

# Action Plan

**Grantee:** Aurora, CO

**Grant:** B-08-MN-08-0001

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<b>LOCCS Authorized Amount:</b>	\$ 4,474,097.00
<b>Grant Award Amount:</b>	\$ 4,474,097.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 3,467,892.00
<b>Total Budget:</b>	\$ 7,941,989.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

The City of Aurora focused its NSP1 efforts in those areas described in its initial NSP1 application, particularly in the northern part of the city where the effects of the foreclosure crisis have been felt the most. Twenty one of the twenty eight homes Aurora rehabilitated and resold were located in "Original Aurora", an area located between 6th Avenue to the south and 26th Avenue to the north, and Yosemite Street to the west and Interstate 225 to the east.

### Distribution and Uses of Funds:

The City of Aurora acquired a total of 28 single family properties for rehabilitation and resale. All twenty eight properties were sold to new homeowners. One multi-family property consisting of two 12-unit buildings was purchased and completely rehabilitated. Construction work on that property was completed in December 2011. A second multi-family property was rehabilitated for use by a local non-profit organization with a combination of NSP funds from the city of Aurora and another Colorado NSP grantee.

One final single family home was acquired with a combination of Aurora's NSP1 and NSP3 grant dollars. Rehabilitation has been completed on that home and it will be listed for sale in April 2014.

All NSP1 grant funds and program income dollars have been expended and drawn at this time.

### Definitions and Descriptions:

The Neighborhood Stabilization Program requires that all households assisted with NSP funds have income no greater than 120% of the area median income (AMI). A minimum of 25% of the city of Aurora's NSP funds will be used to assist households with income no greater than 50% of AMI. HUD annually publishes income levels for households at the 50% and 120% AMI levels, adjusted for household size.

The City of Aurora's 2008 Community Development Annual Action Plan Substantial Plan Amendment defines blighted structures and affordable rents as they are applied in its Neighborhood Stabilization Program. The Plan also provides a description for continued affordability and housing rehabilitation standards.

### Low Income Targeting:

The City of Aurora has exceeded the 25% set aside requirement of the NSP1 program. Aurora spent over \$2.5 million, or nearly 57% of its original NSP1 grant, on activities benefitting individuals or families at or below 50% AMI. In addition, the expenses represent 32% of Aurora's total NSP1 budget, which includes both original grant funds and program income received from the sale of properties.

### Acquisition and Relocation:

No tenants were relocated from any City of Aurora NSP1 properties during the first quarter of 2014.



**Public Comment:**

The City of Aurora has received no public comments on its NSP1 program in the last three months.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title		
9999	Restricted Balance		<i>No activities in this project</i>		
NSP0001	Acquisition/Rehabilitation and Resale	NSP-001	NSP-001 1201 Elmira St		
		NSP-002	NSP-002 2077 IOLA ST		
		NSP-003	NSP-003 1720 Alton St		
		NSP-004	NSP-004 815 Nile St		
		NSP-005	NSP-005 11682 E 7th Ave		
		NSP-006	1619 Iola St		
		NSP-007	1201 Newark St		
		NSP-008	1157 Chester St		
		NSP-009	NSP009 2335 Hanover St		
		NSP-010	NSP010 2200 Elmira St		
		NSP-011	NSP011 1684 Clinton St		
		NSP-012	NSP012 3106 Victor St		
		NSP-013	NSP013 1391 Moline St		
		NSP-014	NSP014 2307 Moline St		
		NSP-015	NSP015 1740 Oakland St		
		NSP-016	NSP016 10692 E 7th Ave		
		NSP-017	NSP017 890 Oakland St		
		NSP-018	NSP018 1260 Hillside St		
		NSP-019	NSP019 1665 Dallas St		
		NSP-020	NSP020 2265 Kingston St		
		NSP-021	815 KENTON ST		
		NSP-022	NSP-022 1771 Norfolk St B		
		NSP-023	NSP023 1119 S. Waco St. Unit F		
		NSP-024	NSP-024 1593 S. Tucson St.		
		NSP-025	14764 E. Florida Avenue		
		NSP-027	12528 E. Alaska Place		
		NSP-028	322 S. Salem Street		
		NSP-030	12056 E. Alaska Avenue		
		NSP-031	3175 Worchester Street		
				NSP001	Acquisition/Rehabilitation and Resale Program
				NSPOPC	Property Maintenance
NSP0002	Homeownership Downpayment	NSP002	HomeOwnership Downpayment Assistance Financing		
NSP003	Rental Acquisition and	NSP-026	11762 and 11792 E. 16th Avenue		
		NSP-029	10288 E. 6th Avenue		
		NSP003	Rental Acquisition and Rehabilitation/Demolition		
NSP004	Rental Acquisition and Demolition	NSP004	Rental Acquisition and Demolition		
NSP005	Acquisition and Demolition -	NSP005	Acquisition and Demolition - Homeownership		





# Activities

**Project # / Title:** NSP0001 / Acquisition/Rehabilitation and Resale Program

**Grantee Activity Number:** NSP-001  
**Activity Title:** NSP-001 1201 Elmira St

<b>Activity Type:</b> Acquisition - general	<b>Activity Status:</b> Completed
<b>Project Number:</b> NSP0001	<b>Project Title:</b> Acquisition/Rehabilitation and Resale Program
<b>Projected Start Date:</b> 03/16/2009	<b>Projected End Date:</b> 01/31/2010
<b>Project Draw Block by HUD:</b> Not Blocked	<b>Project Draw Block Date by HUD:</b>
<b>Activity Draw Block by HUD:</b> Not Blocked	<b>Activity Draw Block Date by HUD:</b>
<b>Block Drawdown By Grantee:</b> Not Blocked	<b>Total Budget:</b> \$ 168,315.39
<b>National Objective:</b> LMMI: Low, Moderate and Middle Income National Objective for NSP Only	<b>Other Funds Total:</b> \$ 0.00
<b>Environmental Assessment:</b> COMPLETED	<b>Total Funds Amount:</b> \$ 168,315.39
<b>Benefit Report Type:</b> Direct (Households)	

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1		1	100.00
# of Households	1		1	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:** Yes  
**Activity is being carried out through:** Grantee Employees and Contractors

**Organization carrying out Activity:**  
City of Aurora Community Development

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
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**Location Description:**

1201 Elmira Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 1201 Elmira Street, Aurora, Colorado. The property was purchased in March 2009.

