

Action Plan

Grantee: Denver, CO

Grant: B-08-MN-08-0003

LOCCS Authorized Amount:	\$ 6,060,170.00
Grant Award Amount:	\$ 6,060,170.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 3,105.62
Total Budget:	\$ 6,063,275.62

Funding Sources

Funding Source	Funding Type
Community Development Block Grant	Other Federal Funds

Narratives

Areas of Greatest Need:

The City and County of Denver defines foreclosure rate as the total number of foreclosure filings divided by the total number of owner-occupied homes in a given census tract, expressed as a percentage. Figure 1.1 shows the map of foreclosure rates by census tracts from 2000 to 2007. From the map it is evident that the foreclosure rate (or more accurately, rate of foreclosure filings), has increased from 0.8 percent in 2000 to 5.9 percent in 2007. At the same time, the highest foreclosure rate found in a census tract increased from 3 percent in 2000 to 13 percent in 2007. The average and standard deviation have steadily increased at about the same rate, indicating that as the average foreclosure rate has increased, the variability in foreclosure rates between tracts has increased as well. The map also shows that the southwest, north-central and northeast sections of Denver have experienced higher foreclosure rates compared to the rest of the city in the past seven years. Most of the census tracts in these areas have experienced higher than average foreclosure rates during this time. The clustering pattern of foreclosure rates by census tract can be easily observed by the more familiar neighborhood boundaries as shown in Figure 1.2. While information on concentrations of foreclosures in Denver can be used to target outreach and intervention programs, it does not reveal the reasons that foreclosures are clustered in these areas. In the next sections, we examine the spatial distribution of high-priced subprime loans to understand the potential factors that could influence the concentration of foreclosures.

2. High-Priced (Subprime) Loans Based on the interest rates of loans entering foreclosure in Denver, the proportion of loans in foreclosure filings that are classified as subprime or high-priced increased dramatically between 2004 and 2006. In fact, for loans originated in 2006 that have entered the foreclosure process, almost 50 percent have interest rates that are classified as high-priced or subprime. This classification includes both FRM and ARM subprime loans. Figure 2.2 shows the distribution by census tract of high-priced loans as a percent of all loans originated in Denver from 2004 to 2006. As the map shows, high-priced loans appear to be clustered in census tracts located in northeast, north-central and southwest Denver. Not surprisingly, these areas also have higher foreclosure rates and densities. A statistical analysis of the relationship between high-priced loans and foreclosure rates for 2004 and 2007 indicate a positive correlation of between 64 and 69 percent.

3. Likelihood of Significant Rise in Foreclosure Rate According to HUD's analysis of foreclosure and abandonment risk factors, nearly one-third of census tracts in Denver have a risk factor of 9 to 10, which is considered very high; and nearly half have a risk factor of 5 to 8, which is moderate to high, as shown on the pie chart to the right. A map of the foreclosure and abandonment risk factors (Figure 3.1) shows a clustering pattern that is similar to the concentration of foreclosure filings. Again, neighborhoods in the northeast, southwest and north-central parts of the city are more likely to see a significant rise in foreclosures in the coming months

Distribution and Uses of Funds:

Denver's overall neighborhood revitalization strategy is premised on the goal of creating mixed income neighborhoods of choice—neighborhoods that attract households of diverse income, racial/ethnic, and tenure backgrounds. As such, Denver's NSP implementation is designed to complement the city's existing neighborhood revitalization framework. In March of 2008, Denver's Office of Economic Development released a comprehensive study on mortgage foreclosures in Denver. The study broadened our understanding and deepened our appreciation of the magnitude of the foreclosure crisis. Based on the study's recommendations and our analysis of data provided by HUD to facilitate NSP implementation, we have proposed to meet the requirements of Section 2301(c)(2) of HERA by initially focusing on three programs that address foreclosures in our target areas of priority. Although Denver will initially target areas



in five neighborhoods, we remain flexible to respond to additional changes and market opportunities as the program is implemented. The city will invest in the following five primary areas: Green Valley Ranch, Montbello Westwood, Villa Park and West Colfax. In addition to the primary areas, the city will consider opportunities to invest in Barnum, Mar Lee, and Athmar Park in southwest Denver and Northeast Park Hill and Elyria Swansea in North Denver, as secondary investment areas.

