies in allowable block groups

**Activity Description:**

Douglas County on behalf of Douglas County Housing Partnership (DCHP) has been awarded an NSP grant in the amount of \$336,397 to provide shared equity loans to 8 households with incomes at or below 120% of Area Median Income (AMI). When the household sells or chooses to refinance the home, the household must repay



the original loan from DCHP plus a proportion of the appreciation acquired during the ownership. Households do not make any payments to the DCHP during the term of the loan but rather proportionally split the appreciated value during their ownership of the property in the same proportion as the funds they received from DCHP. Each borrower will identify the property and obtain approval from a lender. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through the DCHP. DCHP is a current provider of a HUD approved home buyer counseling program. This project will benefit the State by stabilizing communities through the purchase of abandoned or foreclosed properties. The properties will be located within a Division of Housing (DOH) designated census block group(s) serving of one of the areas of greatest need within the State. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will meet current local code requirements to qualify for assistance. This activity qualifies under 24 CFR 570.201(a)(n).  
NOTE: The activity is in fact a homeowners assistance program, and should originally have been created as that type of activity. All funds not yet drawn on this activity as Single Family Acquisition have been moved (7/8/2010) to the homeowner assistance activity. This activity is also where all of the address and beneficiary information is reported. Therefore this activity is associated with the other in order to tie funds drawn from this activity to the appropriate line.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-306 Adams County (LMMI)**

**Activity Title: Use B - Acquisition and Rehab SF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,702,860.61

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,702,860.61

**Program Income Account:**

09-306 Adams County - Program Income

**Proposed Beneficiaries**

# Owner Households

**Total**                      **Low**                      **Mod**                      **Low/Mod%**

24

# of Households

24

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

24

# of Housing Units

24

# of Properties

24

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Adams County

**Organization Type**

Local Government

**Proposed Budget**

\$ 2,702,860.61

**Location Description:**

Scattered sites in high risk census block groups in Westminster, Commerce City and Thornton

**Activity Description:**



Adams County is requesting a \$1,947,357 NSP grant to assist in the purchase, rehabilitation and resale of 24 homes for households at 120% AMI and below. The properties are located in high-risk census block groups of greatest need in Westminster, Commerce City and Thornton. Homes will be purchased at a discount from the appraised value. Homes will be rehabilitated to meet current local code and will use Energy Star appliances and upgrades and will be sold for no more than the cost of the purchase and rehabilitation.

Adams County will subcontract the responsibility to manage and deliver this project to Adams County Housing Authority, who will oversee a competitive bid request for proposal (RFP) process for the rehabilitation. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through this activity. Adams County has an existing partnership with Colorado Housing and Finance Authority (CHFA) and is a HUD-Approved Housing Counseling agency to provide homebuyer education.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-307 Rocky Mountain Community Land Trust (LMMI)**

**Activity Title: Use B - Acquisition and Rehab SF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

09/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,533,464.17

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,533,464.17

**Program Income Account:**

09-307 Rocky Mountain CLT - Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
12			0.00
12			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

12

# of Housing Units

12

# of Properties

12

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Rocky Mountain Community Land Trust

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,533,464.17

**Location Description:**

Scattered sites. Varies in allowable block groups

**Activity Description:**



Rocky Mountain Community Land Trust (RMCLT) utilized a NSP grant of \$1,533,464.17 (including \$387,384 of program income) to purchase, rehabilitate and resell foreclosed homes in the identified block groups located in the City of Colorado Springs. These funds will be used to assist with the acquisition of a total of twelve (12) properties that will be marketed through the existing RMCLT land trust homeownership model. Through the Community Land Trust model, the RMCLT acquires and permanently holds title to the land and grants use of the land investment to the homeowner via a 99-year land lease that can be renewed for an additional 99 years. The RMCLT connects with potential homebuyers through the Realtor community, the City of Colorado Springs acquisition/rehabilitation program, and new homebuilders.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





## Grantee Activity Number: 09-308 City of Englewood (25%)

### Activity Title: Use B - Acquisition and Rehab SF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 529,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 529,000.00

**Program Income Account:**

09-308 City of Englewood - Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
4	4		100.00
4	4		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

4

# of Housing Units

4

# ELI Households (0-30% AMI)

# of Properties

4

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Englewood

**Organization Type**

Unknown

**Proposed Budget**

\$ 529,000.00

**Location Description:**

To be identified. All properties will be located in eligible census tracts in Englewood, Colorado (Arapahoe County)



**Activity Description:**

This project is one of two projects to be submitted by Arapahoe County. The other project will be a collaborative between Arapahoe and Douglas counties; the balance of the Arapahoe County funding will be used for the joint project.

Project ReBuild is requesting a Neighborhood Stabilization Program (NSP) Tier I grant \$1,229,379 for the following activity:

- Activity 2: Purchase/Rehabilitation of Abandoned or Foreclosed Single-Family (SF) Properties  
8/2/2010-Per amendment, updated budget for 25% set aside to \$526,013.70

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-308 City of Englewood (LMMI)**

**Activity Title: Use B - Acquisition and Rehab SF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,580,460.12

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,580,460.12

**Program Income Account:**

09-308 City of Englewood - Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
6			0.00
6			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

6

6

6

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Englewood

**Organization Type**

Unknown

**Proposed Budget**

\$ 2,580,460.12

**Location Description:**

To be identified. All properties will be located in eligible census tracts in Englewood, Colorado (Arapahoe County)

**Activity Description:**

This project is one of two projects to be submitted by Arapahoe County. The other project will be a collaborative



between Arapahoe and Douglas counties; the balance of the Arapahoe County funding will be used for the joint project.