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

Sprinkler system, plumbing, front and rear landscaping, wood fence, roof, gutter system, vinyl siding, coil wrapping of fascia and soffit, sidewalk and driveway replacement, E-star vinyl windows, overhead garage door, E-star entry doors, crawlspace access panel, refinish hardwood floors, interior doors, electrical service upgrade, replacement of water main, kitchen cabinets and countertops, stainless steel sink with fixtures, 1/2 hp garbage disposal, E-star dishwasher, interior light fixtures with E-star bulbs, interior doors, interior painting, sheet vinyl flooring, water closet replacement, tub/shower tile surround, tub/shower fixtures, bathtub, sink and vanity with fixtures, bath mirror with light fixtures, E-star exhaust fan, E-star 90% efficiency furnace, .62 energy factor water heater, GEO rated attic insulation, GEO rated exterior wall insulation, crawlspace joist and wall insulation, sewer line, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-002  
**Activity Title:** NSP-002 2077 IOLA ST

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 03/16/2009

**Projected End Date:**  
 02/28/2010

**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:** \$ 204,088.41

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 204,088.41

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 204,088.41

**Location Description:**



2077 Lola Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 2077 Lola Street, Aurora, Colorado. The property was purchased in March 2009.

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

Demolition of rear addition, E-star entry doors, roof, coil wrapping of fascia and soffit, vinyl siding, gutter system, overhead garage door, relocation of crawlspace access, perimeter drainage correction, concrete flat work, plumbing, wood fence, front and rear landscaping, sprinkler system, E-star vinyl windows, crawlspace joist insulation, electrical service upgrade, miscellaneous exterior repairs, GEO rated attic insulation, relocation of attic access panel, demolition and reconstruction of interior walls, wall furnace removal and installation of soffits to cover heat runs, interior doors, interior painting, leveling of floors throughout additions, sheet vinyl flooring, kitchen cabinet and countertops, stainless steel sink, 5/8 hp garbage disposal, re-circulating range hood, E-star dishwasher, E-star exhaust fan, bathtub, tub/shower fixtures, tub/shower surround, water closet replacement, sink and vanity with fixtures, bath accessories, .62 energy factor water heater, interior light fixtures with E-star bulbs, carpet installation, miscellaneous interior repairs, removal of debris, sewer line, E-star rated 90% efficiency furnace, pest elimination and lead based paint reduction work.

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**Grantee Activity Number:** NSP-003  
**Activity Title:** NSP-003 1720 Alton St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 03/16/2009

**Projected End Date:**  
 03/31/2010

**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:** \$ 128,290.86

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 128,290.86

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 130,590.00

**Location Description:**





1720 Alton Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 1720 Alton Street, Aurora, Colorado. The property was purchased in March 2009.

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

Sewer line, furnace and water heater replacement, electrical service upgrade, coil wrapping of fascia and soffit, gutter system, vinyl siding on non-stucco surfaces, E-star rated rear entry door, front door repairs, concrete front porch installation, crawlspace access panel, E-star vinyl windows, miscellaneous exterior repairs, removal of old fence, stump grinding, wood fence on two sides of rear yard, GEO rated attic insulation, GEO rated wall insulation, interior doors, interior painting, sheet vinyl flooring, kitchen cabinets and countertops, stainless steel appliances, 5/8 hp garbage disposal, exterior vented range hood, E-star exhaust fan, bathtub, tub/shower surround, water closet replacement, sink relocation, bath accessories, plumbing upgrades and repairs, carpeting, miscellaneous interior repairs, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-004  
**Activity Title:** NSP-004 815 Nile St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 03/16/2009

**Projected End Date:**  
 02/28/2010

**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:** \$ 151,485.46

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 151,485.46

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 151,485.46

**Location Description:**



815 Nile Street, Aurora, Colorado 80010

**Activity Description:**

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

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

Perimeter drainage correction, sprinkler system, plumbing, front and rear landscaping, demolition of shed, wood fence, roof, gutter system, vinyl siding, coil wrapping of fascia and soffit, foundation repairs, sidewalk and driveway replacement, concrete patio installation, gable entry overhand installation, E-star vinyl windows, E-star entry doors, storm door, crawlspace access panel, wall removal and rebuild, refinish hardwood floors, interior doors, electrical service upgrade, plumbing upgrade, kitchen cabinets and countertops, stainless steel sink, 1/2 hp garbage disposal, E-star dishwasher, interior light fixtures with E-star bulbs, interior painting, sheet vinyl flooring, water closet replacement, tub/shower surround, tub/shower fixtures, bathtub, sink and vanity fixtures, medicine cabinet and light bar, E-star exhaust fan, E-star 90% efficiency furnace, .62 energy factor water heater, GEO rated attic insulation, GEO rated exterior wall insulation, building of a new single car detached garage, sewer line, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-005  
**Activity Title:** NSP-005 11682 E 7th Ave

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP0001

**Projected Start Date:**  
 03/16/2009

**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

**Environmental Assessment:**  
 COMPLETED

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

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected End Date:**  
 03/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 151,305.55

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 151,305.55

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 155,000.00

**Location Description:**



11682 E 7th Avenue, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 11682 E 7th Avenue, Aurora, Colorado. The property was purchased in March 2009.

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

Perimeter drainage correction, sprinkler system, plumbing, front and rear landscaping, demolition of shed, wood fence, roof, gutter system, vinyl siding, coil wrapping of fascia and soffit, foundation repairs, sidewalk and driveway replacement, front patio concrete, front patio overhand installation, E-star vinyl windows, overhead garage door, E-star entry doors, crawlspace access panel, wall removal and replacement, refinish hardwood floors, interior doors, electrical service upgrade, plumbing grade, kitchen cabinets and countertops, stainless steel sink with fixtures, 1/2 hp garbage disposal, E-star dishwasher, interior light fixtures with E-star bulbs, interior painting, sheet vinyl flooring, water closet replacement, tub/shower tile surround, tub/shower fixtures, bathtub, sink and vanity with fixtures, bath mirror with light fixtures, E-star exhaust fan, E-star 90% efficiency furnace, .62 energy factor water heater, GEO rated attic insulation, GEO rated exterior wall insulation, miscellaneous closet repairs, sewer line, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-006  
**Activity Title:** 1619 Iola St

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP0001

**Projected Start Date:**  
 04/17/2009

**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

**Environmental Assessment:**  
 COMPLETED

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

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected End Date:**  
 03/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 149,198.83

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 149,198.83

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 141,128.38

**Location Description:**



1619 lola Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 1619 lola Street, Aurora, Colorado. The property was purchased in April 2009.

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

Roof, vinyl siding, coil wrapping of fascia and soffit, gutter system, front porch repairs, E-star vinyl windows, rear concrete work, front and rear landscaping, sprinkler system, wood fence, crawlspace cover, GEO rated wall insulation, E-star 90% efficiency furnace, plumbing repairs, exterior E-star rated door replacement, electrical service upgrades, kitchen cabinets and countertops, kitchen stainless steel sink, 5/8 hp garbage disposal, exterior vented range hood, E-star rated dishwasher, sheet vinyl flooring, interior light fixtures with E-star bulbs, bathtub replacement, tub/shower fixtures, tub/shower ceramic tile surround, water closet replacement, E-star low-noise bathroom exhaust fan with light, sink and vanity with fixtures, bathroom accessories, interior doors, interior painting, refinish of existing hardwood floors, GEO rated attic insulation, .62 energy factor water heater, washer box replacement, building of single car detached garage, sewer line replacement, crawlspace joist insulation and lead based paint reduction work.

