

Action Plan

Grantee: Denver, CO

Grant: B-09-LN-CO-0043

LOCCS Authorized Amount:	\$ 18,994,444.00
Grant Award Amount:	\$ 18,994,444.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 98,180.25
Total Budget:	\$ 19,092,624.25

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

The City and County of Denver received NSP2 funding for a focused, comprehensive program that has the goals of arresting the decline in home values and reducing the number of vacant and abandoned residential properties in targeted neighborhoods. The City expects that the proposed Denver NSP2 program (DNSP2) will result in increased sales of residential properties and raise median values in targeted neighborhoods. Denver will utilize a wide ranging and thorough approach to redeveloping impacted neighborhoods, including workforce training and assistance, developing small business opportunities and green job creation. Both the City of Denver and the adjacent City of Aurora (in a separate but complimentary NSP2 application) are targeting tracts where low and moderate income households will be able to purchase affordable homes near public transit lines, allowing them to reduce household transportation costs and have better access to job centers. The selected targeted areas are the focus of many of the City's multi-departmental and inter-governmental collaborative investment initiatives to stabilize the housing market, create jobs, support local business development, and provide better transit options for residents.

The Metro Denver area has a historic opportunity to place housing and jobs near our new rapid transit system, FasTracks. FasTracks is the Regional Transportation Districts (RTD) \$4.7 billion dollar 12-year comprehensive plan to build and operate high-speed rail lines and expand and improve bus service and park-n-Rides throughout the Denver region. The program consists of six new rapid transit corridors and three existing corridor extensions. FasTracks includes:

- 122 miles of new light rail and commuter rail (the West line is already under construction)
- 18 miles of bus rapid transit service
- 57 new transit stations
- 21,213 additional parking spaces at transit park-n-rides
- Enhanced bus service and FastConnects throughout the region

FasTracks provides many ways to ride a bus or train.



- Drive to a park-n-Ride and get on a bus or train
- Take a bus to a rail station
- Walk to a bus or rail station
- Ride your bike to transit stations and store your bike in lockers and racks or take it with you on buses and trains

FasTracks also includes funding for the redevelopment of Denver Union Station into a multi-modal transportation hub at the center of the FasTracks system. The West Line, running through two NSP2 targeted census tracts, is under construction and is expected to be completed within 5 years. The East Line, which will run through and near many other targeted census tracts, is expected to begin construction next, with completion within 7 to 10 years. Other lines, such as the North Line, have longer completion timelines. RTD has a record of completing rail lines on or ahead of schedule.

DNSP 2 will build on this major transportation infrastructure investment to address broad affordability and environmental challenges including: housing costs, neighborhood stabilization and transportation costs. It will increase opportunities for people to live where they work and it will reduce commuting and greenhouse gas production. The interface between DNSP 2 and FasTracks is clear to see on the map on page 39 (overlay map).

Target Geography:

Problem Statement: Denver has census tracts with high concentrations of foreclosures in areas with declining property values, great needs for rehabilitation and modernization of foreclosed properties, high percentages of foreclosure sales to real estate investors with little incentive to upgrade units or sell them, and little ability to change the problem without public investment. While sales of foreclosed units in these areas are above 50% of total units sold, units are not being sold to individuals who will invest in properties, but most often to investors who frequently turn units into blighted rentals with a lack of concern for the neighborhood. Accordingly, the City of Denver has chosen as target areas for NSP2, 20 census tracts with high Foreclosure and Vacancy scores that will best meet the goals of the NSP2 program. This is part of a regional NSP2 strategy to focus on identifying and pursuing multi-family and single-family opportunities for redevelopment and rehabilitation along enhanced transit corridors and light rail lines. Additional key DNSP2 priorities include building and rehabbing to green standards, and creating jobs. Denver will utilize a comprehensive approach to stabilizing and redeveloping impacted neighborhoods, including workforce training and assistance, developing small business opportunities and green job creation. Both the City of Denver, and its regional partner, the adjacent City of Aurora (in a separate, but complementary, NSP 2 application), are targeting census tracts where low and moderate income households will be able to purchase affordable homes near public transit lines, allowing them to reduce household transportation costs and have better access to job centers. The targeted areas that have been selected are the focus of many City multi-departmental collaborative investment initiatives to stabilize the housing market, create jobs, support local business development, and provide better transit options for residents. The Metro Denver area has a historic opportunity to place housing and jobs near our new rapid transit system, FasTracks. FasTracks is the Regional Transportation Districts (RTD) \$4.7 billion dollar 12-year comprehensive plan to build and operate high-speed rail lines and expand and improve bus service and park-n-Rides throughout the Denver region. The program consists of six new rapid transit corridors and three existing corridor extensions. FasTracks includes: , 122 miles of new light rail and commuter rail (the West line is already under construction) , 18 miles of bus rapid transit service , 57 new transit stations , 21,213 additional parking spaces at transit park-n-Rides , Enhanced bus service and FastConnects throughout the region , , FasTracks provides many ways to ride a bus or train. , , Drive to a park-n-Ride and get on a bus or train , Take a bus to a rail station , Walk to a bus or rail station , Ride your bike to transit stations and store your bike in lockers and racks or take it with you on buses and trains , , FasTracks also includes funding for the redevelopment of Denver Union Station into a multi-modal transportation hub at the center of the FasTracks system. The West Line, running through two NSP2 targeted census tracts, is under construction and expected to be completed within 5 years. The East Line, which will run through and near many other targeted census tracts, is expected to begin construction next, with completion within 7 – 10 years. Other lines, such as the North Line, have longer completion timelines. RTD has a record of completing rail lines on or ahead of schedule. DNSP 2 will build on this major transportation infrastructure investment to address broad affordability and environmental challenges including: housing costs, neighborhood stabilization and transportation costs. It will increase opportunities for people to live where they work and it will reduce