Project ReBuild is requesting a Neighborhood Stabilization Program (NSP) Tier I grant \$1,229,379 for the following activity:  
8/2/2020 - Per amendment, increased LMMI budget to 1,192,365.30.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-309 Jefferson County (25%)**

**Activity Title: Use B - Acquisition and Rehab SF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

08/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Program Income Account:**

09-309 Jefferson County - Program Income

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

**Proposed Accomplishments**

**Total**

- # of Singlefamily Units
- # of Housing Units
- # of Properties

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Jefferson County

**Organization Type**

Unknown

**Proposed Budget**

\$ 0.00

**Location Description:**

Twenty one (21) scattered site properties to be identified in Lakewood, Arvada and Wheat Ridge.

**Activity Description:**

Jefferson County has been awarded an NSP grant in the amount of \$5,021,672 to purchase, rehabilitate, and make available up to 21 homeownership units. These units will be sold to households with incomes at or below



120% of Area Median Income (AMI). This Project will benefit the State by stabilizing communities through the purchase, demolition, rehabilitation and sale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within the State in Lakewood, Wheat Ridge and Arvada. The properties will be purchased for an average discount of at least 1% from the appraised value. Homes will be rehabilitated to meet current local code and will use Energy Star appliances and upgrades and will be sold for no more than the cost of the purchase and rehabilitation. Assistance must be provided in the form of a secured debt. The loan documents must include the amount of assistance, the primary residency requirement and the requirement that the note is due upon resale or transfer of the property. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through this activity. Jefferson County has an existing partnership with Colorado Housing Assistance Corporation (CHAC) to provide homebuyer education.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: 09-309 Jefferson County (LMMI)

### Activity Title: Use B - Acquisition and Rehab SF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

08/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 7,086,106.30

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 7,086,106.30

**Program Income Account:**

09-309 Jefferson County - Program Income

**Proposed Beneficiaries**

# of Households

**Total**

**Low**

**Mod**

**Low/Mod%**

21

0.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

21

# of Housing Units

21

# of Properties

21

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Jefferson County

**Organization Type**

Unknown

**Proposed Budget**

\$ 7,086,106.30

**Location Description:**

Twenty one scattered site units will be purchased in Lakewood, Arvada and Wheat Ridge.

**Activity Description:**

Jefferson County has been awarded an NSP grant in the amount of \$5,021,672 to purchase, rehabilitate, and make available 21 homeownership units. These units will be sold to households with incomes at or below 120% of Area Median Income (AMI). This Project will benefit the State by stabilizing communities through the purchase, demolition, rehabilitation and sale of abandoned or foreclosed properties. The units will be located



within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within the State in Lakewood, Wheat Ridge and Arvada. The properties will be purchased for an average discount of at least 1% from the appraised value. Homes will be rehabilitated to meet current local code and will use Energy Star appliances and upgrades and will be sold for no more than the cost of the purchase and rehabilitation. Assistance must be provided in the form of a secured debt. The loan documents must include the amount of assistance, the primary residency requirement and the requirement that the note is due upon resale or transfer of the property. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through this activity. Jefferson County has an existing partnership with Colorado Housing Assistance Corporation (CHAC) to provide homebuyer education.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-310 City and County of Denver (25%)**

**Activity Title: Use B - Single Family Acquisition/Rehab/Resale**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
02

**Projected Start Date:**  
12/11/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Under Way  
**Project Title:**  
Single Family Acquisition and Rehab

**Projected End Date:**  
03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,143,851.73  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,143,851.73

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	6	6		100.00
# of Households	6	6		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
# of Properties	6

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City and County of Denver	Unknown	\$ 1,143,851.73

**Location Description:**  
Scattered sites in the City of Denver.



**Activity Description:**

The City and County of Denver ("Denver") is requesting a \$3,541,520 NSP grant to assist in the purchase, rehabilitation and resale of 22 single-family homes for households at or below 120% area median income (AMI), including 6 homes for households at or below 50% AMI. The properties are located in the census block groups of greatest need throughout the City and will be purchased for an average discount of at 1-5% from the appraised value. Homes will be rehabilitated to meet current local code and will use Energy Star appliances and upgrades and will be sold for no more than the cost of the purchase and rehabilitation.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-310 City and County of Denver (LMMI)**

**Activity Title: Use B - Single Family Acquisition/Rehab/Resale**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
02

**Projected Start Date:**  
12/11/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
Under Way

**Project Title:**  
Single Family Acquisition and Rehab

**Projected End Date:**  
03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,384,591.07

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,384,591.07

**Benefit Report Type:**  
Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	16			0.00
# of Households	16			0.00

  

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	16
# of Housing Units	16
# of Properties	16

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City and County of Denver	Unknown	\$ 2,384,591.07

**Location Description:**  
Scattered site in high risk census block groups in Denver

**Activity Description:**



The City and County of Denver ("Denver") is requesting a \$3,541,520 NSP grant to assist in the purchase, rehabilitation and resale of 22 single-family homes for households at or below 120% area median income (AMI), including 6 homes for households at or below 50% AMI. The properties are located in the census block groups of greatest need throughout the City and will be purchased for an average discount of at 1-5% from the appraised value. Homes will be rehabilitated to meet current local code and will use Energy Star appliances and upgrades and will be sold for no more than the cost of the purchase and rehabilitation.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: 09-312 Greeley Urban Renewal Authority (25%)**