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**Grantee Activity Number:** NSP-007  
**Activity Title:** 1201 Newark St

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP0001

**Projected Start Date:**  
 04/17/2009

**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

**Environmental Assessment:**  
 COMPLETED

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

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected End Date:**  
 03/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 148,286.50

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 148,286.50

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 137,500.00

**Location Description:**





1201 Newark Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 1201 Newark Street, Aurora, Colorado. The property was purchased in April 2009.

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

Demolition of rear porch and driveway, replacement of rear porch, roof, vinyl siding, coil wrapping of fascia and soffit, gutter system, E-star vinyl windows, concrete sidewalks, front and rear landscaping, sprinkler system, wood fence, crawl space access panel, GEO rated exterior wall insulation, E-star 90% efficiency furnace, plumbing, E-star rated entry doors, electrical service upgrades, kitchen cabinets and countertops, built-in utility closet in the kitchen, drywall repairs, kitchen stainless steel sink, 5/8 hp garbage disposal, exterior vented range hood, E-star dishwasher, sheet vinyl flooring, interior light fixtures with E-star bulbs, bathtub, tub/shower fixtures, tub/shower ceramic tile surround, water closet replacement, E-star low-noise exhaust fan with light, bath accessories, interior doors, interior painting, energy saving tankless water heater system, GEO rated attic insulation, crawlspace joist insulation, refinish of existing hardwood floors, building of a single car detached garage, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-008  
**Activity Title:** 1157 Chester St

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP0001

**Projected Start Date:**  
 04/17/2009

**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.

**Environmental Assessment:**  
 COMPLETED

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

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected End Date:**  
 03/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 164,233.42

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 164,233.42

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 165,000.00

**Location Description:**



1157 Chester Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 1157 Chester Street, Aurora, Colorado. The property was purchased in April 2009.

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

Sprinkler system, plumbing, front and rear landscaping, wood fence, roof, gutter system, vinyl siding, coil wrapping of fascia and soffit, sidewalk replacement, driveway replacement, E-star vinyl windows, E-star entry doors, crawlspace access panel, refinish hardwood floors, interior doors, electrical service upgrade, plumbing upgrade, kitchen cabinets and countertops, stainless steel sink with fixtures, 1/2 hp garbage disposal, E-star dishwasher, interior doors, interior light fixtures with E-star bulbs, interior painting, sheet vinyl flooring, water closet replacement, tub/shower tile surround, tub/shower fixtures, bathtub, sink and vanity with fixtures, bath mirror with light fixtures, E-star exhaust fan, E-star 90% efficiency furnace, .62 energy factor water heater, GEO rated attic insulation, GEO rated exterior wall insulation, deck replacement, crawlspace joist and wall insulation, miscellaneous closet repairs, sewer line replacement, building of a new single car detached garage, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-009  
**Activity Title:** NSP009 2335 Hanover St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 04/17/2009

**Projected End Date:**  
 03/31/2010

**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:** \$ 152,142.38

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 152,142.38

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 152,000.00

**Location Description:**



2335 Hanover Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 2335 Hanover Street, Aurora, Colorado. The property was purchased in April 2009.

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

Roof, vinyl siding, coil wrapping of fascia and soffit, gutter system, E-star vinyl windows, front porch railing and post replacement, additional concrete in the rear yard area, front and rear landscaping, sprinkler system, wood fence, crawlspace access panel, GEO rated exterior wall insulation, E-star 90% efficiency furnace, plumbing, E-star rated entry doors, storm door installation, electrical service upgrade, kitchen cabinets and countertops, kitchen stainless steel sink, 5/8 hp garbage disposal, exterior vented range hood, E-star rated dishwasher, sheet vinyl flooring, interior light fixtures with E-star bulbs, bathtub, tub/shower fixtures, tub/shower ceramic surround, water closet replacement, E-star low-noise exhaust fan, bath accessories, interior doors, interior painting, refinish existing hardwood floors, GEO rated attic insulation, .62 energy factor water heater, washer box replacement, crawlspace joist insulation, sewer line replacement, building of a single car detached garage, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-010  
**Activity Title:** NSP010 2200 Elmira St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 04/17/2009

**Projected End Date:**  
 04/30/2010

**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:** \$ 182,403.99

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 182,403.99

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 160,000.00

**Location Description:**



2200 Elmira Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 2200 Elmira Street, Aurora, Colorado. The property was purchased in April 2009.

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

Perimeter drainage correction, sprinkler system, plumbing, front and rear landscaping, playhouse removal, wood fence, flat roof replacement, gutter system, vinyl siding, coil wrapping fascia and soffit, foundation repairs, sidewalk replacement, concrete patio installation, patio overhang installation, E-star vinyl windows, removal of rear entry door, E-star entry door replacement, demolition and wall installation, concrete fill in cellar, interior doors, electrical service upgrade, plumbing upgrade, kitchen cabinets and countertops, stainless steel sink, 1/2 hp garbage disposal, E-star dishwasher, interior light fixtures with E-star bulbs, interior painting, sheet vinyl flooring, refinish hardwood floors, .62 energy factor water heater, tub/shower tile surround, tub/shower fixtures, bathtub, sink and vanity with fixtures, E-star exhaust fan, bathroom mirror with light bar, E-star 90% efficiency furnace, water closet replacement, crawlspace access panel, GEO rated attic insulation, GEO rated exterior wall insulation, crawlspace joist insulation, crawlspace vapor barrier, debris removal from garage, rebuild of stairs leading to the cellar, sewer line replacement, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-011  
**Activity Title:** NSP011 1684 Clinton St

**Activity Type:**

Acquisition - general

**Project Number:**

NSP0001

**Projected Start Date:**

04/17/2009

**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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehabilitation and Resale Program

**Projected End Date:**

04/30/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 170,530.32

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 170,530.32

**Proposed Beneficiaries**

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

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Aurora Community Development

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Aurora Community Development	Unknown	\$ 170,000.00

**Location Description:**





1684 Clinton Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 1684 Clinton Street, Aurora, Colorado. The property was purchased in April 2009.

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

Sewer line replacement, removal and reconstruction of additions to home, garage alterations, garage door replacement, roof, coil wrapping of fascia and soffit, vinyl siding, gutter system, E-star entry doors, concrete flat work, front porch reconstruction, wood fence, front and rear landscaping, sprinkler system, E-star vinyl windows, electrical service upgrades, miscellaneous exterior repairs, attic access panel, basement and wall finish including wall insulation, E-star 90% efficiency furnace, interior doors, refinish hardwood floors, interior painting, kitchen cabinets and countertops, stainless steel sink, 5/8 hp garbage disposal, exterior vented range hood, E-star dishwasher, E-star exhaust fan, bathtub, tub/shower fixtures, tub/shower surround, water closet replacement, sink and vanity with fixtures, bath accessories, plumbing upgrades and repairs, .62 energy factor water heater, interior light fixtures with E-star bulbs, carpet, miscellaneous interior repairs, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-012  
**Activity Title:** NSP012 3106 Victor St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 04/17/2009

**Projected End Date:**  
 04/30/2010

**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:** \$ 182,754.58

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 182,754.58

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 182,000.00

**Location Description:**



3106 Victor Street, Aurora, Colorado 80011

**Activity Description:**

Acquisition and rehabilitation of a single family home at 3106 Victor Street, Aurora, Colorado. The property was purchased in April 2009.