Program Approach:

Through a combination of innovative yet proven strategies, Denver's NSP 2 program will address the critical needs of some of Denver's most distressed neighborhoods. The program will be part of a comprehensive approach to community health that will include economic vitality, social responsibility and environmental sustainability. DNSP 2 will target 20 census tracts in some of Denver's most distressed neighborhoods. As a result of faulty and fraudulent lending practices and the recent economic downturn, the selected neighborhoods have experienced a high rate of foreclosures and vacancy rates. A majority of the low-income households in the target areas are cost-burdened and most are excessively cost-burdened. It is anticipated that over 4,000 foreclosed homes will not be absorbed in the market during the next 3 years. On average, the foreclosure rate for these census tracts is nearly 18%. These neighborhoods have experienced significant erosion and they are vulnerable to further decline. As previously described under Extent of Need, Denver's first priority for NSP2 funding is to acquire, rehabilitate, and either resell or rent foreclosed or abandoned properties. All of the selected neighborhoods are currently served by frequent public transit and most will be served by Denver's FasTracks system within a decade. FasTracks is the Regional Transportation District's 12-year comprehensive plan to build and operate high-speed rail lines and expand and improve bus service throughout the region. It is a \$6 billion initiative. DNSP 2 will build on this major transportation infrastructure investment to address broad affordability and environmental challenges including: housing costs, neighborhood stabilization and transportation costs. It will increase opportunities for people to live where they work and it will reduce commuting and greenhouse gas production. The interface between DNSP 2 and FasTracks is clear to see on the map on page 39 (overlay map). In the target census tracts, at least 325 foreclosed, abandoned and/or vacant housing units will be purchased. The program has

been designed to address a broad spectrum of housing needs: , , At least 245 of the housing units are anticipated to be single-family homes—resulting in 230 homes occupied by new owners and 15 cleared house lots being land-banked during the NSP2 grant timeframe, as follows: , , At least 165 homes will be purchased by non-profit organizations, rehabilitated and sold to income qualified homebuyers between 50% and 120% of AMI. Second mortgage loans will be provided to homebuyers. , In addition, up to 30 eligible homebuyers will receive mortgage purchase subsidies that will enable direct purchase of foreclosed homes. , Up to 50 homes will be demolished. It is anticipated that no more than 15 of the demolished home property will be land-banked for future development within ten years. And 35 demolished homes will be redeveloped within the NSP 2 grant timeframe. , , , Approximately 80 of the homes, representing an expenditure of 25% of the grant amount, will be purchased and rehabilitated as rental housing affordable to households below 50% of AMI. The rental units are expected to come mainly from rehab or redevelopment of multi-family housing, but some may be single-family homes that are rented to very low-income households. , , While there will be some variations, depending on the activity and the property, the table below illustrates the typical process that will be implemented for property acquisition, rehabilitation and sales under DNSP2: A. Establish and implement outreach/marketing plan B. Identify and analyze property; URA notification C. Secure purchase contracts D. Develop rehabilitation work write-ups

Consortium Members:

NA to the City and County of Denver

How to Get Additional Information:

Please contact Beth Truby, Program Manager for NSP II from the City and County @ 720-913-1543 or Beth.Truby@denvergov.org

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
05	Land Bank	201208908-11th Avenue TOD, Land Bank-11th Avenue Housing LLC 201209065-NDHC	Land Bank-Trails at Parkfield Lake
1	Administration	N/A	Denver Administration of NSP 2
2	Low Income Set Aside	GE0A071-AC25% GE0A077-RH 25%	Affordable Communities LH 25 Renaissance HousingWest End-LH25%
3	Single Family Homeownership	GE0A044-DNRSF GE0A045NDC	GE12344DNR Acq/Rehab GE0A045NDC
4	Multifamily Rental	201208314-Del Norte Neighborhood Development Corp CN1100938AC CN1204723 GE0A071-AC GE1A008-Habitat	Construction of affordable rental housing Affordable Communities-Blvd Garden Apts Marycrest/Aria Affordable Communities Habitat Sable Ridge LMMI
9999	Restricted Balance	No activities in this project	