**Activity Title: Use B - Acquisition and Rehab SF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

11/17/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 872,978.40

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 872,978.40

**Program Income Account:**

09-312 Greeley URA - Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
5	5		100.00
5	5		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

5

# of Housing Units

5

# ELI Households (0-30% AMI)

# of Properties

5

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greeley Urban Renewal Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 469,924.00

**Location Description:**

To be identified. All properties will be located in eligible census tracts in Weld County including Greeley, Evans, and Ft. Lupton



**Activity Description:**

The Weld County Housing Authority will use the \$3,358,975 in NSP funds to purchase approximately 22 foreclosed upon and vacant single-family homes in Weld County including the cities of Greeley, Evans and Ft. Lupton; a minimum of 25% of the homes will be sold to households with incomes at or below 50% of the Area Median Income. Three local housing development organizations have joined together to implement this homeownership program in Weld County: Greeley Weld Housing Authority (GWHA); Greeley Urban Renewal Authority (GURA); and Greeley Area Habitat for Humanity (GAHFH). The GWHA will provide oversight of the project for properties outside Greeley city limits and GURA will provide the oversight for properties within the city of Greeley. The homes targeted for households at or below 50% of the Area Median Income will be developed by the GAHFH. All organizations, with the exception of GAHFH, will use local Realtor to identify end homeowners for these projects. Purchasers will use conventional, FHA or VA loans for permanent mortgages for their purchase. All loans will be for a 30 year term with a fixed interest rate. The homes developed by GAHFH will have mortgages carried back by GAHFH at 0% interest for a term of 20-30 years. GAHFH, like all Habitat for Humanity organizations, calculates the monthly mortgage payment based on 30% of the households income and does not charge interest on the loan. It is anticipated that the CDOH NSP funding will be repaid upon the sale of the home to an eligible homebuyer, with the exception of the Habitat mortgages; however, in a few instances, the Applicant may need to leave a portion of the NSP funding in the property as a "soft second" for the homebuyer. In instances where NSP funding remains in the home after sale to the homeowner, the appropriate affordability period and recapture provisions will be included in the loan documents.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 09-312 Greeley Urban Renewal Authority (LMMI)**

**Activity Title: Use B - Acquisition and Rehab SF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

11/17/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,057,107.33

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,057,107.33

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
19			0.00
19			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

19

# of Housing Units

19

# of Properties

19

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greeley Urban Renewal Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 4,057,107.33

**Location Description:**

To be identified. All properties will be located in eligible census tracts in Weld County including Greeley, Evans, and Ft. Lupton

**Activity Description:**



The Weld County Housing Authority will use the \$3,358,975 in NSP funds to purchase approximately 22 foreclosed upon and vacant single-family homes in Weld County including the cities of Greeley, Evans and Ft. Lupton; a minimum of 25% of the homes will be sold to households with incomes at or below 50% of the Area Median Income. Three local housing development organizations have joined together to implement this homeownership program in Weld County: Greeley Weld Housing Authority (GWHA); Greeley Urban Renewal Authority (GURA); and Greeley Area Habitat for Humanity (GAHFH). The GWHA will provide oversight of the project for properties outside Greeley city limits and GURA will provide the oversight for properties within the city of Greeley. The homes targeted for households at or below 50% of the Area Median Income will be developed by the GAHFH. All organizations, with the exception of GAHFH, will use local Realtor to identify end homeowners for these projects. Purchasers will use conventional, FHA or VA loans for permanent mortgages for their purchase. All loans will be for a 30 year term with a fixed interest rate. The homes developed by GAHFH will have mortgages carried back by GAHFH at 0% interest for a term of 20-30 years. GAHFH, like all Habitat for Humanity organizations, calculates the monthly mortgage payment based on 30% of the households income and does not charge interest on the loan. It is anticipated that the CDOH NSP funding will be repaid upon the sale of the home to an eligible homebuyer, with the exception of the Habitat mortgages; however, in a few instances, the Applicant may need to leave a portion of the NSP funding in the property as a "soft second" for the homebuyer. In instances where NSP funding remains in the home after sale to the homeowner, the appropriate affordability period and recapture provisions will be included in the loan documents.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





## Grantee Activity Number: 09-318 City of Pueblo (LMMI)

### Activity Title: Use B - Acquisition and Rehab SF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 787,445.07

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 787,445.07

**Program Income Account:**

09-318 City of Pueblo - Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
-------	-----	-----	----------

8

0.00

# of Households

8

0.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

8

# of Housing Units

8

# of Properties

8

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Pueblo

**Organization Type**

Unknown

**Proposed Budget**

\$ 787,445.07

**Location Description:**

Various in allowable block groups

**Activity Description:**

The City of Pueblo is requesting a \$1,057,818 NSP grant to assist in the purchase and redevelopment of five (5) blighted homes for households at 120% AMI and below and the purchase (for use by Habitat for Humanity),



rehabilitation and resale of three (3) homes for households at 120% AMI and below for a total of eight (8) homes. The properties are located in the area of greatest need census tracts and will be purchased for an average discount of at least 15% from appraised value. The City of Pueblo will directly operate this program and use a variety of local professionals (appraisers, real estate agents, title companies, contractors) to complete this program. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through Catholic Charities and Neighborhood Housing Services. Homes will be rehabilitated to meet current local code and Energy Star requirements and will be sold for no more than the cost of the purchase and rehabilitation. Down payment assistance will be provided by through Neighborhood Housing Services on an as needed basis.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