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

Demolition of front porch enclosure, sprinkler system, front and rear landscaping, wood fence, roof, gutter system, coil wrapping of fascia and soffit, sidewalk replacement, driveway replacement E-star vinyl windows, overhead garage door, E-star entry doors, carpet installation, interior doors, electrical service upgrade, plumbing upgrade, kitchen cabinets and countertops, stainless steel sink with fixtures, 1/2 hp garbage disposal, E-star dishwasher, interior light fixtures with E-star bulbs, interior doors, interior painting, sheet vinyl flooring, water closet replacement, tub/shower tile surround, tub/shower fixtures, bathtub, sink and vanity with fixtures, bath mirror with light fixtures, E-star exhaust fan, E-star 90% efficiency furnace, .62 energy factor water heater, GEO rated attic insulation, GEO rated exterior wall insulation, rim joist insulation, sewer line replacement, installation of front porch railings, E-star egress window, and lead based paint reduction work.

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**Grantee Activity Number:** NSP-013  
**Activity Title:** NSP013 1391 Moline St

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP0001

**Projected Start Date:**  
 04/17/2009

**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.

**Environmental Assessment:**  
 COMPLETED

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

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected End Date:**  
 04/30/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 175,832.10

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 175,832.10

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 172,000.00

**Location Description:**  
 1391 Moline Street, Aurora, Colorado 80010



**Activity Description:**

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

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

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

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**Grantee Activity Number:** NSP-014  
**Activity Title:** NSP014 2307 Moline St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 04/17/2009

**Projected End Date:**  
 02/28/2010

**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:** \$ 157,046.88

**Other Funds Total:** \$ 0.00

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

**Total Funds Amount:** \$ 157,046.88

**Environmental Assessment:**  
 COMPLETED

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 157,046.88

**Location Description:**



2307 Moline Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 2307 Moline Street, Aurora, Colorado. The property was purchased in April 2009.

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

Driveway replacement, roof, vinyl siding, coil wrapping of fascia and soffit, gutter system, E-star vinyl windows, front porch railing and post replacement, additional concrete in rear yard, front and rear landscaping, sprinkler system, wood fence, crawlspace access panel, plumbing, crawlspace joist insulation, E-star 90% efficiency furnace, GEO rated exterior wall insulation, E-star rated entry doors, storm door, repairs to existing detached garage, electrical service upgrade, kitchen cabinets and countertops, kitchen stainless steel sink, garbage disposal, ceramic tile backsplash, exterior vented range hood, E-star rated dishwasher, sheet vinyl flooring, interior light fixtures with E-star bulbs, bathtub, tub/shower fixtures, tub/shower ceramic surround, water closet replacement, E-star low-noise exhaust fan, sink and vanity with fixtures, bath accessories, interior doors, interior painting, refinish hardwood floors, GEO rated attic insulation, .62 energy factor water heater, utility cabinets, washer box replacement, sewer line replacement, and lead based paint reduction.

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**Grantee Activity Number:** NSP-015  
**Activity Title:** NSP015 1740 Oakland St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 04/17/2009

**Projected End Date:**  
 04/30/2010

**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:** \$ 162,164.80

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 162,164.80

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 130,000.00

**Location Description:**  
 1740 Oakland Street, Aurora, Colorado 80010





**Activity Description:**

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

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

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

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**Grantee Activity Number:** NSP-016  
**Activity Title:** NSP016 10692 E 7th Ave

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 05/08/2009

**Projected End Date:**  
 04/30/2010

**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:** \$ 183,253.80

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 183,253.80

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 140,000.00

**Location Description:**



10692 E 7th Avenue, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 10692 E 7th Avenue, Aurora, Colorado. The property was purchased in May 2009.

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

Replace driveway and roof, install vinyl siding, replace gutter system, install vinyl windows and new front porch, replace concrete on front sidewalk and front stoop, install new front and back landscaping, install sprinkler system and wood privacy fence, replace crawlspace access panel, repair plumbing, install exterior wall and crawlspace joist insulation, replace furnace with 90% efficiency unit, replace front entry door, install storm door, upgrade electrical service, replace kitchen cabinets and countertops, install kitchen appliances, install vinyl flooring, replace bathtub, shower fixtures, toilet and bathroom vanity and sink, install interior doors, paint interior of home, install new bannister and hand rails, refinish hardwood floors, add attic insulation, install tankless water heater system.

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**Grantee Activity Number:** NSP-017  
**Activity Title:** NSP017 890 Oakland St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 05/08/2009

**Projected End Date:**  
 05/31/2010

**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:** \$ 156,045.57

**Other Funds Total:** \$ 0.00

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

**Total Funds Amount:** \$ 156,045.57

**Environmental Assessment:**  
 COMPLETED

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 120,000.00

**Location Description:**



**Activity Description:**

Acquisition and rehabilitation of a single family home at 890 Oakland Street, Aurora, Colorado. The property was purchased in May 2009.

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

Install new vinyl siding, replace roof and gutter system, install new split rail fence, remove enclosed porch and concrete apron at front and side of home, replace front entry door, install new security storm door, install new porch railings, install new vinyl windows and new rear entry door, replace garage entry door, install new front and rear landscaping, replace sprinkler system, replace concrete sidewalk and driveway, install wood privacy fence, replace attached garage, install new concrete patio at rear of home, replace furnace and water heater with new 90% efficiency furnace and .62 energy factor water heater, upgrade electrical service, install crawlspace, attic and exterior wall insulation, replace crawlspace access panel, repair plumbing, install carpet, refinish hardwood floors, install new baseboards throughout home, install new interior doors and closet doors, install new vinyl flooring, replace kitchen cabinets and countertops, install new kitchen appliances, replace bathtub and shower fixtures, replace bathroom toilet, vanity and sink, paint interior of home, install new interior light fixtures.

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**Grantee Activity Number:** NSP-018  
**Activity Title:** NSP018 1260 Hillside St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 05/08/2009

**Projected End Date:**  
 04/30/2010

**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:** \$ 144,028.82

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 144,028.82

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 140,000.00

**Location Description:**



1260 Hillside Street, Aurora, Colorado 80010

**Activity Description:**

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

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

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

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**Grantee Activity Number:** NSP-019  
**Activity Title:** NSP019 1665 Dallas St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 05/08/2009

**Projected End Date:**  
 05/31/2010

**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:** \$ 158,653.89

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 158,653.89

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 130,000.00

**Location Description:**





1665 Dallas Street, Aurora, Colorado 80010

**Activity Description:**

Acquisition and rehabilitation of a single family home at 1665 Dallas Street, Aurora, Colorado. The property was purchased in May 2009.