Definitions and Descriptions:

(1) Definition of "neglected or derelict structure" in context of state or local law.

Response:

Article IX, Sec. 10-138, Subsection C of the Denver Municipal Code defines neglected or derelict buildings or property as follows:

A building or property shall be considered to be neglected or derelict when there exists on the property any one or more of the following circumstances:

- (1) The property is unsafe;
- (2) The property is, for any three (3) consecutive months, not lawfully occupied, wholly or partially boarded up, and does not show evidence of substantial and ongoing construction activity conducted pursuant to a valid building permit;
- (3) The property is not lawfully occupied and has been in violation of any provision of city or state law on three (3) separate occasions within a one-year period;
- (4) The property is not lawfully occupied and the tax on such premises has been due and unpaid for a period of at least one (1) year; or
- (5) The property is a neighborhood nuisance as that term is defined below
- (6) Historic property that is not being preserved in accordance with Chapter 30 of the Revised Municipal Code.

Neighborhood nuisance means a building or property that, by reason of inadequate maintenance, dilapidation, obsolescence or other similar reason, is a danger to the public health, safety or welfare; is structurally unsafe or unsanitary; is not provided with adequate safe egress; constitutes a fire hazard; is otherwise dangerous to human life; or in relation to the existing use constitutes a danger to the public health, safety or welfare. The following factors, where applicable, shall be among those considered when determining whether a property constitutes a neighborhood nuisance:

- a. Existence of past or present code or other ordinance or statutory violations;
- b. Whether or not the structure is vacant;
- c. Whether or not the grounds are maintained;
- d. Whether or not a building's or structure's interior is sound;
- e. Vandalism or other destruction of the property;
- f. Whether or not rents have been collected from the tenants by the owner;
- g. The length of time any of the above conditions have existed; and
- h. In the case of an occupied building or structure, the failure of the owner, when so obligated by law or lease, to provide services, make repairs, purchase fuel or other needed supplies, or pay utility bills.

(2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability.

Response:



Denver's definition of "affordable rents" will be based on the fair market rents (FMR) published annually by HUD. If the renter is to pay for utilities and services, net rents will be determined based on the currently published utility allowance schedule of the Denver Housing Authority. For 2008, the HUD published FMR for the City and County of Denver are as follows:

Efficiency
1 Bedroom
2 Bedrooms
3 Bedrooms
4 Bedrooms
\$607
\$692
\$876
\$1244
\$1450

Low Income Targeting:

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$1,515,043

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

Denver will dedicate 25% (\$1,515,043) of its NSP allocation to benefit individuals or families whose incomes do not exceed 50% of AMI. To fulfill this objective, Denver will implement a low income rental and homeownership program for the benefit of households whose incomes do not exceed 50% of AMI. The low income rental properties could be multi-family rental units or scattered site rental units located within target neighborhoods.

Low Income Rental and Homeownership
Renter units (households earning at or below 50% of AMI)
30
Homeowner units (households earning at or below 50% of AMI)
10
Average subsidy per unit
\$37,876
Total
\$1,515,042



Acquisition and Relocation:

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).

If so, include:

The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

Denver does not intend to implement any activity that will result in the demolition or conversion of low- and moderate-income dwelling units. In addition, none of the proposed activities will result in the relocation of households.

Denver estimates that at least 121 units will be assisted with NSP funds as the following table shows:

NSP Activity	AMI Range	Total Households
Acquisition Rehab	0% to 120%	58
Acquisition Land Bank	0% to 120%	23
Low Income Rental and Homeownership	0% to 50%	40
Total	0% to 120%	121

Public Comment:

Response:



The City and County of Denver posted on its website a draft NSP Application and Checklist for public comment on November 14, 2008. The draft is available at <http://www.milehigh.com> or directly from <http://www.milehigh.com/resources/custom/pdf/Housing/DenverNSPApplication.pdf>. Additionally, the city issued a press release on November 17, 2008 to publicize the plan and solicit comments from the general public. A copy of the press release is available in Appendix A.

As a result of the press release and announcements, comments were received on the proposed NSP plan. The first comment, received from an individual resident on November 19th, is reproduced verbatim with contact information blotted out below:

From: QualityCoach.Net [mailto:Coach@QualityCoach.Net]
>Sent: Wednesday, November 19, 2008 6:26 PM
>To: Consolidated Plan
>Subject: Public Comment Foreclosure plan Green Valley Ranch

I have read that there is a plan to help restore the value of property in Green Valley Ranch.