## Grantee Activity Number: 10-323 El Paso County (25%)

### Activity Title: Use B - Acquisition and Rehab SF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 367,577.30

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 367,577.30

**Program Income Account:**

10-323 El Paso County - Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

# of Properties

**Total**

3

3

3

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

El Paso County

**Organization Type**

Local Government

**Proposed Budget**

\$ 347,924.66

**Location Description:**

To be identified. All properties will be located in eligible census tracts in El Paso County, excluding the city of Colorado Springs

**Activity Description:**

El Paso County has been awarded an NSP grant in the amount of \$1,421,551 to purchase, rehabilitate and resale 9 homeownership units. Six (6) of these units will be sold to households with incomes at or below 120% of Area Median Income (AMI). No less than three (3) units, and no less than 25% of these funds will be used to serve households at or below 50% of AMI. This Project will benefit the State by stabilizing communities through the purchase, rehabilitation and sale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within El Paso County. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will be rehabilitated to meet current local code and Energy Star requirements and will be sold for no more than the cost of the purchase and rehabilitation. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. El Paso County will sub-contract with Rocky Mountain Community Land Trust to acquire and rehabilitate the homes. El Paso County Housing Authority may service the second mortgages on these homes to ensure continued affordability. All program income from this project will be returned to the State. This activity qualifies under 24 CFR 570.201(a) and 570.202.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: 10-323 El Paso County (LMMI)

### Activity Title: Use B - Acquisition and Rehab SF

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,219,251.44

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,219,251.44

**Program Income Account:**

10-323 El Paso County - Program Income

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
-------	-----	-----	----------

6

0.00

# of Households

6

0.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

6

# of Housing Units

6

# of Properties

6

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

El Paso County

**Organization Type**

Local Government

**Proposed Budget**

\$ 2,091,603.25

**Location Description:**

To be identified. All properties will be located in eligible census tracts in El Paso County, excluding the city of Colorado Springs

**Activity Description:**

El Paso County has been awarded an NSP grant in the amount of \$1,421,551 to purchase, rehabilitate and resale 9 homeownership units. Six (6) of these units will be sold to households with incomes at or below 120%



of Area Median Income (AMI). No less than three (3) units, and no less than 25% of these funds will be used to serve households at or below 50% of AMI. This Project will benefit the State by stabilizing communities through the purchase, rehabilitation and sale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within El Paso County. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will be rehabilitated to meet current local code and Energy Star requirements and will be sold for no more than the cost of the purchase and rehabilitation. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. El Paso County will subcontract with Rocky Mountain Community Land Trust to acquire and rehabilitate the homes. El Paso County Housing Authority may service the second mortgages on these homes to ensure continued affordability. All program income from this project will be returned to the State. This activity qualifies under 24 CFR 570.201(a) and 570.202.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 10-324 City and County of Broomfield (25%)**

**Activity Title: Use B - Acquisition and Rehab SF**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

02/25/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Single Family Acquisition and Rehab

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 340,948.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 340,948.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2	2		100.00
# of Households	2	2		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
# of Properties	2

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City and County of Broomfield	Unknown	\$ 340,948.00

**Location Description:**

Scattered sites in high risk census block groups in City and County of Broomfield

**Activity Description:**



The City and County of Broomfield has been awarded an NSP grant to purchase, rehabilitate and resale two (2) single-family units. These units will be sold to households with incomes at or below 50% of Area Median Income (AMI). 100% of these funds will be used for households at or below 50% of AMI. This Project will benefit the State by stabilizing communities through the purchase, rehabilitation and sale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving the areas of greatest need within the City and County of Broomfield. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will be rehabilitated to meet current local code and Energy Star requirements and will be sold for no more than the cost of the purchase and rehabilitation. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. The City and County of Broomfield will enter into a subgrantee agreement with Flatirons Habitat for Humanity (FHFH) to acquire, rehabilitate and resale the units. The NSP funds will remain in the project as permanent mortgages to the households along with the FHFH mortgages. If NSP funding remains in the home after sale to the home buyer, the appropriate affordability period and recapture provisions will be included in the loan documents. The City and County of Broomfield has requested and was formally approved to be exempt from returning program income to the State. The justification for the waiver is that Habitat for Humanity will provide the first mortgages at a 0% interest rate for 30 years to households at or below 50% of AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Project # / 03 / Land Banking**





**Grantee Activity Number: 09-313 Greeley Urban Renewal Authority (LMMI)**

**Activity Title: Use C - Acquisition and Demo of Blighted**

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

03

**Projected Start Date:**

11/17/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Land Banking

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Proposed Accomplishments**

# of Housing Units

# of Properties

**Total**

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greeley Urban Renewal Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,005,917.00

**Location Description:**

To be identified. All properties will be located in eligible census tracts in Weld County including the cities of Greeley, Evans and Ft. Lupton