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

Remove unsafe additions previously made to home, remove and replace utility room addition, construct new one car detached garage, install exterior wall insulation, replace roof, install vinyl siding, replace gutter system and entry doors, correct perimeter drainage, replace concrete driveway and front walk, replace front porch, install wood privacy fence, install new landscaping, sprinkler system and vinyl windows, replace main water service line, upgrade electrical service, relocate attic access, remove drywall and ceiling panels in basement, replace furnace with 90% efficiency furnace, install interior doors, replace baseboard throughout the home, install drywall and paint interior of home, level the flooring throughout the home, install vinyl flooring, replace kitchen cabinets and countertops, install kitchen appliances, replace bathtub, shower fixtures, toilet and bathroom sink and vanity, repair plumbing, install new water heater with .62 energy factor to replace old water heater, install carpet, level basement floor.

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**Grantee Activity Number:** NSP-020  
**Activity Title:** NSP020 2265 Kingston St

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 05/08/2009

**Projected End Date:**  
 05/31/2010

**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:** \$ 177,374.41

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 177,374.41

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 160,000.00

**Location Description:**



2265 Kingston Street, Aurora, Colorado 80010

**Activity Description:**

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

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

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

---



**Grantee Activity Number:** NSP-021  
**Activity Title:** 815 KENTON ST

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP0001

**Projected Start Date:**  
 06/12/2009

**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

**Environmental Assessment:**  
 COMPLETED

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

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected End Date:**  
 05/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 182,524.32

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 182,524.32

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 140,000.00

**Location Description:**



815 Kenton Street, Aurora, Colorado 80010

**Activity Description:**

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

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

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

---



**Grantee Activity Number:** NSP-022  
**Activity Title:** NSP-022 1771 Norfolk St B

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 02/22/2010

**Projected End Date:**  
 02/28/2011

**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:** \$ 86,023.31

**Other Funds Total:** \$ 0.00

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

**Total Funds Amount:** \$ 86,023.31

**Environmental Assessment:**  
 COMPLETED

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 120,000.00

**Location Description:**



1771 Norfolk Street Unit B, Aurora, Colorado 80011

**Activity Description:**

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

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

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

---



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

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 03/03/2010

**Projected End Date:**  
 04/30/2011

**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:** \$ 131,153.01

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 131,153.01

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 120,000.00

**Location Description:**





1119 S. Waco Street Unit F, Aurora, CO 80017

**Activity Description:**

Acquisition and rehabilitation of a townhouse at 1119 S. Waco Street Unit F, Aurora, Colorado. The property was purchased in March 2010.

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

Improve landscaping on exterior of home, replace deck at rear of home, install new vinyl windows, replace exterior and patio doors, install new storm door, replace existing air conditioning unit with energy star rated unit, replace interior doors, upgrade electrical service, install new interior light fixtures, replace furnace with new 90% efficient unit, upgrade and repair plumbing, replace water heater with .62 energy factor unit, repair drywall in interior of home, replace existing fireplace, paint interior of home, install new vinyl flooring, install new carpet, replace baseboards, replace kitchen cabinets and countertops, install new kitchen appliances, replace bathroom toilet, shower, bathtub, sink and vanity, add crawlspace insulation.

---



**Grantee Activity Number:** NSP-024  
**Activity Title:** NSP-024 1593 S. Tucson St.

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 03/19/2010

**Projected End Date:**  
 04/30/2011

**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:** \$ 221,656.52

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 221,656.52

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 210,000.00

**Location Description:**



1593 S. Tucson Street, Aurora, Colorado 80012

**Activity Description:**

Acquisition and rehabilitation of a single family home at 1593 S. Tucson Street, Aurora, Colorado. The property was purchased in March 2010.

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

Replace garage door, replace roof, add new front porch to exterior of home, install new vinyl siding, install new fascia and soffit coil wrap, replace gutter system, install new vinyl windows, replace entry doors, install new storm door, replace patio door, replace existing deck at back of home, install new wood privacy fence gate, replace existing damaged concrete on driveway and walkway to rear of home, install new landscaping and sprinkler system, upgrade electrical system, add attic insulation, upgrade and repair plumbing, install new carpet, replace baseboards, replace interior doors and closet doors, install new vinyl flooring, replace kitchen cabinets and countertops, install new kitchen appliances, replace bathroom shower and tub, toilet, sink and vanity, install new interior light fixtures, replace water heater, replace furnace with 90% efficiency unit, paint interior of home, install/replace damaged drywall in interior of home.

---



**Grantee Activity Number:** NSP-025  
**Activity Title:** 14764 E. Florida Avenue

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 06/01/2010

**Projected End Date:**  
 09/30/2011

**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:** \$ 218,357.57

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 218,357.57

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 180,000.00

**Location Description:**



14764 E. Florida Avenue Aurora, Colorado 80012.

**Activity Description:**

Acquisition and rehabilitation of a single family home at 14764 E. Florida Avenue, Aurora, Colorado.

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

Replace existing driveway and front walk and stoop, replace existing roof, construct front entry pergola, install new vinyl siding, fascia and soffit coil wrap, replace existing gutters, install new E-Star vinyl windows, install new egress window in basement bedroom, replace entry doors, replace garage door, install new sprinkler system, add new landscaping, correct perimeter drainage around foundation, replace wood privacy fence, replace patio door with new E-Star door, install new garage entry door, upgrade electrical service, add attic insulation to R-49 rating, replace interior doors, install new sheet vinyl flooring, paint interior of home, install new kitchen cabinets and countertops, install new sink, garbage disposal, vented range hood, and dishwasher in kitchen, replace bath tub, install new ceramic tile tub and shower surround, replace shower door, install new toilet and sink/vanity in bathroom, install new electrical fixtures/lights/ceiling fans throughout home, install new carpet, baseboards and handrails, upgrade existing plumbing, install new energy star rated water heater, install new 90% efficiency furnace.

---



**Grantee Activity Number:** NSP-027  
**Activity Title:** 12528 E. Alaska Place

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 06/01/2010

**Projected End Date:**  
 03/31/2011

**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:** \$ 224,526.36

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 224,526.36

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 180,000.00

**Location Description:**



12528 E. Alaska Place Aurora, Colorado 80012.

**Activity Description:**

Acquisition and rehabilitation of a single family home at 12528 E. Alaska Place, Aurora, Colorado. The property was purchased in June 2010.