Activities

Project # / Title: 05 / Land Bank

Grantee Activity Number: 201208908-11th Avenue TOD, LLC
Activity Title: Land Bank-11th Avenue Housing

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

05

Projected Start Date:

01/25/2013

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

01/25/2023

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 434,684.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 434,684.00

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total

51

Low

Mod

51

Low/Mod%

100.00

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

51

51

1



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 Budget

\$ 0.00

Location Description:

11th Avenue TOD, LLC has purchased a foreclosed and vacant property to hold for future development as affordable housing. The property is located at 4911 and 4917 West 11th Avenue and 1001 Yates Street. NSP funds are being used for land acquisition and soft costs. The Developer is working with a non-profit housing developer to design an affordable housing project for the site.

Activity Description:

Land banking for future affordable housing development.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	201209065-NDHC
Activity Title:	Land Bank-Trails at Parkfield Lake

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

05

Projected Start Date:

01/25/2013

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

01/25/2023

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

Total Budget: \$ 455,316.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 455,316.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments
Total

of Singlefamily Units

72

of Multifamily Units

72

of Housing Units

72

of Properties

LMI%:

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 Budget

\$ 0.00

Location Description:


Project includes the acquisition of a foreclosed vacant parcel of land located at 5255 Memphis Street in the Montbello neighborhood. The developer is Northeast Denver Housing Center and they are in the process of securing information to complete the due diligence phase. Once the information has been collected, the Developer will determine what product to develop on this site.

Activity Description:

Land Bank for the development of future affordable housing.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 1 / Administration

Grantee Activity Number: N/A
Activity Title: Denver Administration of NSP 2

Activity Type:

Administration

Project Number:

1

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 250,057.15

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,057.15

Benefit Report Type:

NA

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 Budget

\$ 1,899,444.00

Location Description:**Activity Description:**

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 2 / Low Income Set Aside

Grantee Activity Number: GE0A071-AC25%

Activity Title: Affordable Communities LH 25

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

2

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Activity Status:

Completed

Project Title:

Low Income Set Aside

Projected End Date:

12/31/2011

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

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.

Total Budget: \$ 1,132,789.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,132,789.00**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

of Households

Total

17

Low

17

Mod**Low/Mod%**

100.00

Proposed Accomplishments

of Multifamily Units

Total

17

of Housing Units

17

Activity is being carried out by Grantee:

No

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

Affordable Communities Inc

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

Affordable Communities Inc

Organization Type

Non-Profit

Proposed Budget

\$ 1,132,789.00

Location Description:

4410-4412 Morrison Road, Denver, Colorado

Activity Description:

Project includes the acquisition and rehabilitation of a foreclosed 19-unit multi-family rental property. Seventeen of the units will be set-aside for households with incomes at or below 50% AMI and two units will be set-aside for households with incomes at or below 60% AMI.

Environmental Assessment: COMPLETED**Environmental Reviews:** None



Grantee Activity Number: GE0A077-RH 25%
Activity Title: Renaissance HousingWest End-LH25%

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

2

Projected Start Date:

07/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Low Income Set Aside

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,900,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,900,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
101	101		100.00

Proposed Accomplishments

of Multifamily Units

Total

101

of Housing Units

101

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Renaissance Housing Development Corp

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Renaissance Housing Development Corp

Organization Type

Non-Profit

Proposed Budget

\$ 3,900,000.00

Location Description:

5000-5050 West Colfax Avenue



Denver, CO 80204

Activity Description:

To provide Renaissance with funds for the new construction of the West End Flats. 101 units will be made for persons of low income status.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3 / Single Family Homeownership

Grantee Activity Number: GE0A044-DNRSF
Activity Title: GE12344DNR Acq/Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

03/01/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Single Family Homeownership

Projected End Date:

12/21/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,500,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	20		20	100.00
# of Households	20		20	100.00



Proposed Accomplishments**Total**

of Singlefamily Units

20

of Housing Units

20

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**

Denver Neighborhood Revitalization

Organization Type

Unknown

Proposed Budget

\$ 2,500,000.00

Location Description:

The proposed areas in Denver

Activity Description:

To provide funds for the acquisition/rehabilitation of units.