**Activity Description:**

Weld County will use the \$1,005,917 in NSP funds to purchase approximately nine (9) foreclosed, vacant and blighting structure in Weld County. It is anticipated that six (6) of the properties will be in the city of Greeley and three (3) will be in the county. Greeley and Weld County have been significantly impacted by the foreclosure crisis and many of the properties now in the foreclosure inventory have either been neglected for such a long period of time that they are blighting on the community and do not present a viable financial



investment. Other properties in the foreclosure inventory have outlived their usefulness or have become functionally obsolete. The ability for these properties to be acquired and demolished will provide a positive impact in the community and will allow for future development and redevelopment without the stigma of an abandoned property. By land banking these properties, the city and county will be able to more effectively and efficiently plan for future development in these communities and will all the residents in the impacted communities to have a say in future development.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: 09-317 City of Aurora (LMMI)**

**Activity Title: Use C - Acquisition and Demo of Blighted**

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

03

**Projected Start Date:**

09/03/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Completed

**Project Title:**

Land Banking

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 814,251.45

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 814,251.45

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed Accomplishments**

# of Multifamily Units

**Total**

60

# of Housing Units

60

# of Properties

3

LMI%:

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Aurora

**Organization Type**

Unknown

**Proposed Budget**

\$ 814,251.45

**Location Description:**

Scattered sites in high risk census block groups in original Aurora

**Activity Description:**

The City of Aurora requests \$1,024,386 to acquire foreclosed homes and residential properties, demolish blighted structures, and land bank the properties up to 10 years until the re-development of 60-70 new multi-family rental units is feasible. This activity will be performed in partnership with the Aurora Housing Corporation and its subsidiary East Metro Communities, LLC; for-profit developer New Communities, LLC; and non-profit



developer Urban Land Conservancy. Aurora's partners will bear all carrying costs associated with land banking the properties.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Project # / 04 / Homeownership Assistance**



**Grantee Activity Number: 09-305 Douglas County (Homeowner Asst)**

**Activity Title: Use B - Homeowner Assistance**

**Activity Type:**  
Homeownership Assistance to low- and moderate-income

**Project Number:**  
04

**Projected Start Date:**  
11/16/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
Completed

**Project Title:**  
Homeownership Assistance

**Projected End Date:**  
03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 174,384.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 174,384.00

**Benefit Report Type:**  
Direct (Households)

**Program Income Account:**  
09-305 Douglas County - Program Income

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Douglas County	Homeownership Assistance to low- and moderate-income	02	09-305 Douglas County LMMI	Use B - Acquisition and Rehab SF	State of Colorado - Returned Program Income

**Association Description:**

Associating these activities since the original build in DRGR misclassified the activity type.

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	7		4	57.14
# of Households	7		4	57.14

**Proposed Accomplishments**

	Total
# of Singlefamily Units	7
# of Housing Units	7



## Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Douglas County	Unknown	\$ 174,384.00

### Location Description:

Varies in allowable block groups

### Activity Description:

Shared Equity Program loans for down payment assistance to assist in the purchase of foreclosed homes in eligible census tracts in Douglas County.

Project activity was completed February 2015. Douglas County on behalf of Douglas County Housing Partnership (DCHP) has been awarded an NSP grant in the amount of \$250,397 to provide shared equity loans to 6 households with incomes at or below 120% of Area Median Income (AMI). When the household sells or chooses to refinance the home, the household must repay the original loan from DCHP plus a proportion of the appreciation acquired during the ownership. Households do not make any payments to the DCHP during the term of the loan but rather proportionally split the appreciated value during their ownership of the property in the same proportion as the funds they received from DCHP. Each borrower will identify the property and obtain approval from a lender. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through the DCHP. DCHP is a current provider of a HUD approved home buyer counseling program. This project will benefit the State by stabilizing communities through the purchase of abandoned or foreclosed properties. The properties will be located within a Division of Housing (DOH) designated census block group(s) serving of one of the areas of greatest need within the State. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will meet current local code requirements to qualify for assistance. This activity qualifies under 24 CFR 570.201(a)(n).

NOTE: The activity is in fact a homeowners assistance program, and should originally have been created as that type of activity. All funds not yet drawn on this activity as Single Family Acquisition Rehab are hereby (as of 7/8/2010) being moved in the proper homeowner assistance activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: 09-312 Greeley Urban Renewal Authority (Homeowner)**

**Activity Title: Use B - Homeowner Assistance**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

04

**Projected Start Date:**

11/17/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Cancelled

**Project Title:**

Homeownership Assistance

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households				0.0
# of Households				0.0

**Proposed Accomplishments**

**Total**

# of Singlefamily Units

# of Housing Units

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greeley Urban Renewal Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 2,375.00

**Location Description:**

**Activity Description:**



**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





**Grantee Activity Number: 09-318 City of Pueblo (Homeowner Asst)**

**Activity Title: Use B - Homeowner Assistance**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

04

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Cancelled

**Project Title:**

Homeownership Assistance

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Pueblo

**Organization Type**

Unknown

**Proposed Budget**

\$ 3,000.00

**Location Description:**

**Activity Description:**



**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Project # / 06 / Program Administration**



**Grantee Activity Number: 09-301 City of Aurora (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 16,863.46

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 16,863.46

**Program Income Account:**

09-301 City of Aurora - Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Aurora

**Organization Type**

Unknown

**Proposed Budget**

\$ 39,319.00

**Location Description:**

**Activity Description:**

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 09-302 Jefferson County (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