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

Replace driveway and roof, install new vinyl windows, replace gutter system, add new front porch, remove patio cover at rear of house, install new front and back landscaping and sprinkler system, install wood privacy fence, replace deck on back of house, repair garage floor, replace garage door, replace vinyl siding on home, replace gutter system, install new vinyl shutters, replace all entry doors, install new patio door, correct perimeter drainage, prune existing trees on property, repair and upgrade plumbing, upgrade electrical service, replace damaged drywall in several areas of interior of home, replace baseboards, replace kitchen cabinets and countertops, install kitchen appliances, install new vinyl flooring and carpet, replace bathtub, shower fixtures, toilet, sink and vanity, install new interior doors, paint interior of home, replace bannister and hand rails, install additional attic insulation, replace furnace and water heater with 90% efficiency furnace and tankless water heater.

---



**Grantee Activity Number:** NSP-028  
**Activity Title:** 322 S. Salem Street

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 06/01/2010

**Projected End Date:**  
 09/30/2011

**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:** \$ 212,271.11

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 212,271.11

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 200,000.00

**Location Description:**





322 S. Salem Street Aurora, Colorado 80012.

**Activity Description:**

Acquisition and rehabilitation of a single family home at 322 S. Salem Street, Aurora, Colorado. The property was purchased in June 2010.

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

Remove front porch gable, install new front porch, replace garage door, replace existing roof, install new vinyl siding, fascia and soffit coil wrap, replace existing gutters, install new E-Star vinyl windows, install new egress window in basement bedroom, replace existing entry doors, replace wood privacy fence, correct negative perimeter drainage around foundation of home, replace existing concrete flatwork, install new landscaping and sprinkler system, upgrade electrical service, install exterior wall insulation, add attic insulation to R-49 rating, install new interior doors, refinish hardwood floors and install new baseboards, install new sheet vinyl flooring, paint interior of home, install new kitchen cabinets and countertops, install ceramic kitchen backsplash, install new sink, garbage disposal, vented range hood and dishwasher in kitchen, install new bath tub and ceramic tile tub and shower surround, install new toilet and sink/vanity in bathroom, install electrical fixtures including lights and ceiling fans throughout home, finish basement, install carpet in basement and on stairs, repair/upgrade existing plumbing, install new Energy Star rated water heater, install new 90% efficiency furnace.

---



**Grantee Activity Number:** NSP-030  
**Activity Title:** 12056 E. Alaska Avenue

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 10/01/2010

**Projected End Date:**  
 12/31/2011

**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:** \$ 238,817.31

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 238,817.31

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 228,552.61

**Location Description:**



12056 E. Alaska Avenue, Aurora, Colorado 80012

**Activity Description:**

Acquisition and rehabilitation of a single family home at 12056 Alaska Avenue, Aurora, Colorado. The property was purchased on the final day of September 2010.

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

Install new vinyl siding, fascia and soffit coil wrap on exterior of home, replace existing roof, replace existing gutters, remove brick on south side of home, install new split rail fence on north side of home, install new wood privacy fence on west and south sides of home, replace front and back entry doors, install new E-Star rated patio door, reconstruct front porch, install new E-Star rated vinyl windows, install new egress window in basement bedroom, install new landscaping and sprinkler system, replace driveway, replace garage door, replace garage floor, install new 90% efficiency furnace, upgrade electrical system, add attic insulation to R-49 rating, repair/upgrade plumbing, refinish hardwood floors, level concrete floor in basement, install new carpet and baseboards, install new interior doors and closet doors, install new garage entry door, install new sheet vinyl flooring, replace kitchen cabinets and countertops, install new sink, garbage disposal, dishwasher, vented range hood and ceramic tile backsplash in kitchen, replace bath tub, install new ceramic tile tub/shower surround, toilet, and sink/vanity in bathroom, install light fixtures and ceiling fans throughout home, replace gas fireplace insert, install new .62 energy factor water heater, paint interior of home.

---



**Grantee Activity Number:** NSP-031  
**Activity Title:** 3175 Worchester Street

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 01/31/2013

**Projected End Date:**  
 06/30/2014

**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:** \$ 65,611.56

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 65,611.56

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora

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

Responsible Organization	Organization Type	Proposed
City of Aurora	Local Government	\$ 25,000.00

**Location Description:**



3175 Worchester Street Aurora, Colorado 80011

**Activity Description:**

Acquisition and rehabilitation of a single family home at 3175 Worchester Street, Aurora, Colorado. The property was purchased in February 2013.

The following items were replaced, repaired or installed as part of this project: removal of rear addition to home and reconstruction of rear porch, roof replacement, coil wrap of fascia and soffits, gutter system replacement, concrete flatwork, E-star vinyl window replacement, basement egress window installation, entry door replacement, patio door installation, perimeter drainage correction, sprinkler system replacement, drywall installation, electrical service upgrade, interior door replacement, attic insulation addition, sheet vinyl flooring installation, kitchen cabinet/countertop replacement, new kitchen sink, disposal, range hood, dishwasher and backsplash installation, bathtub and shower surround replacement, new bathroom sink and toilet installation, carpet installation and baseboard replacement, plumbing upgrades and repairs, E-star water heater installation, new 90% efficient furnace installation, garage door replacement, and exterior wall insulation.

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**Grantee Activity Number:** NSP001  
**Activity Title:** Acquisition/Rehabilitation and Resale Program

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 12/31/2013

**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:** \$ 0.00

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Environmental Assessment:**

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

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

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Properties	

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Aurora Community Development	Unknown	\$ 0.00

**Location Description:**

**Activity Description:**

The City of Aurora will acquire and rehabilitate foreclosed, abandoned single family units and sell them to income-eligible homebuyers. This will be done through a combination of leveraged and partnered purchase and direct purchases. The final sales price will be no greater than the initial acquisition and rehabilitation costs. Single acquisitions will be for at least 5% below



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

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**Grantee Activity Number:** NSPOPC  
**Activity Title:** Property Maintenance

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

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0001

**Project Title:**  
 Acquisition/Rehabilitation and Resale Program

**Projected Start Date:**  
 07/01/2009

**Projected End Date:**  
 01/31/2013

**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:** \$ 239,569.86

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 239,569.86

**Environmental Assessment:**

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
# of Properties	29

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 224,088.18

**Location Description:**  
 Various City of Aurora NSP properties.

**Activity Description:**



Grass cutting, snow shoveling, and utilities for projects while undergoing rehabilitation.