>i do not know about the details but I would like to state that I am very concerned about the condition of some of the properties in Green Valley Ranch. This area is part of the Gateway to the west. Just miles from the airport. I feel it is very important to the future of the entire expansion of the Denver gateway area to help ensure the existing properties are inviting to visitors and new comers to Colorado. otherwise will only deter future expansion in the North east Denver Corridor.

>If there is money available and it is going to be spent some where I urge you to make sure a good amount of it is invested into green valley ranch. and it be done as soon as possible.

>I hope that it is used in a way to bring a return to the tax payers and is not wasted.

>I have owned a small 2 bedroom house there since about 1986. It has been a income property for most of that time. It is the only real source of retirement income i have . It is important that the community remains strong so that I can either continue to rent it out at a good monthly rate. or be able to sell it to raise money to live on when I am too old to work.

>I pray you do what you can to help maintain Green Valley Ranch as a proud part of Denver.

>I am interested in learning more about this program. Please let me know if I may be of assistance in making this project a reality My contact information is below.

>Respectfully,
>
>Mark Holdredge
>Owner
>Coach@QualityCoach.Net



p>p>p>p>p>p>p>p>p>p>p> ,

The second comment was received from the Denver Neighborhood Stabilization Consortium (DNSC), comprised of six entities. A copy of the full comments is attached as Appendix A and a summary is provided below referenced to the relevant sections of the NSP plan. Also a number of comments were received on the due date of the NSP plan (December 1, 2008). These comments are added to the appendix:

From: Consolidated Plan
>Sent: Tuesday, December 09, 2008 9:29 AM
>To: Sesay, Abdul - OED
>Subject: FW: Neighborhood Stabilization Program comments

>COMMENTS

>First of all, I think it's preposterous that the City would bounce out on November 17th a 26 page draft plan for a new allocation of \$16 million and give the closing comment date as November 30th, which is a Sunday, and then state that "the final plan will be submitted to the US Department of Housing and Urban Development on December 1, 2008." Does anyone else see a problem with this?? If you don't, I'll just say from my perspective it doesn't appear that anyone submitting the "final Plan" is allocating much time to actually studying the comments being submitted and incorporating them.

>Secondly, if anyone actually downloads and reviews the Plan they will see that my neighborhood, Elyria, has led the foreclosure rate for the last 3 years running. It may not have anything to do with the \$2 billion I-70 highway project, but how many of YOU would knowingly buy a home sitting in the path of a 12-lane superhighway?

>I am enclosing an item the Rocky Mountain News generously gave space to this morning, to help people understand a bit of what it's like to spend years of your life going through a taxpayer funded meat grinder.

>As to the Neighborhood Stabilization Program itself, which is what the Great Bailout looks like after it exits the digestive system called the Government, we here in Elyria where only 4% of us have College Degrees don't quite see the connection between "Neighborhood Stabilization" and "Neighborhood Bulldozing." Maybe the folks at HUD are taking a new look at the paradigm promulgated by Marvin Heemeyer in Granby. They, of course having college degrees, have figured out that by simply reversing the Heemeyer dynamic and aiming the D-9's at private homes instead of government buildings the world will become a better place.

>Obviously, those who are administering the Big Bank Bailout see life a lot more clearly than we do. However, we here in Elyria are quite concerned the Program will simply act as a back door condemnation unit for a new I-70 Alignment through Elyria. We've already been under the bidigital cannons for four years, so now it's time to actually pull the trigger, now that the value has bottomed out.

>At least Joan of Arc had some vision and a background in heroics, not that it mattered when the spark met the faggot pile. What is Elyria going to be remembered for, bothering to complain about just how the rubber meets the road in Denver? I head whn thJewwerledto te gars aAushwitthewere told they were getting a bath. Elyria is just about to get Stabilized.