08/20/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 5,424.79

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 5,424.79

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Jefferson County

**Organization Type**

Unknown

**Proposed Budget**

\$ 5,424.79

**Location Description:**

**Activity Description:**

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



## Grantee Activity Number: 09-303 City of Pueblo (Admin)

### Activity Title: Use - Administration

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 30,684.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 30,684.00**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Pueblo

**Organization Type**

Unknown

**Proposed Budget**

\$ 30,684.00

**Location Description:****Activity Description:**

The City of Pueblo is requesting a \$1,834,059 NSP grant to assist in the purchase and rehabilitation of three (3) multi-family buildings in the 800 block of East Fourth Street, Pueblo, Colorado for use as permanent affordable rental housing for Veterans at 50% AMI or below (rent level set at 25% AMI). The properties are currently abandoned and vacant and are in need of extensive rehabilitation. The City of Pueblo will complete the acquisition and rehabilitation and then convey the ownership of this affordable rental project to Posada, Inc. Posada Inc. is a Community Housing Development Organization (CHDO) that currently owns and manages a number of affordable rental projects. In addition, Posada, Inc. will provide a range of services to these Veteran households including access to medical and dental assistance, mental health treatment, and job training programs.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: 09-305 Douglas County (Admin)

### Activity Title: Use - Administration

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 11,005.36**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 11,005.36**Program Income Account:**

09-305 Douglas County - Program Income

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Douglas County

**Organization Type**

Unknown

**Proposed Budget**

\$ 11,005.36

**Location Description:****Activity Description:**

Shared Equity Program loans for down payment assistance to assist in the purchase of foreclosed homes in eligible census tracts in Douglas County.

Project activity was completed February 2015. Douglas County on behalf of Douglas County Housing Partnership (DCHP) has been awarded an NSP grant in the amount of \$250,397 to provide shared equity loans to 6 households with incomes at or below 120% of Area Median Income (AMI). When the household sells or chooses to refinance the home, the household must repay the original loan from DCHP plus a proportion of the appreciation acquired during the ownership. Households do not make any payments to the DCHP during the term of the loan but rather proportionally split the appreciated value during their ownership of the property in the same proportion as the funds they received from DCHP. Each borrower will identify the property and obtain approval from a lender. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through the DCHP. DCHP is a current provider of a HUD approved home buyer counseling



program. This project will benefit the State by stabilizing communities through the purchase of abandoned or foreclosed properties. The properties will be located within a Division of Housing (DOH) designated census block group(s) serving of one of the areas of greatest need within the State. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will meet current local code requirements to qualify for assistance. This activity qualifies under 24 CFR 570.201(a)(n).

NOTE: The activity is in fact a homeowners assistance program, and should originally have been created as that type of activity. All funds not yet drawn on this activity as Single Family Acquisition Rehab are hereby (as of 7/8/2010) being moved in the proper homeowner assistance activity.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---





**Grantee Activity Number: 09-306 Adams County (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 53,614.80

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 53,614.80

**Program Income Account:**

09-306 Adams County - Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Adams County

**Organization Type**

Local Government

**Proposed Budget**

\$ 53,614.80

**Location Description:**

**Activity Description:**

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 09-308 City of Englewood (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 72,280.68

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 72,280.68

**Program Income Account:**

09-308 City of Englewood - Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Englewood

**Organization Type**

Unknown

**Proposed Budget**

\$ 72,280.68

**Location Description:**

**Activity Description:**

8/2/2010 - Per amendment, increased Admin budget to \$35,000.00

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 09-309 Jefferson County (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

08/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 211,596.86

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 211,596.86

**Program Income Account:**

09-309 Jefferson County - Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Jefferson County

**Organization Type**

Unknown

**Proposed Budget**

\$ 211,596.86

**Location Description:**

**Activity Description:**

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 09-310 City and County of Denver (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

12/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 78,656.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 78,656.00

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City and County of Denver

**Organization Type**

Unknown

**Proposed Budget**

\$ 78,656.00

**Location Description:**

**Activity Description:**

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 09-311 Adams County (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

12/23/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 13,749.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 13,749.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Adams County

**Organization Type**

Local Government

**Proposed Budget**

\$ 13,749.00

**Location Description:**

**Activity Description:**

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 09-312 Greeley Urban Renewal Authority (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

11/17/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 87,297.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 87,297.00

**Program Income Account:**

09-312 Greeley URA - Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greeley Urban Renewal Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 67,179.00

**Location Description:**

**Activity Description:**

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 09-313 Greeley Urban Renewal Authority (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

11/17/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greeley Urban Renewal Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 20,118.00

**Location Description:**

**Activity Description:**

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 09-314 Greeley Urban Renewal Authority (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

11/17/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 20,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 20,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Greeley Urban Renewal Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 20,000.00

**Location Description:**

**Activity Description:**

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None





**Environmental Reviews:** None

**Grantee Activity Number: 09-317 City of Aurora (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

09/03/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 21,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 21,000.00

**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Aurora

**Organization Type**

Unknown

**Proposed Budget**

\$ 21,000.00

**Location Description:**



**Activity Description:**

The City of Aurora requests \$1,024,386 to acquire foreclosed homes and residential properties, demolish blighted structures, and land bank the properties up to 10 years until the re-development of 60-70 new multi-family rental units is feasible. This activity will be performed in partnership with the Aurora Housing Corporation and its subsidiary East Metro Communities, LLC; for-profit developer New Communities, LLC; and non-profit developer Urban Land Conservancy. Aurora's partners will bear all carrying costs associated with land banking the properties.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: 09-318 City of Pueblo (Admin)