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**Project # / Title: NSP0002 / Homeownership Downpayment Assistance**

**Grantee Activity Number: NSP002**  
**Activity Title: HomeOwnership Downpayment Assistance Financing**

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

**Activity Status:**  
 Completed

**Project Number:**  
 NSP0002

**Project Title:**  
 Homeownership Downpayment Assistance Financing

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 12/31/2013

**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:** \$ 280,410.02

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 280,410.02

**Environmental Assessment:**

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

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	28	5	23	100.00
<b># of Households</b>	28	5	23	100.00



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 100,000.00

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

Assistance in the form of a deferred "second" mortgage will be provided to eligible buyers of single family housing that is HUD or bank-owned as a result of foreclosure. To ensure affordability, the deferred second mortgage will carry interest at 3% per annum for a period of five years. The principal and five years' interest is due and payable when the property is sold, title changes, or the property is no longer the buyer's principal residence. The amount of the deferred second mortgage will vary, depending upon the cost of rehabilitation, the buyer's income, and the first mortgage amount. The first mortgage payments shall not be more than 32% of the buyer's gross income. All properties acquired with NSP assistance will be purchased for at least 1% below an appraised value determined no more than 60 days prior to the date of purchase. Other existing homebuyer programs may be utilized in conjunction with the NSP for buyers who qualify. NSP buyers whose income is 80% or less of AMI would also qualify for the city's Home Ownership Assistance Program (HOAP), wherein downpayment assistance up to \$10,000 is provided in the form of a deferred mortgage at 3% interest for five years, with the principal and 5 year's interest is due and payable upon the sale of the property, when title changes, or when the property is no longer the principal residence of the homebuyer.

**Project # / Title: NSP003 / Rental Acquisition and Rehabilitation/Demolition**

**Grantee Activity Number:** NSP-026  
**Activity Title:** 11762 and 11792 E. 16th Avenue

**Activity Type:**

Acquisition - general

**Activity Status:**

Completed

**Project Number:**

NSP003

**Project Title:**

Rental Acquisition and Rehabilitation/Demolition

**Projected Start Date:**

04/26/2010

**Projected End Date:**

11/30/2011

**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:** \$ 1,734,450.53

**National Objective:**

**Other Funds Total:** \$ 0.00

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

**Total Funds Amount:** \$ 1,734,450.53

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	24	24		100.00
<b># of Households</b>	24	24		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Multifamily Units</b>	24
<b># of Housing Units</b>	24
<b># of Parcels acquired voluntarily</b>	2
<b># of Properties</b>	2

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Aurora Community Development

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Aurora Community Development	Unknown	\$ 1,050,000.00

**Location Description:**

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

**Activity Description:**

Acquisition and rehabilitation of a multi-family property at 11762 and 11792 E. 16th Avenue, Aurora, Colorado. The property was purchased in May 2010.

All units in both buildings will be completely rehabilitated. Aurora plans to partner with a local non-profit agency once construction is complete to provide housing for that agency's clients at or below 50% of area median income.

The following items will be repaired, replaced or installed as part of this project in both buildings:

Upgrade electrical service and wiring throughout buildings, install new plumbing, heating and hot water systems, replace subfloors, repair concrete floors, repair and replace wall framing, insulate all perimeter walls and ceilings, install sound insulation between ceiling joists, install drywall through buildings, install new interior doors, install new bathtubs, tub and shower fixtures, ceramic tile, sinks, and toilets in all units, install new cabinets and countertops, sinks, garbage disposals, and range hoods in all kitchen units, install new baseboard in all units, paint entire interior of buildings, install vinyl plank flooring in all units, install entry tile at building entrances and new rubber treads on all common stairways, install carpet in all common areas, install new Energy Star Rated appliances in kitchen units, install new light fixtures in units and common areas, install air conditioners in all units, install window blinds in all units, install new interior stair rails, install new E-Star and Low E windows in all units, install new windows and entry doors at front and rear of both buildings, replace existing parking lot, provide new landscaping of entire property, install new lawn and shrub sprinkler system, install new exterior stair rails at entrance to buildings, and install new steel fence at property lines.



**Grantee Activity Number:** NSP-029  
**Activity Title:** 10288 E. 6th Avenue

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

**Activity Status:**  
 Completed

**Project Number:**  
 NSP003

**Project Title:**  
 Rental Acquisition and Rehabilitation/Demolition

**Projected Start Date:**  
 03/01/2010

**Projected End Date:**  
 11/15/2010

**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:** \$ 94,550.74  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 94,550.74

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

**Environmental Assessment:**  
 COMPLETED

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	12	11	1	100.00
# of Households	12	11	1	100.00

Proposed Accomplishments	Total
# of Multifamily Units	12
# of Housing Units	12
# ELI Households (0-30% AMI)	
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Contractors

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 95,000.00



**Location Description:**

10288 E. 6th Avenue Aurora, Colorado 80010.

**Activity Description:**

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

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

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**Grantee Activity Number: NSP003**  
**Activity Title: Rental Acquisition and Rehabilitation/Demolition**

**Activity Type:**  
 Acquisition, construction, reconstruction of public facilities

**Activity Status:**  
 Completed

**Project Number:**  
 NSP003

**Project Title:**  
 Rental Acquisition and Rehabilitation/Demolition

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 12/31/2012

**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:** \$ 0.00

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Environmental Assessment:**

**Benefit Report Type:**  
 Area Benefit (Survey)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	36	36		100.00

Proposed Accomplishments	Total
# of buildings (non-residential)	2

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 0.00

**Location Description:**

**Activity Description:**

Acquisition and rehabilitation of foreclosed multi-family housing, or acquisition and demolition of blighted structures for the redevelopment of new multi-family units, or acquisition of vacant land for the purposes of developing new affordable workforce housing. Rental units will maintain long-term affordability, patterned after the HOME affordability requirements, and will be



primarily limited to those families and individuals whose income does not exceed 50% of the Area Median Income (AMI). Depending on specific project circumstances, the City may provide funding to mixed-income or mixed use multi-family rental projects, if the number of units targeted for 50% AMI households is deemed reasonable and sufficient and contributes toward satisfying the NSP 25% requirement. Single acquisitions will be for at least 5% below an appraised value determined no more than 60 days prior to the date of purchase, and bulk, or multiple acquisition will be at least 15% below an appraised value, determined not more than 60 days prior to the date of purchase. The City of Aurora may apply to the State of Colorado for additional NSP funds to augment and leverage funds for acquisition/rehabilitation or demolition/new multi-family units in partnership with other government agencies and non-profit housing developers; the city also intends to work with those housing providers to leverage NSP funds with other available funding mechanisms, including, but not limited to HOME Partnership Investment Program, Low-Income Housing Tax Credits, Private Activity Bonds, and partner provided funding mechanisms.