>Tom Anthony, President
>Elyria Neighborhood Association



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From: Linda Dowlen [mailto:wnapresident@gmail.com]
>Sent: Sunday, November 30, 2008 11:19 PM
>To: Consolidated Plan
>Subject: Public comment - Neighborhood Stabilization Plan
,

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Dear Sirs,
,

In order to meet your deadline, I am writing after only a brief scan of the Neighborhood Stabilization Plan. Unfortunately, the time period including the Thanksgiving Holiday has not afforded me a significant amount of time to study this document. That said, I wish to note the following concerns:
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The concept of demolishing properties that have not been occupied for three months or more should be tempered with a sensitivity to maintaining the historic look and character of the neighborhood. I would prefer to know that any property built prior to 1940 would be considered for restoration rather than demolition and that such restoration would maintain the character and historic structure of the building.
,

,
In response to providing mixed income housing, I would agree that in general mixed income housing is desirable in a neighborhood. However, care should be taken that this is truly quality development that is in keeping with the character and historic fabric of the neighborhood. Also, that those projects are designed to attract and accommodate middle and upper income residents as well as providing affordable housing for low income families. To simply build low income housing without regard to the quality of the project and the responsibilities of management of those properties only worsens the plight of the neighborhood. To segregate low-, middle-, and upper-income housing into different projects also worsens the situation for the neighborhood. Section 8 housing has been particularly deplorable in the neighborhoods of northeast Denver. They are badly managed, poorly constructed with no regard to blending in with the neighborhood and have been the prime residence of gangs, drug dealers and other criminals in the neighborhoods. I would beg you to please not build more of the same.
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Again, apologies for not being able to spend much of my holiday in studying this document. Thank you for your consideration of my comments. I look forward to seeing additional development of this document after your incorporation of the public process.
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Sincerely,
,

Linda Dowlen
,

President of the Whittier Neighborhood Association
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,
From: T J Stone [mailto:gr_tjstone@msn.com]
>Sent: Sunday, November 30, 2008 11:52 PM
>To: Consolidated Plan
>Subject: Public Response to NSP Draft Action Plan
,

,
Mr. Woodbury and Mr. Ware,
>

>Please find attached public comment from the Master Homeowners Association for Green Valley Ranch regarding Denver's grant application.
>

>Please feel free to contact me at (303) 373-9817 or hoapresident@gvrhoa.com if you have further questions or comments. thank you for the opportunity to respond.
,

Master Homeowners Association for Green Valley Ranch
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P.O. Box 473038, Aurora, CO 80047 Email: board@gvrhoa.com

Sunday, November 30, 2008

Terrance Ware, Director
Office of Economic Development
Business and Housing Services
City and County of Denver
201 West Colfax, Dept. 204
Denver, CO 80202

Dear Mr. Ware:

We appreciate the notice to review Denver's NSP Grant Application prepared by your office and the opportunity to provide public comment.

The Master Homeowners Association for Green Valley Ranch has clearly noticed the effects of foreclosures on our housing market and the related impacts to local economy. These impacts are felt both as short- and long-term economic factors that present hardships to not only the bank owned foreclosures, but the many homeowners who are struggling to keep what remaining property value they can. As you are well aware, homes within our Association were front-page news in the U.S.A. Today this year, so we are unfortunately well-known for a bad economic reason; but we also are active within our community with several new programs. Please accept our organization's offer and our hope that we may be involved with the City and County of Denver in this project. This program truly affects our homes and lives within Green Valley Ranch.

After reviewing Denver's NSP Draft Action Plan, we would like to discuss three important factors:

1) Denver intends to use a portion of its state allocation to demolish, land bank and redevelop properties that have been designated as "derelict and abandoned" in target areas. We would like to bring to your attention that within our Association, Master Declarations have been recorded against every residential lot. The Master Declaration for Green Valley Ranch states in Article IX-General Restrictions Applicable to Property, Section 9.17, that in the event of destruction on any privately owned site, the owner shall either restore or replace the property to its original condition or provide suitable landscaping, subject to Architectural Committee approval (vacant, unlandscaped lots within the development are not allowed). Your program may need to identify and provide funds to support these residential restrictions/covenants.

2) The program identifies in several places provisions for "assisted housing," low- and moderate-income buyers and renters, as well as factors of affordability. Being a covenant protected community with Rules and Site Restrictions, your program should provide for new homeowner compliance. Perhaps programs which provide counseling, monitoring and follow-up can be funded as part of the program. Covenant enforcement is a serious factor within a community that is struggling for property values. Un-watched or un-guarded factors of programs that may place new homeowners at risk for fees, fines and possible lien foreclosures can be avoided if they are addressed up front. We can help provide guidance in these areas within our community.