### Activity Title: Use - Administration

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

09/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 16,683.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 16,683.00**Program Income Account:**

09-318 City of Pueblo - Program Income

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Pueblo

**Organization Type**

Unknown

**Proposed Budget**

\$ 16,683.00

**Location Description:****Activity Description:**

The City of Pueblo is requesting a \$1,057,818 NSP grant to assist in the purchase and redevelopment of five (5) blighted homes for households at 120% AMI and below and the purchase (for use by Habitat for Humanity), rehabilitation and resale of three (3) homes for households at 120% AMI and below for a total of eight (8) homes. The properties are located in the area of greatest need census tracts and will be purchased for an average discount of at least 15% from appraised value. The City of Pueblo will directly operate this program and use a variety of local professionals (appraisers, real estate agents, title companies, contractors) to complete this program. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through Catholic Charities and Neighborhood Housing Services. Homes will be rehabilitated to meet current local code and Energy Star requirements and will be sold for no more than the cost of the purchase and rehabilitation. Down payment assistance will be provided by through Neighborhood Housing Services on an as needed basis.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 10-323 El Paso County (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 23,560.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 23,560.00

**Program Income Account:**

10-323 El Paso County - Program Income

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

El Paso County

**Organization Type**

Local Government

**Proposed Budget**

\$ 23,560.00

**Location Description:**

**Activity Description:**

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 10-324 City and County of Broomfield (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

02/25/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 8,595.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 8,595.00

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City and County of Broomfield

**Organization Type**

Unknown

**Proposed Budget**

\$ 8,595.00

**Location Description:**

**Activity Description:**

The City and County of Broomfield has been awarded an NSP grant to purchase, rehabilitate and resale two (2) single-family units. These units will be sold to households with incomes at or below 50% of Area Median Income (AMI). 100% of these funds will be used for households at or below 50% of AMI. This Project will benefit the State by stabilizing communities through the purchase, rehabilitation and sale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving the areas of greatest need within the City and County of Broomfield. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will be rehabilitated to meet current local code and Energy Star requirements and will be sold for no more than the cost of the purchase and rehabilitation. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. The City and County of Broomfield will enter into a subgrantee agreement with Flatirons Habitat for



Humanity (FHFH) to acquire, rehabilitate and resale the units. The NSP funds will remain in the project as permanent mortgages to the households along with the FHFH mortgages. If NSP funding remains in the home after sale to the home buyer, the appropriate affordability period and recapture provisions will be included in the loan documents. The City and County of Broomfield has requested and was formally approved to be exempt from returning program income to the State. The justification for the waiver is that Habitat for Humanity will provide the first mortgages at a 0% interest rate for 30 years to households at or below 50% of AMI.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

**Grantee Activity Number: 10-325 Arapahoe Mental Health Center, Inc. (Admin)**

**Activity Title: Use - Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

11/16/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 18,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 18,000.00

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Arapahoe Mental Health Center, Inc.	Unknown	\$ 18,000.00

**Location Description:**

**Activity Description:**

Arapahoe/Douglas Mental Health Network (ADMHN), a Colorado nonprofit corporation, is requesting \$900,000 in Neighborhood Stabilization Funding (NSP) on behalf of Arapahoe County for the acquisition and rehabilitation of a 12 unit multi-family rental property in Aurora, Colorado. ADMHN is a community mental health center than provides professional, comprehensive mental health care and substance abuse treatment mainly to communities of Arapahoe and Douglas counties. Founded in 1955, the organization offers adult out-patient services; child and family services; residential treatment services; substance abuse treatment services for adults and adolescents; recovery/rehabilitation services; case management; medication services and a pharmacy. Additionally, ADMHN has staff dedicated to management of the organization's residential facilities and independent living apartments. Their in-house property management provides services such as administration of the Section 8 program, screening of potential residents, and on-going maintenance and repairs





of the facilities owned by the organization.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



**Grantee Activity Number: 10-327 Arapahoe Douglas Mental Health (Admin)**

**Activity Title: Use- Administration**

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

07/02/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 20,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 20,000.00

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Arapahoe Douglas Mental Health Network	Non-Profit	\$ 20,000.00

**Location Description:**

**Activity Description:**

Arapahoe/Douglas Mental Health Network (ADMHN) received a grant of \$1,609,675 in Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate Fox Street Apartments. The property is located at 5386-5388 S. Fox Street in Littleton, Arapahoe County. It has 2 buildings with 8 units each, with 8 one bedroom apartments and 8 two bedroom apartments. One unit will be set aside for an on-site manager earning up to 120% AMI, and the other 15 units will serve households at 50% AMI or lower. Some of these apartments will be available to those who receive services at ADMHN and who have demonstrated their readiness for independent living. ADMHN management will provide building supervision, and in particular, support for ADMHN clients to ensure their success in this environment. Rehab work will include new boilers and new windows to improve the buildings' energy efficiency. This contract is undertaken as a State's Direct Action per the Housing and Economic Recovery Act, 2008 [HERA] (Pub. L. 110-289), Division B, Part III, Vol. 73., No. 194, G. State's Direct



Action.