Environmental Assessment: COMPLETED**Environmental Reviews:** None

Grantee Activity Number: GE0A045NDC
Activity Title: GE0A045NDC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

03/01/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Single Family Homeownership

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,500,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
20		20	100.00
20		20	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

20

of Housing Units

20

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 Budget

\$ 2,500,000.00

Location Description:



The neighborhoods in Denver outlined in the Action Plan

Activity Description:

To provides funds for the rehabilitation/construction

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: 4 / Multifamily Rental

Grantee Activity Number: 201208314-Del Norte Neighborhood Development Corp
Activity Title: Construction of affordable rental housing

Activity Type:

Construction of new housing

Project Number:

4

Projected Start Date:

12/01/2012

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Multifamily Rental

Projected End Date:

12/01/2032

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,000,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,000,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

82

Low

Mod

82

Low/Mod%

100.00



# of Households	82	82	100.00
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Proposed Accomplishments	Total
# of Multifamily Units	82
# of Housing Units	82
# ELI Households (0-30% AMI)	10
Activity funds eligible for DREF (Ike Only)	
#Units w/ other green	82
#Sites re-used	1
#Units exceeding Energy Star	82
#Units with bus/rail access	82
#Low flow showerheads	82
#Low flow toilets	82
#Units with solar panels	

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

Organization carrying out Activity:

Del Norte

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Del Norte	Unknown	\$ 0.00

Location Description:

The Avondale Apartments is the construction of an 82 unit affordable rental property on a light rail stop with commercial development on the main floor.

Activity Description:

Construction of an 82 unit affordable rental housing development.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: CN1100938AC
Activity Title: Affordable Communities-Blvd Garden Apts

Activity Type:

Acquisition - general

Project Number:

4

Projected Start Date:

06/20/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multifamily Rental

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,534,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,534,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
40	20	20	100.00
40	20	20	100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

40

of Housing Units

40

of Properties

40

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Affordable Communities Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Affordable Communities Inc

Organization Type

Non-Profit

Proposed Budget

\$ 2,534,000.00



Location Description:

2940 S Federal Blvd

Activity Description:

To provide funds for the acquisition of 40 units that will be for 80% ami and below.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: CN1204723
Activity Title: Marycrest/Aria

Activity Type:

Construction of new housing

Project Number:

4

Projected Start Date:

05/01/2012

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Multifamily Rental

Projected End Date:

12/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,815,179.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,815,179.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
72	8	64	100.00
72	8	64	100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

72

of Housing Units

72

ELI Households (0-30% AMI)

8

Activity funds eligible for DREF (Ike Only)

#Units & other green

72

#Units exceeding Energy Star

72

#Units with bus/rail access

72

#Low flow showerheads

72

#Low flow toilets

72

#Units with solar panels



Activity is being carried out by Grantee:

No

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

Denver Urban Renewal Authority

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

Denver Urban Renewal Authority

Organization Type

Local Government

Proposed Budget

\$ 2,815,179.00

Location Description:

2851 West 52nd Avenue, Denver, CO

Activity Description:

Project consists of the acquisition of vacant land, installation of infrastructure, and construction of a 72 unit Low Income Housing Tax Credit affordable rental project.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: GE0A071-AC
Activity Title: Affordable Communities

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multifamily Rental

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 154,472.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 154,472.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

2

2

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Affordable Communities Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Affordable Communities Inc

Organization Type

Non-Profit

Proposed Budget

\$ 141,559.00

Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: GE1A008-Habitat
Activity Title: Habitat Sable Ridge LMMI

Activity Type:

Acquisition - general

Project Number:

4

Projected Start Date:

09/30/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Multifamily Rental

Projected End Date:

10/01/2031

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,391,300.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,391,300.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

51

Low

Mod

Low/Mod%

0.00

of Households

51

0.00

Proposed Accomplishments

of Multifamily Units

Total

51

of Housing Units

51

of Parcels acquired voluntarily

1

of Properties

51

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity

Organization Type

Non-Profit

Proposed Budget

\$ 1,391,300.00



Location Description:

Montbello

Activity Description:

Project consists of the purchase of vacant foreclosed land and installation of the infrastructure in order to construct 51 townhomes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

RENAE No comments.

Reviewer - Excellent executive summary.

Reviewer - Don Morris, CPD Representative. Action plan reviewed. DM

JUDY The only change made was deleting a word. JKP

JUDY Rejected per Grantee so they can input 2 new activities.

JUDY only change was to the Affordable Communities Boulevard Gardens Multi-family property...modify to allow for the reporting of the tenants.

Action Plan History

Version	Date
B-09-LN-CO-0043 AP#1	04/12/2010
B-09-LN-CO-0043 AP#2	11/21/2011
B-09-LN-CO-0043 AP#3	04/05/2012
B-09-LN-CO-0043 AP#4	07/10/2012

B-09-LN-CO-0043 AP#5	04/04/2013
B-09-LN-CO-0043 AP#6	03/04/2014
B-09-LN-CO-0043 AP#7	09/09/2014
B-09-LN-CO-0043 AP#8	11/20/2018