3) Denver has identified within this grant application the initial target areas of Green Valley Ranch, Montbello, and Weswood while remaining flexible to respond to additional changes and market opportunities. As part of the Acquisition/Land banking program, we hope that the initial target areas will remain a high priority to Denver, its truly economically affected neighborhoods, and that such designations will not be affected by a desire to land bank properties that might be simply within the proposed light rail transit corridor and be of benefit to other, not as related, projects. We support Denver and its proposals for this grant money.

Thank you for the opportunity to provide public comment on behalf of the Master Homeowners Association for Green Valley Ranch. Please feel free to call upon us as we hope to be involved in this program. Please feel free to contact me at (303) 373-9817 or by email to hoapresident@gvrhoa.com with any questions or comments.

Sincerely,

T.J. Stone, President
Board of Directors

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1-AD	Administartion	N/A	Denver Administration
2-Acq/Rehab-	Acquisition and Rehab	GE94054-Del Norte ACQ	Del Norte Acquisition
		GE94054-Del Norte-Mktg	NSP Marketing
		GE9A020-DNR-ACQ	Acquisition and Rehabilitation
		GE9A030-NDC-ACQ/Rehab	
3-ACQ-LB	Acquisition and Land Banking	Urban Land Conservancy 201208979	Park Hill Village West
		GE9A020-DNR-LB	Acquisition and Land Banking-DNR
		GE9A030-NDC-ACQ/LB	Acquisition and Land Banking-NDC
4	Low Income Rental and	GE9A020-DNR-HM/RN	Low Income Rental and Homeownership
		GE9A030-NDC-HM/RN	
5-DPA	Downpayment Assistnace	GE94053-CHAC-DPA	Downpayment Assistance-CHAC
		GE94054-Del Norte-DPA	Downpayment Assistance-Del Norte
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1-AD / Administration

Grantee Activity Number: N/A
Activity Title: Denver Administration

Activity Type:

Administration

Project Number:

1-AD

Projected Start Date:

03/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/20/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 417,774.34

Other Funds \$ 0.00

Total Funds \$ 417,774.34

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City and County of Denver-BHS

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City and County of Denver-BHS

Organization Type

Unknown

Proposed

\$ 417,738.71

Location Description:



Activity Description:

Project # / Title: 2-Acq/Rehab- / Acquisition and Rehab

Grantee Activity Number: GE94054-Del Norte ACQ
Activity Title: Del Norte Acquisition

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
2-Acq/Rehab-

Projected Start Date:
10/01/2010

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

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

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
Acquisition and Rehab

Projected End Date:
06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 111,805.86

Other Funds: \$ 0.00

Total Funds: \$ 111,805.86

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments	Total			
# of Singlefamily Units				
# of Housing Units				
# of Properties				



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Development Collaborative Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Development Collaborative Inc

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Activity Description:



Grantee Activity Number: GE94054-Del Norte-Mktg
Activity Title: NSP Marketing

Activity Type:

Planning

Project Number:

2-Acq/Rehab-

Projected Start Date:

06/01/2009

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:

UNDERWAY

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

Acquisition and Rehab

Projected End Date:

03/20/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 10,000.00

Other Funds \$ 0.00

Total Funds \$ 10,000.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Del Norte

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Del Norte

Organization Type

Unknown

Proposed

\$ 30,000.00

Location Description:

1. Montbello
2. Elyria/Swansea
3. Northeast Park Hill
4. Athmar Park
5. West Colfax
6. Villa Park



7. Skyland
 8. Green Valley Ranch
 9. Westwood
 10. Barnum
 11. Mar Lee

Activity Description:

Contractor will conduct the marketing for the NSP homes for sale and rental purposes.



Grantee Activity Number: GE9A020-DNR-ACQ
Activity Title: Acquisition and Rehabilitation

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2-Acq/Rehab-

Projected Start Date:
 06/01/2009

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:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition and Rehab

Projected End Date:
 03/21/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,599,905.42

Other Funds: \$ 0.00

Total Funds: \$ 1,599,905.42

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments	Total			
# of Housing Units	70			

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Denver Neighborhood Revitalization

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Denver Neighborhood Revitalization	Unknown	\$ 1,170,000.00

Location Description:

1. Green Valley Ranch
2. Westwood
3. Barnum



4. Mar Lee

Activity Description:

The Acquisition/Rehabilitation activity will entail the purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.