01/25/2013: Activity was originally funded with intention for 1 of the 16 units in this property to be utilized as a management unit. At completion of rehab the property had a large wait list and ADMHI determined to lease all 16 units to LH25 households, leaving no LMMI unit for on site management. Funds previously drawn on LMMI activity have been recategorized into LH25 activity to reflect the correct end beneficiaries.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---



## Grantee Activity Number: State Administration

### Activity Title: Use - Administration

**Activity Type:**

Administration

**Project Number:**

06

**Projected Start Date:**

10/06/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 3,233,061.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 3,233,061.00**Program Income Account:**

State of Colorado - Returned Program Income

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Colorado Department of Local Affairs, Division of Housing	State	\$ 3,233,061.00

**Location Description:**

Colorado Department of Local Affairs, Division of Housing ("DOLA/DOH") analyzed HUD and local data to determine those areas most highly impacted by foreclosures. According to HUD's analysis of foreclosure and abandonment risk factors, areas of greatest need include Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson, Pueblo and Weld Counties and the Cities of Aurora and Colorado Springs.

**Activity Description:**

The Colorado Department of Local Affairs, Division of Housing's number one priority for this fiscal year is implementing the federal Neighborhood Stabilization Program (NSP). The NSP is part of the Housing and Economic Recovery Act recently adopted by Congress. Colorado ranks 19th in foreclosures and was awarded \$34,013,566. This money needs to be committed and spent on eligible projects within an eighteen month period which began when Colorado's NSP plan was approved by HUD March 10, 2009. The Colorado NSP will target areas of the state that have been hit the hardest by foreclosures. Important facets of this plan include integration with local efforts, leveraging of public funds with innovative financing, accessing Real Estate Owned (REO) properties for a discounted purchase price, providing quality pre-and post purchase counseling, vacant



land-banking/reutilization, and public private partnerships. DOLA/DOH will employ strategies to absorb inventory and stabilize the market through homeownership. It will also purchase as many multifamily properties as possible and make those units available to renter households with incomes at 50% AMI or less, and, in certain instances, remove blight and develop vacant parcels of land for households with incomes at or below 50% AMI. DOLA/DOH will pass the low-income set-aside requirement on to its subgrantees and will also meet this requirement through acquisition and rehabilitation of multifamily structures.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

---

## Action Plan Comments:

JUDY approved

Morris, Don Revised action plan including the budgeted projects, activities and actual Program Income accounts following the 7.3 release of DRGR.

JUDY update plan OK



JUDY update plan OK

JUDY Except for 09-309 Jefferson County (25%), activities look appropriately funded. This activity shows no funding but says activity is underway and shows an expected end date of March 10, 2013:

Grantee Activity Number: 09-309 Jefferson County (25%)  
Activity Title: Use B - Acquisition and Rehab SF Project #/Project Title: 02 / Single Family Acquisition and Rehab  
Activity Type:  
Rehabilitation/reconstruction of residential structures  
Activity Status:  
Under Way

National Objective:  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Projected Start Date:  
08/14/2009

Projected End Date:  
03/10/2013

Program Income Account:  
09-309 Jefferson County - Program Income Total Budget: \$0.00  
Most Impacted and Distressed Budget: \$0.00  
Other Funds Total: \$0.00  
Total Funds Amount: \$0.00

Morris, Don I did not find activity 20-066 Greyhound Park Apartments LLLP in this action plan.

Morris, Don Activity 13-08: Also environmental status completed.  
Activity 18-027: Use E - Redevelopment, and NSP Only - LH - 25% Set-Aside.  
Project Number: 02: Single Family Acquisition and Rehab; Project Budget change to: 27,722,278.29; Use B - Acquisition and Rehab SF; and NSP Only - LH - 25% Set-Aside.  
Activity: 09-308 City of Englewood (25%): Status: Completed; Use B - Acquisition and Rehab SF; and NSP Only - LH - 25% Set-Aside.  
Activity: 09-312 Greeley Urban Renewal Authority (LMMI): Budget change to: \$4,057,107.33; Use B - Acquisition and Rehab SF; and NSP Only - LMMI.

## Action Plan History

### Version

B-08-DN-08-0001 AP#25

### Date

10/26/2021



B-08-DN-08-0001 AP#24	04/22/2021
B-08-DN-08-0001 AP#23	04/20/2021
B-08-DN-08-0001 AP#22	10/23/2019
B-08-DN-08-0001 AP#21	05/28/2019
B-08-DN-08-0001 AP#20	04/17/2018
B-08-DN-08-0001 AP#19	01/18/2018
B-08-DN-08-0001 AP#18	11/06/2017
B-08-DN-08-0001 AP#17	02/16/2017
B-08-DN-08-0001 AP#16	01/26/2017
B-08-DN-08-0001 AP#15	07/25/2016
B-08-DN-08-0001 AP#14	10/29/2015
B-08-DN-08-0001 AP#13	04/29/2015
B-08-DN-08-0001 AP#12	02/02/2015
B-08-DN-08-0001 AP#11	10/22/2014
B-08-DN-08-0001 AP#10	02/11/2014
B-08-DN-08-0001 AP#9	04/29/2013
B-08-DN-08-0001 AP#8	04/24/2013
B-08-DN-08-0001 AP#7	01/28/2013
B-08-DN-08-0001 AP#6	10/30/2012
B-08-DN-08-0001 AP#5	07/30/2012
B-08-DN-08-0001 AP#4	05/30/2012
B-08-DN-08-0001 AP#3	01/30/2012
B-08-DN-08-0001 AP#2	10/26/2011
B-08-DN-08-0001 AP#1	09/08/2010