**Project # / Title: NSP004 / Rental Acquisition and Demolition**

**Grantee Activity Number: NSP004**  
**Activity Title: Rental Acquisition and Demolition**

**Activity Type:**  
Acquisition - general

**Project Number:**  
NSP004

**Projected Start Date:**  
01/01/2009

**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

**Environmental Assessment:**

**Activity Status:**  
Completed

**Project Title:**  
Rental Acquisition and Demolition

**Projected End Date:**  
12/31/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 0.00

**Benefit Report Type:**  
Area Benefit (Survey)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># of Persons</b>				0.0

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of Aurora Community Development

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

City of Aurora Community Development

**Organization Type**

Unknown

**Proposed**

\$ 0.00

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

Acquisition and demolition of blighted structures for the redevelopment of new multi-family units, or acquisition of vacant land for the purposes of developing new affordable workforce housing. Rental units will maintain long-term affordability, patterned after the HOME affordability requirements, and will be primarily limited to those families and individuals whose income does not exceed 50% of the Area Median Income (AMI). Depending on specific project circumstances, the City may provide funding to mixed-income or mixed use multi-family rental projects, if the number of units targeted for 50% AMI households is deemed reasonable and sufficient and contributes toward satisfying the NSP 25% requirement. Single acquisitions will be for at least 5% below an appraised value determined no more than 60 days prior to the date of purchase, and bulk, or multiple acquisition will be at least 15% below an appraised value, determined not more than 60 days prior to the date of purchase. The City of Aurora may apply to the State of Colorado for additional NSP funds to augment and leverage funds for acquisition and demolition/new multi-family units in partnership with other government agencies and non-profit housing developers; the city also intends to work with those housing providers to leverage NSP funds with other available funding mechanisms, including, but not limited to HOME Partnership Investment Program, Low-Income Housing Tax Credits, Private Activity Bonds, and partner &ndash;provided funding mechanisms.

**Project # / Title: NSP005 / Acquisition and Demolition - Homeownership****Grantee Activity Number:**

NSP005

**Activity Title:**

Acquisition and Demolition - Homeownership

**Activity Type:**

Acquisition - general

**Activity Status:**

Completed

**Project Number:**

NSP005

**Project Title:**

Acquisition and Demolition - Homeownership

**Projected Start Date:**

01/01/2009

**Projected End Date:**

12/31/2012

**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:** \$ 0.00

**National Objective:**

**Other Funds Total:** \$ 0.00

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

**Total Funds Amount:** \$ 0.00

**Environmental Assessment:**

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# of Households				0.0

**Activity is being carried out by Grantee:**

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

City of Aurora Community Development

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

**Responsible Organization**

City of Aurora Community Development

**Organization Type**

Unknown

**Proposed**

\$ 0.00

**Location Description:**

**Activity Description:**

Acquisition and rehabilitation of foreclosed single-family housing, or acquisition and demolition of blighted structures for the redevelopment of new single-family units, or acquisition of vacant land for the purposes of developing new affordable workforce housing. Single acquisitions will be for at least 5% below an appraised value determined no more than 60 days prior to the date of purchase, and bulk, or multiple acquisition will be at least 15% below an appraised value, determined not more than 60 days prior to the date of purchase.

**Project # / Title:** NSP006 / Administration

**Grantee Activity Number:** NSP006

**Activity Title:** Administration

**Activity Type:**

Administration

**Activity Status:**

Completed

**Project Number:**

NSP006

**Project Title:**

Administration



**Projected Start Date:**

01/01/2009

**Projected End Date:**

06/30/2013

**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:** \$ 744,630.82

**Other Funds Total:** \$ 0.00

**National Objective:**

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

**Total Funds Amount:** \$ 744,630.82

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Aurora Community Development

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

Responsible Organization	Organization Type	Proposed
City of Aurora Community Development	Unknown	\$ 447,409.00

**Location Description:**

9898 E. Colfax Avenue  
Aurora, CO 80010

**Activity Description:**

This activity pertains to program administration only.

**Action Plan Comments:**

Reviewer - Enter the individual NSP activities

Reviewer - Enter the individual NSP activities



- Reviewer - Hard copy of review checklist and executed grant agreement at Denver RO.  
 Grantee Application Date 12/10/08 Approval HUD 12/30/08  
 Release Date 1/8/09 Agreement Signed 3/4/09  
 Executed by Grantee 3/2/09
- Aurora
- Reviewer - Grantee is entering each address. Sale will determine LMMI category. Focus on LMI
- Reviewer - Verify grant amount total
- Reviewer - Excellent Progress.
- Reviewer - Continued timely progress. Meeting program requirements and timelines.
- Reviewer - Continued timely progress. Meeting program requirements and timelines.
- Reviewer - Reviewed with Activity NSP022 displaying a budget of \$0 as that activity (acquisition and rehab) was completely funded with program income and has been closed out.
- Reviewer - Reviewed with added narrative.
- Reviewer - Reviewed and noted change within areas of greatest need.
- Reviewer - Please add narrative to Definitions and Descriptions
- Reviewer - Reviewed by Don Morris. Submitted for review by grantee after own review to ensure action plan meets required NSP data requirements. No changes necessary. DM.
- Reviewer - Reviewed by Don Morris, Community Planning and Development Representative. NSP-030 Responsible organization has zero proposed budget. Please correct. DM.
- Reviewer - Don Morris, Community Planning and Development Representative. Reviewed and approved after corrections. DM
- Reviewer - Overall action plan eligible and sufficient. No new housing-supportive activities added for this quarter. Meeting program requirements and timelines
- Reviewer - Great breakdown and description on each activity and use of E-star. Is there a timeline for last house of the 28 to be resold?
- Reviewer - Overall plan continuing to meet timeline and program guidelines.
- Reviewer - Continued timely progress with meeting program requirements and timelines.
- Reviewer - Continued timely progress with meeting program requirements and timelines.



- Reviewer - Great finalization of NSP1 acquisitions and project completions. Waiting on final drawdowns
- Reviewer - Reviewed with noted budget changes prior to final drawdowns. KSB
- Reviewer - Reviewed and noticed that a few activities (NSP-026, NSP002, NSP003) are actually complete but still read in the plan as underway. Additionally, NSP004 needs to be cancelled as it is not moving forward. I am returning the plan to Jeff Hancock to update the activity statuses to more completely reflect the work accomplished. KSB
- Reviewer - Action Plan has been updated as requested. Grantee has made excellent use of funds and program income. KSB
- Reviewer - NSP1 program is basically complete so there is not much new in the plan. However, during the quarter we discovered an error in the income calculation of one home buyer from several years ago that changed the property sale from below 50% AMI to above 50% AMI. I made that change to the activity and gave an explanation in the progress narrative. We had contacted Katy separately regarding this issue so she is aware of it.
- Reviewer - Reviewed and Approved
- Reviewer - We look forward to the completion of the final activity. The NSP1 program looks to be a success in Aurora. KSB
- Reviewer - Looking forward to completion of the final activity. Property is listed as of this month. KSB

## Action Plan History

Version	Date
B-08-MN-08-0001 AP#1	04/22/2014
B-08-MN-08-0001 AP#2	01/23/2014
B-08-MN-08-0001 AP#3	10/29/2013
B-08-MN-08-0001 AP#4	07/29/2013
B-08-MN-08-0001 AP#5	04/18/2013
B-08-MN-08-0001 AP#6	02/28/2013
B-08-MN-08-0001 AP#7	10/30/2012
B-08-MN-08-0001 AP#8	07/26/2012
B-08-MN-08-0001 AP#9	04/26/2012
B-08-MN-08-0001 AP#10	01/27/2012
B-08-MN-08-0001 AP#11	10/26/2011
B-08-MN-08-0001 AP#12	01/18/2011