Grantee Activity Number: GE9A030-NDC-ACQ/Rehab
Activity Title: Acquisition and Rehabilitation

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2-Acq/Rehab-

Projected Start Date:
 06/01/2009

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:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition and Rehab

Projected End Date:
 03/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,170,110.50

Other Funds: \$ 0.00

Total Funds: \$ 2,170,110.50

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# Owner Households	28			0.00
# of Households	29			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	
# of Properties	185

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
 Neighborhood Development Collaborative Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Neighborhood Development Collaborative Inc	Unknown	\$ 2,170,110.50

Location Description:

1. Montbello
2. Elyria/Swansea
3. Northeast Park Hill
4. Athmar Park
5. West Colfax
6. Villa Park
7. Skyland

Activity Description:

The Acquisition/Rehabilitation activity will entail the purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.



Grantee Activity Number: Urban Land Conservancy 201208979
Activity Title: Park Hill Village West

Activity Type:
 Construction of new housing

Project Number:
 2-Acq/Rehab-

Projected Start Date:
 03/15/2013

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Acquisition and Rehab

Projected End Date:
 03/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 188,242.86
Other Funds: \$ 0.00
Total Funds: \$ 188,242.86

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	155	155		100.00
# of Households	155	155		100.00

Proposed Accomplishments	Total
# of Multifamily Units	155
# of Housing Units	155
# ELI Households (0-30% AMI)	4
Activity funds eligible for DREF (Ike Only)	
#Units & other green	155
#Sites re-used	
#Units exceeding Energy Star	155
#Units with bus/rail access	155
#Low flow showerheads	155
#Low flow toilets	155
#Units with solar panels	



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Land Conservancy

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Urban Land Conservancy

Organization Type

Non-Profit

Proposed

\$ 188,242.86

Location Description:

Construction of an affordable rental project at 40th and Colorado Boulevard, Denver, Colorado.

Activity Description:

Construction of an apartment building for households with incomes up to 60% of the Area Median Income.

Project # / Title: 3-ACQ-LB / Acquisition and Land Banking

Grantee Activity Number:

GE9A020-DNR-LB

Activity Title:

Acquisition and Land Banking-DNR

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Cancelled

Project Number:

3-ACQ-LB

Project Title:

Acquisition and Land Banking

Projected Start Date:

06/01/2009

Projected End Date:

03/21/2013

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

National Objective:

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

Total Budget:

\$ 0.00

Other Funds

\$ 0.00

Total Funds

\$ 0.00

Environmental Assessment:

COMPLETED

Benefit Report Type:



Area Benefit (Census)

Proposed Accomplishments

Total

of Housing Units

1

of Properties

1

LMI%:	
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Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Denver Neighborhood Revitalization

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Denver Neighborhood Revitalization

Unknown

\$ 0.00

Location Description:

1. Green Valley Ranch
2. Westwood
3. Barnum
4. Mar Lee

Activity Description:

This program will allow for the establishment of land banks for homes and residential properties that have been foreclosed upon and may include demolishing blighted structures and redeveloping demolished or vacant properties



Grantee Activity Number: GE9A030-NDC-ACQ/LB
Activity Title: Acquisition and Land Banking-NDC

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

3-ACQ-LB

Projected Start Date:

06/01/2009

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:

COMPLETED

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

Acquisition and Land Banking

Projected End Date:

03/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Accomplishments

of Properties

Total

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Development Collaborative Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Development Collaborative Inc

Organization Type

Unknown

Proposed

\$ 360,260.00

Location Description:

1. Montbello
2. Elyria/Swansea
3. Northeast Park Hill
4. Athmar Park
5. West Colfax



- 6. Villa Park
- 7. Skyland

Activity Description:

This program will allow for the establishment of land banks for homes and residential properties that have been foreclosed upon and may include demolishing blighted structures and redeveloping demolished or vacant properties

Project # / Title: 4 / Low Income Rental and Homeownership

Grantee Activity Number: GE9A020-DNR-HM/RN
Activity Title: Low Income Rental and Homeownership

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

4

Projected Start Date:

06/01/2009

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:

Under Way

Project Title:

Low Income Rental and Homeownership

Projected End Date:

03/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 606,000.00
Other Funds	\$ 0.00
Total Funds	\$ 606,000.00

Proposed Beneficiaries

Owner Households

of Households

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

Proposed Accomplishments

of Housing Units

Total
72



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Denver Neighborhood Revitalization

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Denver Neighborhood Revitalization	Unknown	\$ 606,000.00

Location Description:

1. Green Valley Ranch
2. Westwood
3. Barnum
4. Mar Lee

Activity Description:

Not less than 25 percent of the funds shall be used for the purchase and redevelopment of abandoned or foreclosed upon homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50 percent of area median income. This activity may include demolishing blighted structure; and redeveloping demolished or vacant properties.



Grantee Activity Number: GE9A030-NDC-HM/RN
Activity Title: Low Income Rental and Homeownership

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

Project Number:
 4

Projected Start Date:
 06/01/2009

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:
 Under Way
Project Title:
 Low Income Rental and Homeownership

Projected End Date:
 03/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 909,042.50
Other Funds: \$ 0.00
Total Funds: \$ 909,042.50

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	185			0.00
# of Households	185			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	12
# of Multifamily Units	1
# of Housing Units	13

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Neighborhood Development Collaborative Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Neighborhood Development Collaborative Inc	Unknown	\$ 909,042.50



Location Description:

- 1. Montbello
- 2. Elyria/Swansea
- 3. Northeast Park Hill
- 4. Athmar Park
- 5. West Colfax
- 6. Villa Park
- 7. Skyland

Activity Description:

Not less than 25 percent of the funds shall be used for the purchase and redevelopment of abandoned or foreclosed upon homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50 percent of area median income. This activity may include demolishing blighted structure; and redeveloping demolished or vacant properties.

Project # / Title: 5-DPA / Downpayment Assistnace

Grantee Activity Number: GE94053-CHAC-DPA
Activity Title: Downpayment Assistance-CHAC

Activitiy Type:

Homeownership Assistance to low- and moderate-income

Project Number:

5-DPA

Projected Start Date:

12/01/2009

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Downpayment Assistnace

Projected End Date:

03/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 22,200.00

Other Funds \$ 0.00

Total Funds \$ 22,200.00

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
22			0.00



of Households 22 0.00

Proposed Accomplishments

Total

of Singlefamily Units
of Multifamily Units
of Housing Units

1
1
2

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Colorado Housing Assistance Corporation-CHAC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Colorado Housing Assistance Corporation-CHAC

Unknown

\$ 225,000.00

Location Description:

Metro Denver area

Activity Description:

This program will establish financing mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers



Grantee Activity Number: GE94054-Del Norte-DPA
Activity Title: Downpayment Assistance-Del Norte

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

Project Number:
 5-DPA

Projected Start Date:
 12/01/2009

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:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Downpayment Assistnace

Projected End Date:
 03/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 28,194.14
Other Funds: \$ 0.00
Total Funds: \$ 28,194.14

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8			0.00
# of Households	8			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Multifamily Units	1
# of Housing Units	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Del Norte

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Del Norte	Unknown	\$ 120,000.00



Location Description:

Metro Denver Area

Activity Description:

This program will establish financing mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers

Action Plan Comments:

RENAE No comments activities are in compliance with NSP.

Reviewer - Under Areas of General Need Figure 1.2 and 3.1 are referenced, but are not displayed.

Missing content for 1) Definitions and Descriptions, 2) Low Income Targeting 3) Acquisition and Relocation 4) Public Comment

Reviewer - Under Areas of General Need Figure 1.2, 2.2 and 3.1 are referenced, but are still not displayed.

Missing content added. Recommend appropriate spacing and formatting for easier reading.

Reviewer - Corrections reviewed.

Action Plan History

Version	Date
B-08-MN-08-0003 AP#1	01/29/2015
B-08-MN-08-0003 AP#2	01/29/2015



B-08-MN-08-0003 AP#3	09/22/2014
B-08-MN-08-0003 AP#4	01/27/2014
B-08-MN-08-0003 AP#5	04/04/2013
B-08-MN-08-0003 AP#6	03/25/2013
B-08-MN-08-0003 AP#7	12/28/2011
B-08-MN-08-0003 AP#8	09/01/2011
B-08-MN-08-0003 AP#9	08/27/2010

